



FRED R. GUINTA
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

THE CITY OF NEW YORK
Community Board 2
BOROUGH OF STATEN ISLAND

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MINUTES

Regular Monthly Meeting of the Full Board
Tuesday, December 19, 2023 – 7:00 P.M.
Joan & Alan Bernikow JCC of Staten Island
1466 Manor Road
Staten Island, NY 10314

<https://youtube.com/live/gwDTahT9bYg>

<https://us02web.zoom.us/j/83080655695?pwd=ZDY3QzlmWWFIU1BTb08wSXVieWY5QT09>

The regular monthly meeting of the Full Board was held on Tuesday, December 19, 2023 at 7:00 P.M. in the social hall of the Joan & Bernikow JCC of Staten Island, 1466 Manor Road, Staten Island, NY 10314.

Chair Fred R. Guinta opened the meeting at 7:05 P.M. with the pledge of allegiance to the Flag of the United States of America.

Second Vice Chair Rosanne Clift took the roll call attendance. A quorum was present.

Board Members Present: Shawn Abraham, Valerie Aliffi-Maroney, Igor Baboshkin, Raymond Burt, Rosanne Clift, Dr. Deborah Cognata, Benjamin D'Amato, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Jordan Hafizi, Gurdev S. Kang, Dr. Mohammad Khalid, Michael Lanza, Diane L. McNamara, Dr. Allan B. Perel, Florida Quello, Leutrim Qoku, Gerard J. Ruggiero, Joseph Torres, Stephen W. Zaderiko, Steven Zboinski.

Board Members Absent: Olu A. Ajayi, Simone DiTrapani, Julie Freeman, Mendy Mirocznik, Dr. Donna Seminara.

Staff Present: Debra A. Derrico, District Manager

Elected Officials Representatives:

Vanesa Limani for State Senator Jessica Scarcella-Spanton
Nick Robbins for State Assembly Member Sam Pirozzolo
Richard Coyle for State Assembly Member Michael Tannousis
Dylan Fossella for City Council Member Joseph C. Borrelli
Loren Marie Centineo for Council Member David Carr
Francesca Gallelli for District Attorney Michael McMahon

Guests Present: Debbie Bostwick, Anthony Troiano, George Tormo, Bianco Epelbaum, Jessica Crupi, Marlen Epelbaum, Natalie Gawda, Salvatore Monkorth, E. Grandtew, Sal Montefiore, John Aspinall, Natalie Guida, Joseph McAllister, Ro McAllister.

Acceptance of the Agenda: Chair Guinta called for a motion to accept the proposed agenda. A motion was made and seconded. The agenda was unanimously approved.

Acceptance of November 21, 2023, Full Board Minutes: Chair Guinta called for a motion to accept the Minutes. A motion was made and seconded. The minutes were unanimously approved.

Officers' Reports:

Chair's report: Fred reported that Con Edison is making repairs to the equipment supporting the Fox Hill network. Once those repairs are complete and the equipment is back in service, Con Ed will begin removing the generators. The generator locations are as follows:

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- Hylan Boulevard south of Dongan Hills Avenue
- Seaver Avenue south of Joyce Street
- Zoe Street at Naughton Avenue
- Hylan Boulevard at Raritan Avenue
- Tompkins Avenue north of Hope Avenue
- Amboy Road south of Clarke Avenue

Treasurer's Report: Roy J. Garlisi reported that the Treasurer's Report for November 2023 is complete and accurate. It is filed in the Board office.

Public Session Speakers:

Sal Montefiore, a resident of Midland Beach asked if Homes for the Homeless, the organization that owns the former Island Shores Senior Residence in Midland Beach contacted the Community Board before selling to the city. Sal said many homeowners are concerned with the shelter. It is changing their quality of life.

John Aspinwall, president of the Travis Civic Association reported that two of the biggest concerns in Travis is the migrant issue and the lithium battery site that is proposed to be installed on Victory Boulevard. The civic is working with the company and the developers to get more information.

