



ROBERT P. COLLEGIO, P.E.
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

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

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Land Use Public Hearing Minutes
January 5, 2021 – 7:00 P.M.
Virtual Video Conference

Board Members Present: Antoinette J. Balzano, Rosanne Clift, Benjamin D'Amato, Julie Freeman, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Lillian Lagazzo, Michael Lanza, Mendy Mirocznik, Frank Ninivaggi, Gerard J. Ruggiero, David M. Santoro, John Vischio, Steven J. Zboinski, Joseph E. Markowski was late.

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

Guests: Michael Biagioli, Edward P. Sohanchyk, Carol Donovan, Gladys Diran, Rehka Chacko, Susan Conlon, Konstantin Klokachev, Terrance Roche, Aleena Farishta, Philip Rampulla, Barry Fisher, Mark Moss.

Staff: Debra A. Derrico, District Manager

Land Use Chair David M. Santoro announced the items on the agenda.

City Planning Land Use Review Application #N 210079 ZAR
40 & 46 Aultman Avenue & St. Andrews Road, Staten Island - Block 2280; Lots: 51 & 57
Application seeks CPC Authorization within the Special Natural District (NA-1) pursuant to ZR 105-421 authorization to modify topographic features on a Tier 1 site pursuant to facilitate two new single-family homes on a single zoning lot partially within DEC wetland adjacent areas.

Michael Biagioli, the applicant's representative presented the above-noted application.

Board Members' Vote: 12-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled

BSA Application Number: 2020-90-A
244 Gansevoort Boulevard - Block: 761; Lot: 45
Application seeks construction of a detached residential building located within the bed of a mapped street.

Ron Rizzotti, the applicant's representative presented the above-noted application.

Board Members' Vote: 7-In Favor; 5-Opposed; 0-Abstentions; 0-Not Entitled

The following application was presented by Philip Rampulla, the applicant's representative for informational purposes only. No vote was taken

BSA Cal No. 648-88-BZ
2107 Richmond Road - Block: 899; Lot: 18
Application seeks to (1) amend a previously approved variance for the Duane Reade at 2107 Richmond Road (the plans have been modified by eliminating the request to install a mezzanine), and (2) to convert the Use Group 6 Food Store. Add mechanical space, eliminate one (1) curb cut.
(Applicant's Representative: Philip Rampulla)

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

Respectfully submitted by David M. Santoro, Land Use Chair