



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
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Monthly Full Board Meeting Minutes

Date: April 21, 2026

Time: 7:00P.M.

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

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

Chair Fred Guinta called the Full Board meeting to order at 7:00 P.M. The meeting commenced with the Pledge of Allegiance, followed by the attendance roll call conducted by Second Vice Chair Rosanne Clift. Upon completion of the roll call, Ms. Clift announced that a quorum was present.

Board Member Attendance Present:

Shawn Abraham	Fred R. Guinta
Olu A. Ajayi	Gurdev S. Kang
Valerie Aliffi-Maroney	Florida Qello
Igor Baboshkin	Leutrim Qoku
Thomas V. Backis	Gerard J. Ruggiero
Rosanne Clift	Dr. Donna L. Seminara
Benjamin D'Amato	Joseph Torres
Roy J. Garlisi	Stephen W. Zaderiko
Andrew Guido	Steven J. Zboinski

Board Members Absent:

Dr. Deborah Cognata
Simone DiTrapani
Michael Lanza
Dr. Allan B. Perel
Dr. Ramanathan Raju

Staff Present: Debra A. Derrico

Elected Officials Representatives Present:

Congress Member Nicole Malliotakis – Tom Fahmy (Zoom)
State Senator Andrew J. Lanza – Robert Birkhead (Zoom)
State Senator Jessica Scarcella- Spanton – Vincent Lepani
State Assembly Member Sam Pirozzolo – Nick Robbins (Zoom)
State Assembly Member Michael Tannousis – Amalia Kostalas
State Senator David Carr – Justin Bolusi (Zoom)
RC District Attorney Michael McMahon – Lizzie Bianco

Acceptance of Proposed Agenda:

Chair Fred Guinta requested a motion to approve the proposed agenda. The motion was made, seconded, and passed unanimously.

Acceptance of Meeting Minutes:

Chair Fred Guinta called for a motion to accept the minutes of the March 17, 2026, Full Board Meeting. The motion was made, seconded, and unanimously approved.

Chair's Report:

Chair Fred Guinta introduced and welcomed the new staff member, Shannon, to the office.

Chair Guinta entertained a motion to deviate from the agenda to address a personnel matter. He recommended a 6.5% salary increase for District Manager Debra Derrico, citing her exceptional dedication and her management of the board office without support staff since late 2024.

The motion was made, seconded, and unanimously approved by the board.

Public Session Speakers:

Jennifer Miller (NYC Department of Parks & Recreation)

Announced several upcoming events, including a pollinator census on April 24, Zumba classes at Midland Beach, and the annual carousel opening at Willowbrook Park on May 2.

Tom Fahmy (Congress Member Nicole Malliotakis's office)

Provided updates on new tax deductions for seniors and offered assistance with IRS filing delia office is open 9:00A.M. to 5:00P.M. for all matters.

Vincent Lepani (Senator Jessica Scarcella-Spanton's office)

Discussed state budget negotiations and shared updates on bills regarding National Guard tax exemptions and fentanyl overdose prevention

Amalia Kostalas (Assembly Member Michael Tannousis's office)

Reported on the state budget and advocacy regarding local shelter investigations.

Nick Robbins (Assembly Member Sam Pirozzolo's office)

Discussed budget sticking points and announced a Family Fun Day at Willowbrook Park on August 19
The Assembly Member has announced that the budget is currently three weeks late (fighting against higher taxes and other expenses)

Elizabeth Bianco (District Attorney Michael McManon's Office office)

Lizzie Bianco recognized National Crime Victim's Rights Week and provided an update on a successful murder conviction. She also invited the community to a Denim Day rally and a multicultural food festival on June 7.

Justin Bolusi (City Council Minority Leader David Carr's office)

Encouraged residents to report overgrowth and litter for the "Clean Team" to address during the spring.

Officers' Reports

Treasurer: Roy J. Garlisi reported the Financial Report for the month of March 2026 is complete and accurate. A copy of the report is available for review and is maintained on official record at the Board Office.

