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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**  
**March 1, 2022 – 7:00 P.M.**  
<https://youtu.be/yWC3UrtKVvA>

Community Board 2 held a virtual Land Use Public Hearing on Tuesday, March 1, 2022 at 7:00 PM.

The meeting opened with a Pledge of Allegiance to the Flag.

Rosanne Clift, Secretary called the roll.

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

Board Members Absent: None.

Guests: Ben Palevsky of City Planning, Carol Donovan & Susan Conlon of Richmondtown & Clarke Avenue Civic Association, Gene Guerra, Travis Civic Association, Dan Kennedy.

Public Session: Carol Donovan, Ben Palevsky, Gene Guerra.

Land Use Chair David Santoro announced the item on the agenda.

Phil Rampulla, the applicant's representative gave an overview of the application below.

City Planning Application Numbers: N 220245 ZCR, N 220246 ZAR, N 220247 ZAR, N 220248 ZCR  
71 Annfield Court, Block 878/Lot 304

Project Brief: Application pursuant to Zoning Resolution Section 105-422 to authorize development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer, Zoning Resolution Section 105-425 to authorize modification of botanic environment and tree preservation and planting requirements, Zoning Resolution Section 105-433 to authorize modification of grading controls, and Zoning Resolution Section 105-45 certification or restoration plans to facilitate the construction of an in-ground swimming pool and restoration of removed trees without authorization within the Special Natural Area District (NA1).

Application Portal: <https://zap.planning.nyc.gov/projects/2021R0398>

Vote: 15- In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled

Having no further business, the meeting adjourned at 8:00 P.M.

Submitted by Rosanne Clift, Secretary

Approved by David M. Santoro, Land Use Committee Chair