



FRED R. GUINTA  
CHAIR

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DISTRICT MANAGER

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

**Regular Monthly Meeting of the Full Board**  
**September 17, 2024 - 7:00 P.M.**

Hybrid format (with both in-person and virtual [Zoom] options.)

**Joan & Alan Bernikow JCC of Staten Island**  
**1466 Manor Road, Staten Island, NY 10314**

<https://us02web.zoom.us/j/87835172300?pwd=NQlbYsB76oX6e37jd7mbi0uBPU4yYU.1>  
<https://youtube.com/live/DDhIOHBJfYI>

1. Salute the American Flag
2. Attendance Roll Call
3. Acceptance of Proposed Agenda
4. Acceptance of June 16, 2024 Minutes
5. Board Officers' Reports:
  - Chair - Fred R. Guinta
  - First Vice-Chair - Gerard J. Ruggiero
  - Second Vice-Chair - Rosanne Clift
  - Third Vice-Chair - Ben D'Amato
  - Secretary - Shawn Abraham
  - Treasurer - Roy J. Garlisi
6. Public Speaker Session: (speaking time is limited to 2 minutes)
7. Standing Committee Reports:
  - Land Use: Ben D'Amato
  - City Planning Application Number: N 240101 ZAR, N 240102 ZAR, N 240103 ZAR  
758 Todt Hill Road, Block 905, Lot 30  
Project Brief: Application (N 240101 ZAR, N 240102 ZAR, N 240103 ZAR) pursuing Zoning Resolution Section 105-421, 105-422, and 105-425 to authorize modification of topographical features on Tier I sites, authorization of a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, and modification of the botanic environment and tree preservation and planting requirements to facilitate the development of two new homes and the enlargement of an existing home at 758 Todt Hill Road within the Special Natural Area District (NA-1).  
*09/10/2024 Land Use Public Hearing - Vote: 8-In Favor, 0-Opposed; 0-Abstained*
  - City Planning Application Number: N 210470 ZAR  
18 Emerson Avenue, Block 883, Lot 136, Special Natural Area District (NA-1), Staten Island  
Project Brief: Application (N 210470 ZAR) pursuing Zoning Resolution Section 105-421 to authorize topographical features on Tier I sites to facilitate the development of two three-story, single-family, detached homes, at 18 Emerson Avenue within the Special Natural Area District (NA-1).  
*09/10/2024 Land Use Public Hearing - Vote: 8-In Favor with stipulations, 0-Opposed; 0-Abstained*  
Stipulation: Land Use Committee approved two houses and two pools. The committee did not approve the third house and pool due to the Steep Slope in the Special Natural Area District.

Standing Committee Reports Continued:

Traffic, Transportation & Public Service: Joseph Torres (Report)

Aging: Dr. Donna Seminara

Capital & Expense Budget: Roy J. Garlisi

Environmental Protection and Parks: Stephen W. Zaderiko (Report)

Health: Dr. Ram Raju

Law, Legislative Review & Ethics: Mendy Mirocznik

Youth Services: Simone (Sandy) DiTrapani

Board Business Section:

8. Old Business
9. New Business
10. Adjournment