



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

Regular Monthly Meeting of the Full Board Minutes
September 16, 2025, at 7:00 P.M.

Hilton Garden Inn Fountain Room, 1100 South Avenue, SINY 10314
<https://www.youtube.com/live/visR-wR3rXE>

Chair Fred R Guinta called the meeting to order at 7:00 PM beginning with the Pledge of Allegiance to the Flag of the United States of America.

Attendance Roll Call: Conducted by Second Vice Chair Rosanne Clift. A quorum was present.

Shawn Abraham	[A]	Roy J. Garlisi	[P]	Dr. Ram Raju	[P]
Olu A. Ajayi	[P]	Andrew Guido	[P]	Gerard J. Ruggiero	[P]
Valerie Aliffi- Maroney	[P]	Fred R. Guinta	[P]	Dr. Donna Seminara	[A]
Marc Alvarez	[A]	Gurdev S. Kang	[P]	Joseph Torres	[P]
Igor Baboshkin	[A]	Dr. Mohammad Khalid	[A]	Stephen W. Zaderiko	[A]
Thomas Backis	[P]	Michael Lanza	[A]	Steven J. Zboinski	[P]
Rosanne Clift	[P]	Diane L. McNamara	[P]		
Dr. Deborah Cognata	[P]	Dr. Allan B. Perel	[A]		
Benjamin D'Amato	[P]	Florida Qello	[P]		
Simone DiTrapani	[A]	Leutrim Qoku	[P]		

Staff Present:

Debra A. Derrico, District Manager.

Elected Officials' Representatives Present:

Congress Member Nicole Malliotakis: John Rinaudo

State Senator Jessica Scarcella-Spanton: Vincent Lepani

State Assembly Member Michael Tannousis: Amalia Kostalas

City Council Member David Carr: Jordan Hafizi

City Council Member Frank Morano: Jordan Hafizi

Richmond County District Attorney's Office: Elizabeth Bianco

Guests Present:

Jennifer Miller from the New York City Department of Parks & Recreation
Carol Donovan, President from the Richmondtown and Clarke Avenue Civic Association
Susan Conlon, Parliamentarian from the Richmondtown & Clarke Avenue Civic Association
Prince Cobbina from the New York City Civilian Complaint Review Board
Puneet Singh from the NYC Planning Department
Paul Medrestsky from the NYC Planning Department
Tanvir Singh, Cannabis Applicant
Alex Morano

Acceptance of the Proposed Agenda.

Chair Guinta called for a motion to approve the proposed agenda. A motion was made and seconded. The agenda was approved unanimously.

Acceptance of June 17, 2025, Full Board Minutes

Chair Guinta called for a motion to approve the minutes. A motion was made and seconded. The minutes were approved unanimously.

Public Speaker Session:

Jennifer Miller from the New York City Parks Department:

- Jennifer Miller announced several upcoming events in Staten Island parks.

Jordan Hafizi from Council Member Carr and Frank Morano's Offices:

- Jordan Hafizi announced that he is representing the offices of Council Members Carr and Frank Morano.

Alex Morano:

- Alex Morano expressed strong support for the Department of Transportation's (DOT) Daylighting Proposal. He shared a personal story, noting that his mother was struck by a vehicle while crossing Hylan Boulevard. The incident resulted in severe injuries, including a crushed leg, and she was nearly killed. He emphasized that such tragedies highlight the urgent need for improved pedestrian visibility and safety at intersections, which the daylighting proposal aims to address.

Vincent Lepani from Senator Jessica Scarcella-Spanton's Office:

- Vincent highlighted the recent signing of a bill supporting World Trade Center first responders and the introduction of a bill to make mace more accessible for public safety.

Public Speaker Session continued:

Carol Donovan, the President of Richmondtown & Clarke Avenue Civic Association

- Carol Donovan spoke about the new traffic circle that has been installed on Richmond Road between Rockland Avenue and Morley Avenue. At the Avenue Civic Association meeting, residents raised concerns about the new traffic circle at Richmond Road, Rockland Avenue, and Morley Avenue, calling it confusing, unsafe, and a cause of significant traffic backups. Additionally, members voiced frustration over daylighting measures, noting that while safety is important, the loss of parking is problematic in a car-dependent area like Staten Island.

Susan Colon, the Parliamentarian of Richmondtown & Clarke Avenue Civic Association:

- Susan Conlon voiced concerns about the daylighting initiative, emphasizing its impact on residents who rely heavily on street parking. She also spoke about the new traffic pattern near Rockland Avenue, stating it has worsened congestion and pushed traffic into surrounding residential streets like Morley Avenue. A local homeowner reported increased traffic, reduced safety for pedestrians, difficulty accessing driveways, and constant noise from honking, calling the situation dangerous and in need of urgent attention.

Amalia Kostalas from Assembly Member Tannousis' Office:

- Amalia presented a statement from a press conference held earlier in the day, in which the Assembly member expressed strong opposition to the NYC Department of Transportation's (DOT) proposed redesign of Father Capodanno Boulevard. The Assembly Member, along with local community members, argued that the plan, which includes reducing traffic lanes and adding a bike lane will lead to increased congestion, jeopardize safety, and negatively affect both commuters and emergency response times. He urged the DOT to reconsider the proposal, raising concerns that it prioritizes unnecessary bike infrastructure at the expense of addressing the more pressing needs of Staten Islanders.

Diane Vigiano:

- Diane Vigiano, speaking via Zoom, expressed strong opposition to the proposed cannabis dispensary at 1399 Hylan Boulevard in Dongan Hills. She cited several concerns, including its proximity to Perkins Restaurant, which shares a parking lot and is frequented by seniors and families; Jimmy's Liquors next door, which creates potential public health risk. Additionally, the site is near St. Dorothy's Academy and a busy bus stop used by teenagers. She also referenced medical opinions warning of cannabis's negative effects on brain health. Diane urged that the location be rejected, calling it one of the worst possible sites for a dispensary.

Public Speaker Session continued:

Elizabeth Bianco from RC District Attorney Michael McMahon's Office:

- Elizabeth Bianco introduced herself and shared recent updates. She highlighted the arrest of Michael Ozga in Community Board 2 for possessing multiple illegal firearms, including ghost guns, silencers, and high-capacity magazines. She also announced several upcoming events.

John Rinaudo from Congress Member Nicole Malliotakis' Office:

- John introduced himself and shared that he serves as Director of Case Management. He invited residents to reach out with any questions or concerns related to federal issues and expressed appreciation for the opportunity to attend and hear from the community.

Rose Uscianowski from Transportation Alternatives:

- Rose Uscianowski spoke in support of the DOT's daylighting initiative. She emphasized that while some view it as a loss of parking, she sees it as an opportunity for community improvements, such as planters, pavement murals, and enhanced public space. Rose highlighted that daylighting is a proven safety measure already mandated in 43 states, including the rest of New York State, and urged that public safety be prioritized over a small number of lost parking spots. She offered to provide additional comments in writing.

Officers' Reports:

Chair Fred R. Guinta Chair – No report.

First Vice Chair Jerry Ruggiero – No report.

Second Vice Chair Rosanne Clift – No report.

Third Vice Chair Ben D'Amato – No report.

Secretary Shawn Abraham - Absent

Treasurer Roy J. Garlisi reported that the Treasurer's report for August has been completed and is on file at the board office.

Standing Committee Reports:

Transportation and Public Service: Joseph Torres, Committee Chair

Liquor License Applications:

Proposed Locations:

- Home Frite - 332 New Dorp Lane, Staten Island
- Makoto Sushi LLC - 2530 Hylan Boulevard
- 900 Deli & Grill Corp. - 900 Hylan Boulevard

There was no opposition from the full board regarding the proposed liquor license applications or their locations.

Standing Committee Reports continued:

Health Services: Dr Ram Raju, Committee Chair

Cannabis Application Presentations and Discussions

1. Purple Provisions LLC

- *Proposed Location:* 1399 Hylan Boulevard
- *Type of Application:* Cannabis Retail License

Full Board Vote: **16-Opposed**; 1-In Favor; 0-Abstained; 0-Not Entitled

2. High Path Wellness LLC

- *Proposed Location:* 2218 Hylan Boulevard
- *Type of Application:* Cannabis Retail License

Full Board Vote: **16-Opposed**; 1-In Favor; 0-Abstained; 0-Not Entitled

Reason for Opposition to Cannabis Applications:

Our objections to cannabis applications are not based on anything specific to the individual applicants. The position of the Board reflects the information we have received from the District Attorney's office. We fully recognize the value of encouraging entrepreneurs to invest in our local business community, and we acknowledge that cannabis is a legal and regulated industry.

We do not wish to stand in the way of economic development. However, we must also take into consideration the concerns raised by our constituents and law enforcement. At present, there is no reliable method for officers to determine cannabis-related impairment in the field. Unlike alcohol, where roadside sobriety tests can establish impairment, an arresting officer would need to identify the specific substance causing impairment, and with cannabis there is currently no effective tool available. Until this gap is addressed, our board has maintained a consistent pattern of objecting to cannabis applications.

Land Use: Ben D'Amato, Committee Chair

City Planning Application Numbers: N 250127 ZAR and N 250128 ZAR

Project Location: 47 Farview Place, Block 894; Lot 312 (formerly 125 Cromwell Circle)

Description: Application submitted pursuant to Zoning Resolution (ZR) Sections 105-421 and 105-425. The applicant seeks authorization for the development of a new two-story single-family home with an inground swimming pool and a circular driveway. As the property is located within the SNAD, special permits are required under the zoning resolution for site alteration and development.

Land Use Public Hearing Vote: Approved Unanimously

Full Board Vote: **Approved** by unanimous vote.

Land Use: Ben D'Amato continued:

City Planning Application Numbers: N 240258 ZAR and N 240259 ZAR

Project Location: 142 Flagg Place (Block 887, Lot 55)

Description: Application submitted pursuant to Zoning Resolution Section 105-422 and Zoning Resolution Section 105-434. The applicant seeks authorizations for the development of a two-story single-family home. As the property is located within the SNAD, special permits are required under the zoning resolution for site alteration and development.

Land Use Public Hearing Vote: Opposed Unanimously

Full Board Vote: **Opposed** by unanimous vote.

BSA Calendar Number: 2025-18-A + 2025-20-A

Project Locations: 32 and 28 Olympia Boulevard (Block 3401, Lots 3 & 5)

Description: Application submitted pursuant to General City Law §35 (GCL §35). The applicant seeks approval to permit development of residential buildings located partially within the privately owned portion of a mapped street. A waiver from GCL §35 is required due to the proposed development within the mapped street bed.

Land Use Public Hearing Vote: Opposed Unanimously

Full Board Vote: **Opposed** by unanimous vote.

BSA Calendar Number: 2025-25-BZ

Project Location: 2456 Richmond Avenue (Block 2520, Lot 55)

Description: Application submitted on behalf of Raising Cane's Restaurant. The applicant seeks a special permit pursuant to Section 73-311 of the Zoning Resolution from the Board of Standards and Appeals to allow the operation of a Use Group VI eating and drinking establishment with accessory drive-through service.

Land Use Public Hearing Vote: Approved Unanimously

Full Board Vote: **Approved** by unanimous vote.

City Planning Application Number: M 930529B ZAR

Project Location: Jenna Lane (Block 870, Lot 269)

Description: This application seeks modification to a previously approved SNAD authorizations pursuant to Zoning Resolution Sections 105-421 and 105-423 for the removal of trees and the modification of topographic features (N 930529 ZAR) to facilitate development of a single-family home.

Land Use Public Hearing Vote: Opposed Unanimously

Full Board Vote: **Opposed** by unanimous vote.

Old Business

None

New Business:

None

Adjournment:

Having no further business, the meeting adjourned at 8:06 PM.

The next meeting of the Full Board will be held on October 21, 2025, at 7:00 PM in the Fountain Room at the Hilton Garden Inn, located at 1100 South Avenue, Staten Island.

Respectfully submitted,
Fred R. Guinta, Chair