

28 March 2017

Margery Perlmutter, RA, Esq., Chair
NYC Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

**Re: BSA# 2016-4256-A
Tax Block 6565, Tax Lot 11
147 Stecher Street
Staten Island, NY**

Dear Chair Perlmutter:

I am writing again to clarify concerns previously transmitted to the Board in a letter dated February 28, 2017, and to supplement those comments based on the applicant's latest submission to the Board.

First, most of the issues cited in my original letter, with the exception of the fire code compliance, have not been addressed. Since the issues at hand involve a GCL §36 policy concern, I believe the matters of street ownership, access, maintenance and additional City responsibilities regarding requirements on privately-owned properties should be addressed.

Second, since the City's responsibilities on the open and in-use portion of Stecher Street can be viewed differently than the portion of Stecher Street that is to be opened under this application, there should be an extended conversation about drainage and future maintenance, etc.

In addition to the specificity of my first letter and aforementioned highlights, I add the following observations from the applicant's 02/06/2017 resubmission:

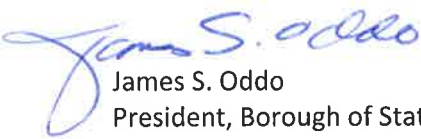
1. DEC jurisdictional letter is for a property located on a different block and lot
2. SIBP believes a metes and bounds description should be appended to the Restrictive Declaration to clarify the specific parameters of the zoning lot in question
3. BSA submission notice references a revised site plan which was not included in the SIBP submission
4. Issues of ownership and maintenance are not addressed and will result in future responsibilities for the city on private property



5. Pursuant to GCL §36, the City cannot expend municipal dollars to maintain, plow or repair the street bed being approved under this application
6. Site drainage and pitch are directed toward mapped designated open space and Arbutus Woods Park. This drainage pattern could exacerbate environmentally sensitive park facilities.
7. The restrictive declaration is acknowledging the issuance of a Certificate of Occupancy fronting private property owned by others without that owner's consent or acknowledgement

Please accord these comments every consideration consistent with your rules and regulations. Thank you for your attention regarding the application of GCL §36 and the preservation of the integrity of the City Map.

Sincerely,



James S. Oddo
President, Borough of Staten Island