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CHAIR

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

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Land Use Public Hearing Minutes
October 5, 2021 – 7:00 P.M.

<https://youtu.be/v4XnY2QemdY>

The Land Use Committee of Community Board 2, held a virtual public hearing on Tuesday, October 5, 2021 at 7:00 P.M.

David M. Santoro opened the meeting at 7:00P.M., with a pledge of allegiance to the flag of the United States of America.

Rosanne Clift, Secretary, called the attendance roll and a quorum was present.

Present: Antoinette J. Balzano, Rosanne Clift, Robert P. Collegio, Roy J. Garlisi, Ben D'Amato, Anselmo S. Genovese, Fred R. Guinta, Dr. Mohammad Khalid, Lillian Lagazzo, Michael Lanza, Gerard J. Ruggiero, David M. Santoro, Steven J. Zboinski

Excused Absence: Mendy Mirocznik, Dr. Ramanathan Raju

Staff: Debra A. Derrico, District Manager

Guests:

Timothy Boyland, Architect; Philip Rampulla, Urban Planner; Michael Sanna, Architect;
Ian Yanda, Representing Assembly Member Tannousis; George Todorovic, City Planning;
Roselle Leader, City Planning; Carol Donovan, Richmondtown & Clarke Avenue Civic;
Susan Conlon, Richmondtown & Clarke Avenue Civic; Kelly Carroll, area resident;
Jennifer Fuschetto, area resident; Rob McErlean, area resident; Jean Prahbu, area resident.

Permanent Open Restaurant Zoning Text Amendment – NYC DOT & NYC Department of City Planning
Project Brief: To allow the DOT to administer the Permanent Open Restaurant program. The proposal will remove sidewalk café regulations from the Zoning Resolution to increase geography eligibility as sidewalk cafes will become part of a unified sidewalk and roadway outdoor dining program administered at DOT.

[NYC Planning - Zoning Application Search](#)

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

City Planning Application Number: N 210309 ZAR and N 210310 ZAR

Address: 77 and 85 Circle Road, Block 866/Lots 400 and 501

Project Brief: Application requests authorization pursuant to Zoning Resolution Sections 105-421 to authorize modification of topographical features on Tier 1 sides and 105-425 to authorize modification of botanic environments and planting requirements to facilitate construction of a new single-family, detached residence at 77 Circle Road to replace the existing home to be demolished, enlargement of existing home at 85 Circle Road and construction of an in-ground swimming pool are on existing one zoning lot at 77 & 85 Circle Road (Block 866, Lots 400 and 501) with the Special Natural Area District (NA-1)

Project Record: [NYC Planning - Zoning Application Search](#)

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

Landmarks Preservation Commission Docket LPC-21-04247

Address: 91 Westentry Road, Block 891/Lot 99

Landmark: Ernest Flagg's Todt Hill Cottages: Bowcot - Individual Landmark

Project Brief: Proposed new single-family residence - Bowcot is an individual NYC landmark, designated in 1987, at 95 Westentry Road. The house was designed by Architect, Ernest Flagg. A subdivision of the property was approved by the Commission in 2008, CNE #09-4169, creating a new, roughly 10,000 SF, building lot. The current application to LPC is to build a new single family detached residence on the subdivided lot.

Vote: 9-In Favor; 4-Opposed; 0-Abstentions; 0-Not Entitled

City Planning Application Numbers: N220018ZAR and N220019ZAR

Address: 10 Charter Oak Road, Block 894/Lot 422

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

Project Brief: Application pursuant to Zoning Resolution Section 105-421 to authorize modification of topographical features on Tier I sites and to Zoning Resolution Section 105-432 to authorize modification of yard, height and setback regulations, and parking location regulations to facilitate construction of an in-ground swimming pool and two story single family home.

Project Record: <https://zap.planning.nyc.gov/projects/2020R0464>

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

BSA Calendar Number: 2021-36-BZ

Address: 244 Gansevoort Boulevard, Block 761/Lot 45

Project Brief: Application seeks a Variance (§72-21) to permit the development of a two-family detached home (UG 2) contrary to Zoning Resolution §23-461(a) (side yard), R3X Zoning District.

Project Record: <https://www.dropbox.com/sh/as4114f3vn85jzx/AABBYLaVmRf2iMy6ySdoYc2wa?dl=0>

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

City Planning Application Numbers: N 220024 ZAR and N 220023 ZAR

Address: 35 Douglas Court, Block 832/Lot 110

Project Brief: 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.

Project Record: <https://zap.planning.nyc.gov/projects/2018R0355>

Tabled to November 3, 2021 Land Use Public Hearing

Having no further business, the meeting adjourned at 8:15 P.M.

Respectfully Submitted,
Rosanne Clift, Secretary