



FRED R. GUINTA  
CHAIR

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DISTRICT MANAGER

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

**Regular Monthly Meeting of Full Board**  
**March 21, 2023 - 7:00 P.M.**  
**Joan & Alan Bernikow**  
**JCC of Staten Island**  
**1466 Manor Road**  
**Staten Island, NY 10314**

1. Salute the American Flag
2. Attendance Roll Call
3. Acceptance of Proposed Agenda
4. Acceptance of February 21, 2023 Minutes
5. Officers' Reports:
  - Chair - Fred R. Guinta
  - First Vice-Chair - Gerard J. Ruggiero
  - Second Vice-Chair - Vacant
  - Third Vice-Chair - Vacant
  - Secretary - Rosanne Clift
  - Treasurer - Roy J. Garlisi
6. Public Session: (speaking time is limited to 2 minutes)
7. Standing Committee Reports:

Aging: Dr. Donna Seminara  
Capital & Expense Budget: Roy J. Garlisi  
Environmental Protection and Parks: Stephen W. Zaderiko  
Health: Dr. Ramanathan Raju

Land Use: Ben D'Amato

1. **BSA Application Number: 2022-92-BZ**  
950 West Fingerboard Road, (the "Premises")  
Block 3197; Lot 1  
Staten Island, NY 10305  
Project Brief: Application for a variance/special permit to build a religious school and dormitory (Yeshiva) contrary to Zoning Resolution Section 42-10 withing a M1-1 and R-2 Zoning District.

**Land Use Committee Vote on 2/7/2023: 7-In Favor of the application with the stipulation that the applicant does proactive outreach with the area civic associations before the full board meeting; 1 board member was opposed to the application.**

Land Use continued: Ben D'Amato

**2. City Planning Application Numbers N230163ZAR and N230164ZAR**

Block 687, Lot 360

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

Project Brief: Application seeks authorization pursuant to ZR 105-421 & 105-425 to facilitate construction of an in-ground pool at 55 Arbor Court, a Special Natural Area District.

Applicant: Mark Lipton

**Land Use Committee Vote: 10-In Favor; 0-Opposed; 0-Abstained; 0-Not Entitled**

**3. City Planning Application Numbers N230095ZAR and N230096ZAR**

Block 894, Lot 103

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

Project Brief: Application seeks authorization ZR 105-421 and ZR 105-425 to facilitate a new in-ground pool, cabana and pavers are being at 93 Cromwell Circle in the Todt Hill neighborhood, Community Board #2, Staten Island.

Applicant: Michael Early

**Land Use Committee Vote: 9-In Favor; 1-Opposed; 0-Abstained; 0-Not Entitled**

Law, Legislative Review & Ethics: Mendy Mirocznik

Traffic, Transportation & Public Service: Gerard J. Ruggiero

Youth Services: Simone DiTrapani

8. Old Business

9. **New Business:** Nomination and Election to fill Vacancy in positions of Second Vice-Chair and Third Vice-Chair.

10. Adjournment