

COMMUNITY BOARD #3

655 Rossville Avenue
Staten Island, N. Y. 10309

LAND USE COMMITTEE MINUTES

September 15, 2010

BOARD MEMBERS PRESENT:

Frank Morano, *Chairman of the Board*
Thomas Barlotta, *Land Use Chairman*
Philip Centineo
Frank Contrera
Patrick Donahue
Helen Napoli
Alice Ruch
Frank Santarpia

LAND USE MEMBERS ABSENT:

Albert Esposito
Joseph Romagnolo
Charles Cappucci

STAFF:

Charlene Wagner, District Manager
Patricia Piccochi, Community Coordinator

GUESTS:

Robert Avaltroni, Councilman Ignizio's Office
Philip Rampulla, Urban Land Planner - Rampulla Associates Architects, LLP
Dennis Dell'Angelo, Architect
Ann Parascondola, Wilson Avenue Civic Association

7:30 p.m. Thomas Barlotta opened the meeting with the Pledge of Allegiance.

PUBLIC CONTACT SESSION:

No public comments.

AGENDA:

- **Board of Standards and Appeals Application 26-94BZ** – *141 Mansion Avenue, West of McKee Avenue, Block 5201 Lot 33, Staten Island, N.Y. 10308 – Renewal of Extension of Term for an Eating & Drinking Establishment (Use Group 6) in a C3A Zoning District (Section 73-242 Z.R.) for a term of 5 years expiring on 3/5/16 and Authorization of the Zoning Resolution 73-242.*

Representing the applicant, Philip Rampulla spoke about the Marina Grand Restaurant and their long-standing respectable reputation in the community. Mr. Rampulla asked that the Board vote to renew the special permit for the Marina Grand Restaurant. There being no opposition from the community or board members, Chairman Barlotta asked for a motion.

MOTION: by Patrick Donahue *“that Community Board #3 approve the application for Renewal of Extension of Term for 141 Mansion Avenue, The Marina Grand Restaurant, for 5 a term of years, expiring March 5, 2016.”*

Second: Helen Napoli

Vote: 8-0-0 MOTION PASSED

- **Board of Standards and Appeals Application 187-07BZ – revised August 6, 2010 – 4677 Hylan Boulevard (Mike’s Place Restaurant) Block 5408, Lot 43, Staten Island, N.Y. 10312, Increase the size of the zoning lot contrary to previous approval.**

Dennis Dell’Angelo submitted copies of the site plan to board members and described the revision explaining changes from the previous application. In 2007 the owner purchased the 25 ft. x 49 ft. lot adjacent to the restaurant with the expectation to enlarge the building. The owner has withdrawn the intent to enlarge the current building. Therefore, with no future building expansion planned the owner would like to enlarge the parking lot, providing a total of 19 parking spaces. Parking lot will meet building code requirements and will be properly landscaped.

Discussion: Helen Napoli asked if a house could be constructed on this additional lot. Dennis Dell’Angelo explained that a Board of Standards and Appeals requisite was to demonstrate that the additional lot will not be developed, consequently a house may not be constructed. Frank Morano inquired about an existing sign on the small lot. Mr. Dell’Angelo replied that the sign will be relocated away from the rear of the adjacent residential houses. Mr. Dell’Angelo also confirmed that the lots have been merged, the property is now one zoning lot and one tax lot.

MOTION: by Philip Centineo “to accept the application for an increase in size of the zoning lot for 4677 Hylan Boulevard.”

SECOND: Frank Santarpia

VOTE: 8-0-0 MOTION PASSED

Meeting adjourned 8:30 p.m.

Respectfully submitted,

Thomas Barlotta

Thomas Barlotta
Chairman Land Use Committee