Carol Donovan spoke to the City of Yes for Economic Opportunity proposal. Carol reiterated what was in the letter that she had sent to the Community Board. She said this would be a tremendous hardship and destruction of quality of life in Staten Island and throughout the city. The proposal would be a free-for-all for developers just like the City of Yes for Housing Opportunity text amendment proposal. It would do nothing but bring crowding businesses where they never existed. It would not benefit the communities or residents it would only benefit developers.

Joseph and Rosanne McAllister of the South Beach Civic Association spoke to their opposition to the proposed City of Yes for Economic Opportunity Text Amendment.

On behalf of District Attorney Michael McMahan, Francesca Gallelli announced the following:

- DA McMahan joined Mayor Eric Adams and Attorney General Leticia James, along with our elected officials to announce the \$12 million to combat the opioid epidemic as part of funds secured by New York Attorney General Letitia James from settlements reached in

Francesca Gallelli on behalf of DA Michael McMahon continued.

- her numerous lawsuits against different manufacturers and distributors of opioids. The funds will go exclusively to Staten Island-based organizations that provide a range of intervention services, including treatment, outreach, and harm reduction, as well as to housing and employment assistant. Over the coming months, the city will work closely with stakeholders and local leaders to ensure funds are distributed fairly, equitably, and efficiently to organizations across the borough. This is significant because earlier this year, \$150 million was designated to New York City, with not a single cent designated to Staten Island even though SI has the second-highest rate of overdoses in all of New York City.
- District Attorney McMahon's office offers "The Hope Program" to make sure people are getting the services and care that they need especially when they are accused of a crime, a very low-level crime as a result of addiction that they are facing due to overprescription by the pharmaceutical companies.
- Car thefts are down 10% on Staten Island compared to the rest of the city. It is still a major issue. Lock your cars, and take your belongings with you, especially as you are shopping this holiday season.

On behalf of Council Member David M. Carr, Loren Centineo wished everyone Happy Holidays. Loren said to contact her or anyone in Council Member Carr's office for help with any issues.

On behalf of Assembly Member Michael Tannousis, Richard Coyle wished everyone Happy Holidays. Richard said he would be available after the meeting if anyone wanted his card or had a problem they'd like to discuss.

On behalf of Assembly Member Sam Pirozzolo, Nick Robbins wished everyone Happy Holidays, Merry Christmas, and a Happy New Year. Nick touched on what Francesca Gallelli of DA McMahon's office said regarding the opioid settlement funds. He said Assembly Member Pirozzolo worked tirelessly on that alongside the entire Staten Island delegation and the opioid providers who are going to use this funding towards improving and saving the lives of Staten Island families.

On behalf of Assembly Member Jessica Scarcella-Spanton, Vanessa Limani wished everyone a Merry Christmas and a Happy New Year.

On behalf of concerned citizens of Midland Beach, committee chairperson Natalie reported that the group has been protesting daily for more than 60 days and is looking for community board assistance. Natalie said she does not understand why Homes for the Homeless did not have to go through the ULURP process which had to be done in the 1980's. She said she believes the homeless shelter at the former Island Shores is overcrowded and may need metal detectors. Natalie said there has been an unconfirmed case of tuberculosis and according to medical health laws, this is supposed to be reported to a medical doctor and CDC within 30 days.

Standing Committee Reports:

Traffic, Transportation, & Public Service Joint Committee: Michael Lanza

Michael reported that members of the Traffic, Transportation, & Public Service committee met on December 4 at 7:00 P.M. to discuss an application for a retail cannabis dispensary and a 30-day notification regarding a liquor license for a new establishment.

- Citiva Medical, LLC (“Citiva”), who is currently doing business at 338 New Dorp Lane as “Be proposes to co-locate up to three of its dispensaries to sell medical and adult-use cannabis at retail. Citiva is a New York Registered Organization holding the licenses to grow, process, and sell at retail, cannabis products.
12/4/2023 Committee Member’s Vote: 2- In Favor; 3-Opposed; 1-Abstention; 0-Not-Entitled
12/19/2023 Board Members Vote: 5-In Favor, 17-Opposed, 0-Abstentions; 0-Not Entitled.
- 1363 North Railroad Avenue, a new establishment named Alchemist Lounge, LLC, a is applying for an On-Premises Liquor License with the NYS Liquor Authority. Their method of operation is Belly Dancing for Entertainment, Disc Jockey, Karaoke, and Live Music. The committee voted
12/4/2023 Committee Member’s Vote: 2- In Favor; 3-Opposed; 1-Abstention; 0-Not-Entitled
12/19/2023 Board Members’ Vote: 0-In Favor; 21-Opposed; 0-Abstentions; 0-Not-Entitled

Land Use: Ben D’Amato, Chair

Ben reported that the following applications were discussed at the December 5 Land Use Public Hearing.

