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

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Minutes of the September 9, 2021 Virtual Land Use Meeting
[September 2021 Land Use Committee - YouTube](#)

Community Board 2 held a virtual Land Use Public Hearing on Tuesday, September 9, 2021 at 7:00 PM.

In the absence of Land Use Chair Santoro, Chair Collegio conducted the meeting.

Chair Collegio opened the meeting with a pledge to the Flag of the United States of America.

Attendance was taken. A quorum was present

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

Absent: Michael Lanza, Mendy Mirocznik, David M, Santoro

Guests: Carol Donovan, Richmondtown & Clarke Avenue Civic Association President, Aron Gooblar and Paul Travis of Washington Square Partners, Paul Bregman of Park Tysens Associates, Peter Rampulla of Rampulla Architects, Elyse Foladare of Eric Palatnik Architects, Alexandra Moss.

Staff: Debra A. Derrico, District Manager

City Planning Application Numbers: M 010073(A) ZAR & N 210397 ZAR

2720 Hylan Boulevard

Block: 3983; Lot: 13

Aron Gooblar and Paul Travis of Washington Square Partners and Paul Bregman of Park Tysens Associates presented the application.

Project Brief:

1. M 010073(A) ZAR - an application for modification to previously approved application N 010073 ZAR to update the approved site plan to reflect a reconfiguration of the parking and circulation areas necessitated by the redesign of Building C; and
2. N 210397 ZAR - an application for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to waive the parking lot landscaping requirements of Section 37-92, in conjunction with a proposed interim site plan with 54 new accessory parking spaces.

The Proposed Actions would permit the construction of a replacement 3,400 sf Building C with a vehicular drive through aisle, legalize other minor changes to the parking configuration and interior vehicular circulation, legalize an existing non-conforming interim accessory parking lot for temporary use that is located adjacent to Building A5, preserve the previously approved floor area for the full build out of the shopping center by the year 2029, and retain the approved parking reduction.

Vote: 12-In Favor; 0-Opposed; 0-Abstained; 0 - Not Entitled

City Planning Application Numbers: N 210448 ZAR, N 210449 LDR

66 & 68 Dalemere Road

Block: 869, Lots: 75 & 76

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

Glen V. Cutrona presented the application below

Project Brief: Application pursuant to Zoning Resolution Sections 105-421 to authorize a site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to facilitate the construction of pool and patio areas in the rear yard of homes at 66 & 68 Dalemere Road.

Vote: 12-In Favor; 0-Opposed; 0-Abstained; 0 - Not Entitled

BSA Application Number: 2021-57-A

1990 Hylan Boulevard

Block: 3666, Lot: 1

Elyse Foladare of Eric Palatnik Architects presented the application.

Project Brief: Application to permit the development of a two-story commercial building on a lot that is located partially within the bed of a mapped street but unbuild portion of Jefferson Avenue contrary to City Law Section 35.

Vote: 7-In Favor; 4-Opposed; 0-Abstained; 0 - Not Entitled

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

Block 866, Lots 400 and 501

77 and 85 Circle Road

Special Natural Area District (NA-1)

Peter Rampulla presented the application.

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)

Chair College made a motion on the floor to table any further action on above-noted matter until Dr. Khalid, Dr. Raju and Ben D'Amato visit the site and develop any questions they may have, submit them to the board for City Planning to review.

Having no further business, the meeting was adjourned at 8:20 P.M.

Respectfully submitted by Anselmo Genovese