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

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Land Use Public Hearing Minutes  
Thursday, September 7, 2023 – 7:00 PM

Community Board 2 held a Land Use Public Hearing on Thursday, September 7, 2023.

Land Use Chair Benjamin D'Amato called the meeting to order at 7:03 P.M.

Salute the Flag of the United States of America.

Secretary Rosanne Clift took roll call attendance. A quorum was present.

Board Members Present: Shawn Abraham, Rosanne Clift, Benjamin D'Amato, Roy Garlisi, Anselmo Genovese, Fred Guinta, Michael Lanza, Dr. Allan B. Perel, Gerard Ruggiero, Steven Zboinski.

Board Members Absent: Dr. Mohammad Khalid, Mendy Mirocznik, Dr. Ramanathan Raju.

Staff: Debra A. Derrico, District Manager.

Guests:

Vanesa Limani for State Senator Jessica Scarcella-Spanton  
George Todoravic, Deputy Director SI City Planning  
Rashika Deosthali, Urban Planner, SI City Planning  
Puneet Singh, Community Planner, SI City Planning  
Frank Martarella II  
Gene and Joan Guerra  
Louise Lessard

Public Speaker Session:

Gene Guerra heard there is going to be a lithium iron storage facility built at 3857 Victory Boulevard. He expressed concern over the surrounding area of residential and commercial use.

Land Use Chair Benjamin D' Amato announced the items on the agenda.

The first item was tabled at the June 20, 2023, Board Meeting:

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Land Use Public Hearing  
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The NYC Department of City Planning's proposed citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

City of Yes for Carbon Neutrality (COYCN) City Planning Application Number N 230113 ZRY

Resolution: Community Board 2 opposes the City of Yes for Carbon Neutrality (COYCB) Application Number N 230113 ZRY in its entirety as submitted.

Roll call vote taken: Vote passed to oppose the application:

Board Members Vote:

0-In favor of approving application; 10 Opposed application; 0-Abstained; 0- Not Entitled.

Board of Standards & Appeals Application Number: 2023-20-A

Block 3813, Lot 1

625 Midland Avenue

Project Brief: Proposed alteration to an existing Community Facility to comply with the flood zone regulation, to General City Law Section 35 in a C1-1-1/R3-2 zoning district

Frank Martarella III of the Terminus Group representing 625 Midland Avenue gave a brief presentation on the application. A new Certificate of Occupancy is required to reflect the current Community Facility occupant. A new egress door and a new street platform above the base flood elevation for compliance. No other alterations are being done. Cur

There were numerous questions asked and answered which can be found on the You Tube Video.

Resolution: NYC Board of Standards & Appeals Application Number 2023-20-A

Block 3813, Lot 1, 625 Midland Avenue – proposed alteration to an existing Community Facility to comply with the flood zone regulations of General City Law Section 35 in a C1-1-1/R3-2 zoning district with the following condition: Community Board 2 opposes building in the bed of a mapped street but approves this application as long as it remains day care center.

Roll call vote taken: Vote passed to approve with above referenced stipulations:

Board Members Vote: 8- in favor of approving application with stipulations – 1- Opposed to approving application 1 – Abstention – 0 Not Entitled.