BSA Application Number: 2023-59-BZ

280 Bradley Avenue, Block 774, Lot 105 (“the Premises”)

Project Brief: This application requests a variance from the Board of Standards and Appeals to permit the construction of a Use Group 3 Religious school at the Premises, within an R3-1 zoning district contrary to Floor Area/Floor Area Ratio (Section 24-11), Lot Coverage (Section 24-11), Front Yard (Section 24-34), Side Yard (Section 24-35), Rear Yard (Section 24-36), Height, Setback and Sky Exposure Plane (Section 24-521), and Side Yard Setback (Section 24-551) regulations. The school is the girl’s division of the Ger Chassidic community’s education system.

12/5/2023 Committee Member’s Vote: 0-In Favor; 9-Opposed; 1-Abstention; 0-Not-Entitled

12/19/2023 Board Members’ Vote: 0-In Favor; 22-Opposed; 0-Abstentions; 0-Not-Entitled

BSA Application Number: 2023-65-BZ

241 Freeborn Street, Block 3799, Lot 25 (the “Premises”)

Project Brief: This is a variance application under Section 72-21 of the Zoning Resolution. The application seeks to vary the required rear yard equivalent pursuant to Section 23-532(a) and the required side yards under Section 23-48, which would facilitate the legalization of an existing three-story, two-family building on the Premises

12/5/2023 Land Use Committee’s Vote: 10-In Favor; 0-Opposed; 0-Abstentions; 0-Not-Entitled

12/19/2023 Board Members’ Vote: 20-In Favor; 2-Opposed; 0-Abstentions; 0-Not-Entitled

City Planning Application Number N 230222 ZAR

125 Rockland Avenue, Block 951, Lot 73

Project Brief: This application is under Zoning Resolution Section 105-422 to authorize development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to facilitate the enlargement of an existing home and the construction of a wood deck at 125 Rockland Avenue, within the Special Natural Area District (NA-1) of Staten Island

12/5/2023 Land Use Committee’s Vote: 10-In Favor; 0-Opposed; 0-Abstentions; 0-Not-Entitled

12/19/2023 Board Members’ Vote: 22-In Favor; 0-Opposed; 0-Abstentions; 0-Not-Entitled

City Planning Application Number: N 240010 ZRY, N 240011 ZRY

City of Yes for Economic Opportunity

The NYC Department of City Planning is proposing a citywide zoning text amendment to implement changes to the New York City Zoning Resolution (ZR) to support economic recovery and resiliency in New York City. The Proposed Action would make it easier for

businesses to find space and grow by lifting barriers to enable businesses to locate closer to their customers; support growing industries by reducing impediments for emerging business types; foster vibrant neighborhoods by ensuring businesses contribute to active, safe, and walkable corridors; and create new opportunities for local businesses to open by establishing new zoning tools to boost job growth and business expansion. The Proposed Action would affect all 59 Community Districts in the City.

12/5/2023 Land Use Committee's Vote: NO ACTION WAS TAKEN

12/19/2023 Board Members' Vote: NO ACTION WAS TAKEN

Land Use Chair Ben D'Amato urged all Board Members to read through the City of Yes for Economic Opportunity. He said there are many components to this text amendment. The board will revisit it in January 2024.

Old Business: None

New Business: Chair Guinta announced that he appointed Anselmo Genovese as the new Vice-Chair of the Land Use Committee. Chair Guinta also announced that the Steering Committee will meet in January and he expects all committee chairpersons to attend.

Having no further business to discuss a motion was made to adjourn the meeting. A motion was made and seconded.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted by Fred R. Guinta, Chair