



FRED R. GUINTA
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, FL. 3, SUITE 28
STATEN ISLAND, NEW YORK 10314
PHONE: 718-568-3581
Website: nyc.gov/sicb2

Land Use Public Hearing Minutes
Tuesday, September 10, 2024 – 7:00 P.M.
900 South Avenue, 3rd Floor Conference Room
Staten Island, New York 10314

Community Board 2 held a Land Use Public Hearing on Tuesday, September 10, 2024, at 7:00 PM.

Ben D'Amato opened the meeting at 7:00 P.M. with a salute to the Flag of the United States of America.

Attendance Roll Call – a quorum was present

Board Members Present: Rosanne Clift, Ben D'Amato, Roy J. Garlisi, Fred R. Guinta, Dr. Mohammad Khalid, Mendy Mirocznik, Gerard J. Ruggiero, Steven J. Zboinski.

Board Members Absent: Shawn Abraham, Anselmo S. Genovese, Michael Lanza, Dr. Allan B. Perel, Dr. Ramanathan Raju.

Staff: Debra A. Derrico, District Manager

Guests: Kari Baily, NYC Department of City Planning, Puneet Singh, NYC Department of City Planning
Timothy Boyland, Architect, Marcello Sciarino

Ben D'Amato announced the first application on the agenda to be presented by Timothy Boyland of vb-architects.

City Planning Application Number: N 240101 ZAR, N 240102 ZAR, N 240103 ZAR

758 Todt Hill Road, Block 905, Lot 30

Project Brief: Application (N 240101 ZAR, N 240102 ZAR, N 240103 ZAR) pursuing Zoning Resolution Section 105-421, 105-422, and 105-425 to authorize modification of topographical features on Tier I sites, authorization of a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, and modification of the botanic environment and tree preservation and planting requirements to facilitate the development of two new homes and the enlargement of an existing home at 758 Todt Hill Road within the Special Natural Area District (NA-1).

Board Members' *Vote: 8-In Favor, 0-Opposed; 0-Abstained*

Ben D'Amato announced the second item on the agenda to be presented by Timothy Boyland of vb-architects.

City Planning Application Number: N 210470 ZAR

18 Emerson Avenue, Block 883, Lot 136, Special Natural Area District (NA-1), Staten Island

Project Brief: Application (N 210470 ZAR) pursuing Zoning Resolution Section 105-421 to authorize topographical features on Tier I sites to facilitate the development of two three-story, single-family, detached homes, at 18 Emerson Avenue within the Special Natural Area District (NA-1).

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Land Use Public Hearing Minutes Continued.

City Planning Application Number: N 210470 ZAR

18 Emerson Avenue, Block 883, Lot 136, Special Natural Area District (NA-1), Staten Island

Board Members' Vote: 8-In Favor with stipulations, 0-Opposed; 0-Abstained

Stipulation: Land Use Committee approved two houses and two pools. The committee did not approve the third house and pool due to the Steep Slope in the Special Natural Area District.

Board Members' Vote: 8-In Favor; 0-Opposed; 0-Abstained; 0—Not Entitled

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

Respectfully submitted,

Fred R. Guinta

Chair