

Voice in the community

Board 3 area on South Shore fastest developing in the state

By DOUGLAS PATRICK

Because soaring mortgage rates and high costs continue to paralyze development in most parts of New York, the concentrated construction activity in the Community Board 3 area stands out as an exception.

It is — besides being the city's largest community board in area and smallest in population — probably the fastest growing area in the state.

"The rest of the state has never recovered from the recession in 1974, and this area has become the boom area of homebuilding," said Joseph Margolis, executive vice president of the New York City Homebuilders Association.

While there were 84,000 housing units completed in the state in 1973 "I don't think it will reach 40,000 units by the end

of this year," Margolis said.

In contrast, a list of recent proposals for large-scale developments within the board's South Shore area includes: Country Woods Estate, 120 homes on 60 acres in Great Kills; Woodale Village, 215 homes on 20 acres in Woodrow; Treetop Village, 400 homes on 35 acres in Woodrow; Woodbrook Estates, 629 townhouses on 50 acres in Rossville; Arden Woods, 175 homes on 15 acres in Annadale, and Timber Ridge, 452 homes on 25 acres in Great Kills.

Community Board 3 is also the only board in the city to encompass an entire special zoning district, commonly known as the South Richmond Plan. It affects approximately 12,000 acres, an area about as big as Manhattan, and is designed to preserve woodlands, fields, streams, ponds and other open-space

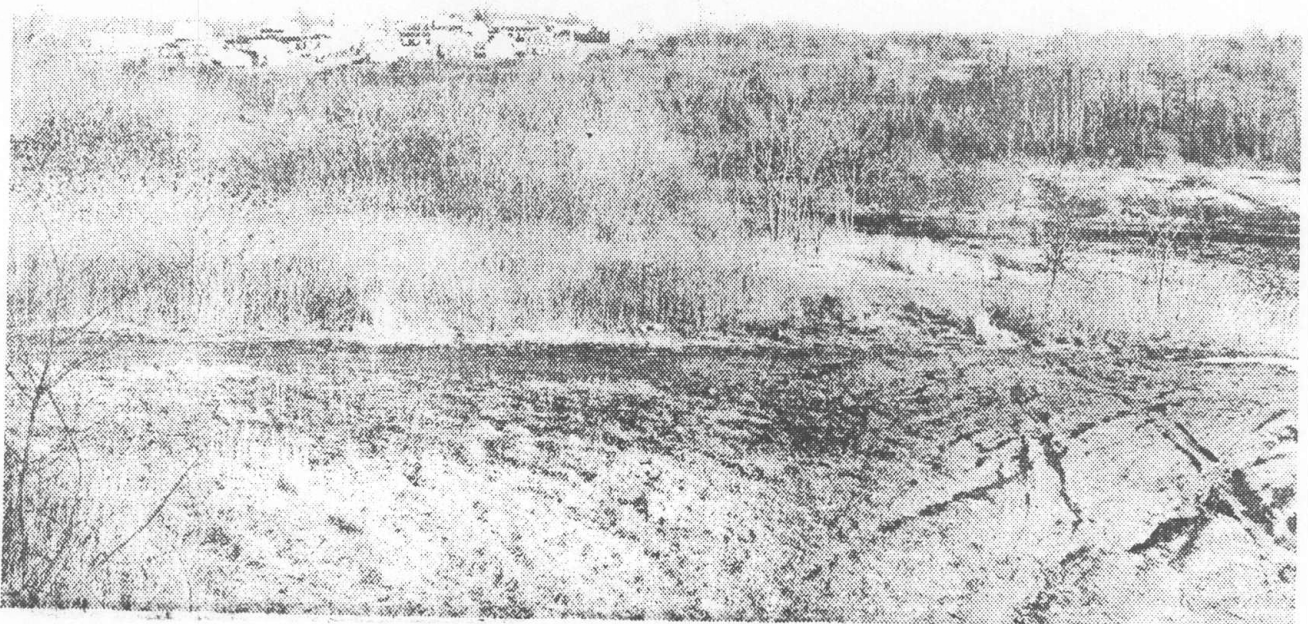
areas that make it the largest tract of unspoiled land in the city.

The South Shore is almost completely without sewers, and any plan for a large development must include a sewage treatment plant to discharge treated sewage, or effluent, into a nearby waterway.

The board is responsible for overseeing the development of the area, and it must make sure that a proposed development not pose any threat to the area's environment.

Treetop Village, a project vehemently opposed by area residents, exemplifies the complicated considerations board members must weigh before making a recommendation to the City Planning Commission.

The development's sewage treatment
(Continued on Page 2)



Undeveloped land in Charleston with new homes on the horizon — a sight becoming more familiar in South Richmond.

Staten Island Advance Photo