



FRED R. GUINTA.  
CHAIR

DEBRA A. DERRICO  
DISTRICT MANAGER

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

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## Community Board Monthly Full Board Meeting Agenda

Meeting Date: April 21, 2026

Time: 7:00 P.M.

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

Join via Zoom: <https://us02web.zoom.us/j/84841699395?pwd=d5dLkWtZtZ7B6Yzfpqe22Xhm72eE9b.1>

Passcode: 974284

Watch on YouTube: <https://youtube.com/live/v4LQ3UTS0m0>

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

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1. Call to Order: Fred Guinta
2. Roll Call/Attendance
3. Acceptance of Proposed Agenda
4. Acceptance of March 17, 2026 Minutes
5. Public Session Speaker: (Time Limit per speaker is 2 minutes)
6. Officer Reports
  - Chair: Fred R Guinta
  - Treasurer: Roy J. Garlisi
7. Standing Committee Reports:

Traffic, Transportation, Public Service: Joseph Torres, Committee Chair

Land Use: Ben D'Amato, Committee Chair

Land Use Applications Reviewed by Committee on April 7, 2026

Item #1: Saw Mill Creek Marsh Park Addition

- City Planning Application Project ID Number 2025R0257
- Location: Block 1780, Tax Lot 15
- Project Brief: Acquisition of a vacant lot adjacent to regulated wetlands to be integrated into the Saw Mill Creek Marsh Park.

*Land Use Committee Vote:* Application was approved unanimously with a vote of 9-In-Favor, 0-Opposed, 0-Abstentions, and 0-Not Entitled.

Item #2: 312 Fingerboard Road

- BSA Application Number: 2026-05-BZ
- Location: 312 Fingerboard Road; Block 3085, Tax Lot 8
- Project Brief: Request for a front yard reduction (from 20' to 5') to facilitate the construction of a new 2-story, single-family detached home.

*Land Use Committee Vote:* Application was opposed unanimously with a vote of 0-In-Favor, 9-Opposed, 0-Abstentions, and 0-Not Entitled

Item #3: 3 Helena Road (aka 23 Helena Road)

- City Planning Application Numbers: N260176ZAR, N260177ZAR, N260178ZCR, N 260261LDR
- Location: 3 Helena Road (aka 23 Helena Road), Block 908, Tax Lot 150 (tentative lot 130 & 150)
- Project Brief: Authorizations for development on a Tier II site and modifications to lot coverage to facilitate a new single-family residence with a pool and patio.

*Land Use Committee Vote:* Application was opposed unanimously with a vote of 0-In Favor, 9-Opposed, 0-Abstentions, and 0-Not Entitled.

Item #4: 48 Manor Court ("The Crimson Beech")

- Application to Landmarks Preservation Commission
- Location: 48 Manor Court; Block 2286, Tax Lot 18 (The Crimson Beech)
- Project Brief: Restoration and alteration of the landmarked Frank Lloyd Wright-designed home, including cellar expansion, roof repairs, and landscape stabilization to address water infiltration.

*Land Use Committee Vote:* Application was approved unanimously with a vote of 9-In Favor, 0-Opposed, 0-Abstentions, and 0-Not Entitled.

Item #5: 336-346 Meredith Avenue Fleet Facility

- City Planning Application Project ID Number 2026R0186
- Location: 336-346 Meredith Avenue; Block 2810, Tax Lot 80
- Brief: Site selection and acquisition of an approx. 70,000 sq. ft. lot for the establishment of a new NYC Parks fleet maintenance facility.

*Land Use Committee Vote:* Application was approved unanimously with a vote of 9-In Favor, 0-Opposed, 0-Abstentions, and 0-Not Entitled.

Health Services: Dr. Ram Raju

Cannabis Applications Reviewed by Committee on April 8, 2026

1. Application Review #1

- Applicant Name: The Flowery (Renewal)
- Proposed Location: 2059 Richmond Avenue, (Amsterdam Place/Rivington Avenue)

*Committee Vote:* No vote taken; quorum not present.

2. Application Review #2

- Applicant Name: Leafy Green Inc.
- Proposed Location: 250 Buel Avenue, (Husson Street/Hylan Boulevard)

*Committee Vote:* No vote taken; quorum not present.

3. Application Review #3

- Applicant Name: Jill Rizzi (Renewal)
- Proposed Location: 1151 Hylan Boulevard, (Mallory Avenue/Clove Road)

*Committee Vote:* No vote taken; quorum not present.

4. Application Review #4

- Applicant Name: ST KOLLECTIVE LLC
- Proposed Location: 1669 Richmond Road, (Hull Avenue/Adams Avenue)

*Committee Vote:* No vote taken; quorum not present.

Environmental Protection & Parks: Stephen Zaderiko & Steven Zboinski

- NYC Parks Presentation: Ocean Breeze Athletic Complex Partial Reconstruction (Motion)

*Committee Vote:* No vote taken; quorum not present.

8. Old Business

9. New Business

10. Adjournment