

*“The character of our residential neighborhoods is defined by our housing stock. Let’s not wait until all the teardowns are complete to tackle this issue.”*

**-BP ODDO**

## BOROUGH PRESIDENT’S DIRECT CONNECT SUNDAY

AT THE PETRIDES SCHOOL



HEALTH & WELLNESS **QUALITY OF LIFE** DEVELOPMENT TRANSPORTATION SAFETY JOBS RECREATION EDUCATION TOURISM **INFRASTRUCTURE**

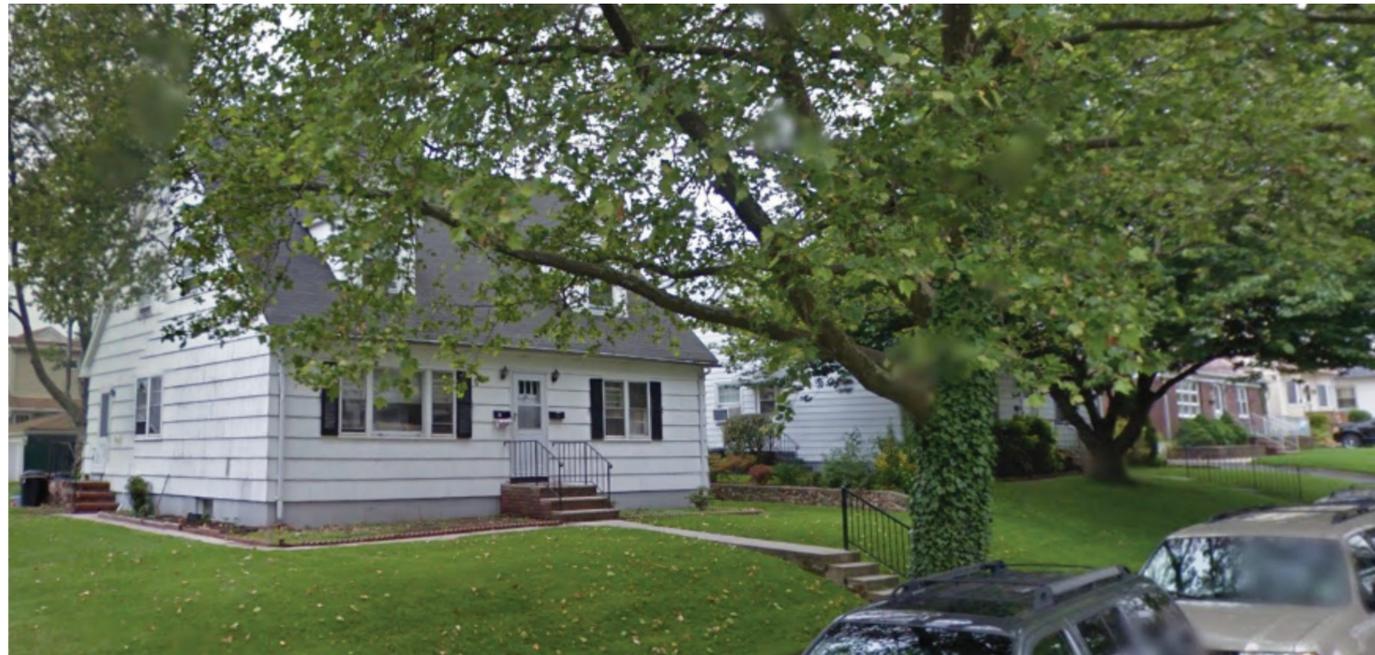
**B**orough President Oddo has become increasingly aware of the large number of teardowns taking place throughout the Borough. “Teardowns” are what we call the actions of developers when they raze an existing structure on a lot whose zoning allows for greater density. This phenomenon affects the fabric of the long-established streetscape and can tax the existing infrastructure in the surrounding neighborhoods. The resulting uncontrolled demolition of existing buildings can be visually damaging to the environment and can negatively affect neighborhood land values.

In many instances, the loss of unique and valuable buildings creates a void in the urban scene that is not addressed with suitable replacement buildings. BP Oddo believes we should begin a dialogue to better understand the public value of existing buildings and how these buildings contribute to the community character.

Throughout the borough, there are communities where the value of the vacant land is the only thing factored into the purchase equation. You might be living next to an authentic Colonial Revival home today, but find yourself next to six new “skinny” homes tomorrow. In established neighborhoods, these practices are now also affecting the rear yard quality-of-life and disrupting the supporting open space network for all the residents on the block.

Staten Island has continued to retain its small town feel while supporting a half million residents, and the recent teardown momentum threatens the very character of so many of our neighborhoods. Ultimately, when a developer purchases a home because of the value of the land beneath it, he is also purchasing the ability to change the character of the block and the community.

The Borough President believes the time for discussions about this problem is now.



Bucolic Streetscape



2018 Reality

# The “Teardown” Phenomenon

OUR LATEST CHALLENGE FROM DEVELOPERS