



ROBERT J. COLLEGIO, P.E.
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

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

EXECUTIVE SUITES AT THE PARK
900 SOUTH AVENUE, SUITE 28
STATEN ISLAND, NEW YORK 10314
PHONE: 718-568-3581
FAX: 718-568-3595

Land Use Public Hearing Minutes
February 4, 2020 – 7:30 P.M.

Community Board 2 held a Land Use Public Hearing on Tuesday, February 4, 2020 in New Dorp Moravian Church Hall, 2205 Richmond Road, Staten Island, N.Y. 10306

Board Members Present:

Antoinette J. Balzano, Rosanne Clift, Robert J. Collegio, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Dr. Mohammad Khalid, Michael Lanza, Dr. Raju Ramanathan, Gerard J. Ruggiero, Steven J. Zboinski

Board Members Absent:

Donna L. Fagan, Ann M. Finnerty, Catherine Hennessy, Lillian Lagazzo, Joseph E. Markowski, Mendy Mirocznik, David M. Santoro, John (Jack) Vokral

Guests: Elyse Foladare of Eric Palatnik's office, Zachary Chaplin, Civil and Traffic Engineer for Stonefield Engineering, Thomas LaPorta, Architect, Ron Reinertsen of NYC Department of City Planning, Pelly Papoutsis.

Staff: Debra A. Derrico, District Manager

Chair Collegio announced the agenda item.

2122 Richmond Avenue

Block 2102; Lot 120

BSA Calendar Number 2019-263-BZ – Special Permit (Section 73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR Section 32-10. C1-2/R3-2 zoning district.

Elyse Foladare of Eric Palatnik's office presented the above-noted project.

- The subject site is occupied at the T-Mobile store and parking lot.
- The owner proposes to construct a new one-story 1,200 square foot building that will contain the proposed Starbucks eating and drinking establishment with accessory drive-through.
- Starbucks is proposed to operate between 5am-10pm for both the store and the drive-through.
- In the morning, Starbucks has between 5-10 employees for peak times and anywhere from 3-5 during the day.

- There will be sufficient space on site for vehicles to maneuver safely through the shared parking lot and drive-through area.
- The proposed Starbucks will have an outdoor seating area in front of the building.
- The curb cuts are laid out in such a manner to allow for safe traffic flow.
- Noise levels from the drive-through speaker are predicted to be at the nearest residential property lines.
- A sound barrier wall will be installed at the perimeter of the building.

Motion to approve BSA Calendar Number 2019-263-BZ – Special Permit (Section 73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR Section 32-10. C1-2/R3-2 zoning district. 2122 Richmond Avenue, Block 2102; Lot 120.

Board Members' Vote: 11-In Favor; 1-Opposed; 0-Abstentions

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