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

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Land Use Meeting Minutes of November 3, 2021
[Land Use Committee Staten Island Community Board 2 - YouTube](#)

Community Board 2 held a virtual Land Use Public Hearing on Wednesday, November 3, 2021 at 7:00 PM.

Board Members Present: Antoinette Balzano, Rosanne Clift, Robert J. Collegio, Ben D'Amato, Sal Genovese, Fred R. Giunta, Roy J. Garlisi, Lillian Lagazzo, Dr. Mohammad Khalid, Dr. Ramanathan Raju, Gerard J. Ruggiero, David M, Santoro, Steven Zboinski

Board Members Absent: Michael Lanza, Mendy Mirocznik

Guests: Carol Donovan of Richmondtown Civic, Roselle Leader of City Planning

Presenters: Phil Rampulla, Urban Planner, Paul Vonseckendorff, & Marshall Douglas area residents, Minsoo Hyun, Architect.

The meeting opened at 7:00 P.M. with a pledge to the Flag of the United States of America.

Attendance was taken. A quorum was present

David Santoro announced the first item on the agenda and introduced the applicant's representative, Minsoo Hyun
City Planning Application Numbers: N 220024 ZAR & N 220023 ZAR

35 Douglas Court, Block 832/Lot 110

Application seeks authorization of development on Steep Slope, (ZR Sections 105-422) and authorization for modification of yard height and setback regulations, and parking location regulations (ZR Section 105-432) in the Emerson Hill neighborhood. <https://zap.planning.nyc.gov/projects/2018R0355>

Board Members' Vote: 5-In Favor; 8-Opposed; 0-Abstentions; 0-Not Entitled

David announced the second item on the agenda and introduced the applicant's representative Phil Rampulla

City Planning Application N210464ZAR, N210465ZAR

58 Buttonwood Road, Block 877/Lot 31

Application seeks authorization pursuant to Zoning Resolution Section 105-421 for authorization of modification of topographic features on a Tier I site and Section 105-425 for authorization of modification of botanic environment and tree preservation and planting requirements in order to facilitate an enlargement of a single-family detached home and site alterations. [NYC Planning - Zoning Application Search](#)

Board Members' Vote: 13-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled

During the public session, Paul Vonseckendorff and Marshall Douglas, area residents of Grimsley Avenue, brought to the Board's attention what they considered irregular building practices at 162 & 164 Grimsley Avenue. The matter was referred to the NYC Dept of Buildings for their inspection and review.

Old Business: Fred R. Guinta, Second Vice Chair, brought up on going issues at 2000 Hylan Blvd., Mr. Guinta, and I will go over the recent complaints and decide what further action should be taken.

New Business: None

Having no further business, the meeting was adjourned at 8:18 P.M.

Respectfully Submitted by David M. Santoro, Land Use Committee Chair