



FRED R. GUINTA,  
CHAIR

DEBRA A. DERRICO  
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 Minutes  
Tuesday, September 17, 2024 - 7:00 P.M.  
JCC of Staten Island  
1466 Manor Road – SINY  
<https://vimeo.com/1012535440>

The regular monthly meeting of the Full Board was held on Tuesday, September 17, 2024 at 7:00 P.M. in the Media Room – Lower Level, 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 called the roll. A quorum was present.

Board Members Present: Shawn Abraham, Olu A. Ajayi, Valerie Aliffi-Maroney, Marc Alvarez, Rosanne Clift, Dr. Deborah Cognata, Benjamin D’Amato, Sandy DiTrapani, Roy J. Garlisi, Fred R. Guinta, Jordan Hafizi, Gurdev S. Kang, Dr. Mohammad Khalid, Michael Lanza, Diane L. McNamara, Mendy Mirocznik, Dr. Allan B. Perel, Dr. Ramanathan Raju, Gerard J. Ruggiero Dr. Donna Seminara, Joseph Torres.

Board Members Absent: Igor Baboshkin, Raymond Burt, Julie Freeman, Anselmo S. Genovese, Andrew Guido, Florida Qello, Leutrim Qoku, Fiqiriye Shehaj, Stephen W. Zaderiko, Steven J. Zboinski.

Staff Present: Debra A. Derrico, District Manager.

Representatives of Elected Officials:

Paul Metrecano for State Senator Jessica Scarcella-Spanton  
Amalia Kostalas for State Assembly Member Michael Tannousis  
Nick Robbins for Assembly Member Sam Pirozzolo  
Loren Centineo for Council Member David Carr  
Marie Carmody-LaFrancesca for Borough President Vito Fossella  
Ryan Crimmins for District Attorney Michael McMahon  
Jermaine Williams, Staten Island Ambassador for the NYPD

Guests:

Peter Levine, Port Richmond New York Public Library  
Milagros Santos-Ayala, Dongan Hills New York Public Library  
Jennifer Miller for NYC Parks Department

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Guests continued:

Arisa Bectemi for NYC DOT  
Patrick Timoney for SI Community Television  
Diane Marino  
Carla Mohan

Public Speaker Session:

Peter Levine for Dongan Hills NYC Public Library  
Milagros Santos-Ayala of the Dongan Hills NYC Public Library  
Ryan Crimmins for District Attorney Michael McMahon  
Nick Robbins for Assembly Member Sam Pirozzolo  
Jermaine Williams, Staten Island Ambassador for NYPD

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

Acceptance of the June 18, 2024, Full Board Minutes: Chair Guinta called for a motion to accept the Minutes. A motion was made and seconded. The minutes were unanimously approved.

Marie Carmody-LaFrancesca of the Borough President Vito Fossella's Office conducted the Swearing-In-Ceremony of New Board Members

Officers' Reports:

Chair - Fred R. Guinta: refer to video.  
First Vice-Chair: Gerard J. Ruggiero – No report.  
Second Vice-Chair: Rosanne Clift – No report.  
Third Vice-Chair: Ben D'Amato – No Report  
Secretary: Shawn Abraham – No report.  
Treasurer's Report: Roy J. Garlisi reported that the Treasurer's report is accurate and complete. It is on file at the board office.

Standing Committee Reports:

Land Use: Ben D'Amato, Chair reported on the following applications

City Planning Application Number: N 210470 ZAR

18 Emerson Avenue

Application seeks Zoning Resolution Section 105-421 to authorize modification of 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.

Board Members' Vote: 21-In Favor; 0-Opposed; 0-Abstained; 0-Not Entitled

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Standing Committee Reports continued:

Land Use: Ben D'Amato, Chair

City Planning Application: N 240101 ZAR, N 240102 ZAR N 240103 ZAR  
758 Todt Hill Road

Application seeks Zoning Resolution Sections 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 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.

Vote: 21-In Favor with condition; 0-Opposed; 0-Abstained; 0-Not Entitled

**Condition:** CB2 approved the application for the construction of two houses and two pools. The approval excludes the third house due to concerns about the steep slope and the absence of a buffer between the property and the golf course in the Special Natural Area. These conditions aim to protect the natural landscape.

Traffic and Transportation: Joseph Torres, Chair, reported that the New York City Transit Authority gave a presentation on the proposed changes to the S52 Bus route that serves Staten Island University Hospital North Campus.

Public Service: Michael Lanza, Chair - reported that the committee met to review the following applications to be submitted to the NYS Liquor Authority. The committee did not raise any objections to any of the applications.

Review of Renewal Liquor License Application (Change Name DBA)

Cantina Valencia – 1674 Richmond Road, (10304)

Board Members' Vote: 21-In Favor; 0-Opposed; 0- Abstained; 0-Not Entitled

Review of Renewal Liquor License Application

Ralph's Sports Bar, LLC. – 1571 Richmond Road (10304)

Board Members' Vote: 21-In Favor; 0-Opposed; 0-Abstained; 0-Not Entitled

Review of New Liquor License Application and Temporary Retail Permit

Cinco De Mayo Restaurant & Bar Corp. 2110C Clove Road (10305)

Board Members' Vote: 21-In Favor; 0-Opposed; 0-Abstained; 0-Not Entitled

Aging: Dr. Donna Seminara – No report

Capital & Expense Budget: Roy J. Garlisi – No report

Health Services: Dr. Ramanathan Raju – No report

Youth Services: Simone DiTrapani – No report

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Environmental Protection and Parks: Stephen W. Zaderiko – No report

Law, Legislative Review & Ethics: Mendy Mirocznik – No report

Old Business: None

New Business: None

A motion was made and seconded to adjourn.

Having no further business, the meeting was adjourned at 8:30 P.M.