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

Land Use Public Hearing Minutes  
Tuesday, February 6, 2024 - 7:00 P.M.

The Land Use Public Hearing was held on Tuesday, February 6, 2024 at 7:00 P.M. at 1110 South Avenue, First Floor Conference Room, SINY 10314

Board Members Present: Shawn Abraham, Rosanne Clift, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Dr. Mohammad Khalid, Diane L. McNamara, Michael Lanza, Mendy Mirocchnik, Dr. Allan B. Perel, Gerard J. Ruggiero, Steven J. Zboinski

Board Members Absent: Benjamin D'Amato, Dr. Ramanathan Raju.

Staff Present: Debra A. Derrico, District Manager

Guests: Carol Donovan

Sal Genovese announced the first item on the agenda.

City Planning Application Number: N240179 ZRY-Gaming Facility Text Amendment

Project Brief: The City is proposing a citywide zoning text amendment to allow gaming facilities as permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.

**Vote: 0-In Favor; 11-Opposed; 0-Absentions; 0-Not Entitled**

City Planning Application Number: N230175 ZAR and N230176 ZAR

Block 688, Lot 10

283 Ocean Avenue

Special Natural Area District (NA-1), Staten Island

Project Brief: Application pursuant to zoning Resolution Sections 105-421 to authorize modification of topographical features on Tier 1 site and 105-425 for modification of botanic environment and tree preservation requirements and planting to facilitate vertical enlargement of existing residential home and installation of a new patio and swimming pool at 283 Ocean Terrace (Block 688, Lot 10) within the Special Natural Area District (NA-1) is available on DCP's Zoning Application Portal (ZAP) at the following links:

**Vote: 11-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled**