

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](http://nyc.gov/sicb2)

Regular Monthly Full Board Meeting Agenda

Date: September 16, 2025

Time: 7:00 PM

Location: Hilton Garden Inn, Fountain Room, 1100 South Avenue, Staten Island, NY 10314

Join via Zoom:

<https://us02web.zoom.us/j/87603295186?pwd=2SOt4Ve01JuaM0o2SE4tu7Z18u8wGd.1>

Watch on YouTube:

<https://youtube.com/live/visR-wR3rXE>

Community Board 2 Full Board meetings are conducted in person, with remote access available via Zoom. To ensure broader public accessibility, meetings are also live streamed on YouTube and broadcast on Community Media Television (CMS).

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1. Call to Order

2. Roll Call / Attendance

3. Approval of Proposed Agenda

4. Approval of Minutes from June 16, 2025 Meeting

5. Public Speaker Session: (speaking time is limited to 2 minutes)

6. Chairperson's Report: Fred R. Guinta

7. Treasurer Report: Roy J. Garlisi

8. Standing Committee Reports:

Health Services: Dr. Ram Raju, Chair

Cannabis Applications

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

### Cannabis Application

- High Path Wellness LLC
  - *Proposed Location:* 2218 Hylan Boulevard
  - *Type of Application:* Cannabis Retail License

**Public Service:** Joe Torres, Chair

### Liquor License Applications

- Home Frite.
  - *Proposed Location:* 332 New Dorp Lane
  - *Type of Application:* Full On-Premises Liquor License
- Lucky City
  - *Proposed Location:* 201 New Dorp Lane
  - *Type of Application:* Wine, Beer & Cider License
- 900 Deli & Grill Corp
  - *Proposed Location:* 900 Hylan Boulevard, Suite 2
  - *Type of Application:* Grocery – Wine, Beer & Cider License
- Eagles Nest Restaurant Withdrew Application
  - *Proposed Location:* 100–102 Lincoln Avenue
  - *Type of Application:* Full On-Premises Liquor License & Use of Rear Yard

### New York City's Intro. 1138: The Universal Daylighting Bill

This is a bill A bill to eliminate a city exemption to New York State law, mandating "universal daylighting." Daylighting is the practice of banning parking within 20 feet of crosswalks at all intersections to improve visibility for all road users. The Department of Transportation (DOT) would be required to install physical barriers, such as planters or bike racks, at a minimum of 1,000 intersections each year.

**Land Use Committee:** Ben D'Amato, Chair

- Item #1:  
City Planning Application Numbers: N 250127 ZAR and N 250128 ZAR  
Applicant/Presenter: Victor Cruz of Sheldon Lobel, PC  
Project Location: 47 Farview Place (formerly 125 Cromwell Circle) (Block 894/Lot 312).  
Zoning Context: R1-1 District within the Special Natural Area District (SNAD)  
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

- Item #2:  
 City Planning Application Numbers: N 240258 ZAR and N 240259 ZAR  
 Applicant/Presenter: Daniel Ryan of Ryan Design Architecture  
 Project Location: 142 Flagg Place (Block 887, Lot 55)  
 Zoning Context: R1-2 District within the Special Natural Area District (SNAD)  
 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
  
- Item #3:  
 BSA Calendar Number: 2025-18-A + 2025-20-A  
 Applicant/Presenter: Todd Dale of Rothkrug, Rothkrug & Spector, LLP  
 Zoning Context: R3X Zoning District  
 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
  
- Item #4:  
 BSA Calendar Number: 2025-25-BZ  
 Applicant/Presenter: Jennifer Mazawey, Esq.  
 Project Location: 2456 Richmond Avenue (Block 2520, Lot 55)  
 Zoning Context: C4-1 / R3-2 Zoning District  
 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 (BSA) 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
  
- Item #5:  
 City Planning Application Number: M 930529B ZAR  
 Applicant/Presenter: Peter Rampulla of Rampulla Associates Architects  
 Project Location: Jenna Lane (Block 870, Lot 269)  
 Zoning Context: R1-1 District within the Special Natural Area District (SNAD)  
 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 the development of a single-family home.  
 Land Use Public Hearing – Vote: 1 in Favor, 5 Opposed, 0 Abstained, 0 Not Entitled

9. Old Business

10. New Business

11. Next Meeting Date: October 21, 2025

12. Adjournment