Standing Committee Reports

Traffic, Transportation, & Public Service Committee

Committee Chair Joe Torres reported on the following:

DSNY Containerization Mandate: A meeting was held with Steven Caruso (DSNY Borough Representative) regarding the NYC Department of Sanitation Containerization mandate effective June 1, 2026. Official DSNY bins can no longer be ordered via the DSNY website for city reimbursement. Residents must now purchase them at Home Depot.

Feedback indicates supply shortages at local stores; however, the Veterans Road location currently has the most consistent stock. Residents are advised to ensure bins are complete (with all components) before leaving the store.

Observations suggest that currently, fewer than 50% of Staten Island households have transitioned to the official containers. Enforcement and fines are expected to begin on June 1.

Seaview Avenue Traffic Pattern: Committee members met with Roseann Caruana (DOT Borough Commissioner) to review the impact of the new bike lane and lane reductions.

There have been fewer than 10 formal complaints to date. Emergency response times, specifically for Northwell/SIUH, have not been negatively impacted.

The Board encourages constituents to report any safety issues or significant traffic bottlenecks caused by the new pattern directly to the Community Board office.

Land Use Committee

Committee Chair Ben D'Amato reported on the following items from the April 7, 2026 meeting:

Item #1: Sawmill Creek Marsh Park (Block 1780, Lot 15) - An application by the NYC Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) to acquire a vacant, unimproved lot adjacent to regulated wetlands. The lot is to be integrated into the Sawmill Creek Marsh Park. Ben acknowledged the ecological value of the property. However, it was noted that the owner owes approximately \$418,692 in back taxes. Ben recommended that this amount be deducted from any taxpayer funds used for the acquisition.

Committee Vote: 9-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled
Full Board Vote: 18-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled
The motion passed unanimously.

Item #2: 312 Fingerboard Road (BSA Application No. 2026-05-BZ)

A BSA application seeking authorization for a front yard setback reduction (from 20 feet to 5 feet) to facilitate the construction of a new two-story, single-family detached dwelling at Block 3085, Lot 8. The applicant's statement of facts listed the lot as 4,467 sq. ft., whereas tax maps confirm it is only 3,256 square feet. The minimum requirement for construction is 4,750 sq. ft.; the lot is 1,494 sq. ft. under the legal minimum. The site is located on a high-traffic corridor at the corner of Fingerboard Road and Narrows Road South (Verrazzano Bridge entrance) and is adjacent to an existing bus stop. The Board noted that a setback reduction would create significant hazards for both pedestrians and motorists.

Committee Vote: 0-In Favor, 9-Opposed, 0-Abstentions, 0-Not Entitled
Full Board Vote: 1-In Favor, 17-Opposed, 0-Abstentions, 0-Not Entitled
The application was denied.

Item #3: 3 Helena Road (Application Nos. N260176ZAR, N260177ZAR, N260178ZCR)

An application seeking authorization to develop a Tier 2 site and modify lot coverage requirements to facilitate a new single-family dwelling with a pool and patio at Block 908, Lot 150. The proposal involves subdividing and developing a lot behind an existing home. The committee noted the property has an exceptionally steep slope and large, established trees. To preserve the Special Natural Area District (SNAD) and protect the steep slope area, the committee voted unanimously to deny the application.

Committee Vote: 0-In Favor, 9-Opposed, 0-Abstentions, 0-Not Entitled
Full Board Vote: 2-In Favor, 16-Opposed, 0-Abstentions, 0-Not Entitled
The application was denied.

Item #4: 48 Manor Court (Landmarks Preservation Commission Application)

An application to the Landmarks Preservation Commission (LPC) for a Certificate of Appropriateness to restore and alter the landmarked Frank Lloyd Wright-designed home (The Cass House). Work includes cellar expansion, roof repairs, and landscape stabilization to address water infiltration. The committee expressed no objections to the restoration and enlargement, provided the owners and architects comply with all LPC requirements.

Committee Vote: 9-In Favor, 0-Opposed, 0-Abstentions, 0-Not Entitled.
Full Board Vote: 17-In Favor, 1-Opposed, 0-Abstentions, 0-Not Entitled.
The motion passed.

Community Concern: A representative from the Richmond Town Civic Association raised concerns regarding potential water runoff affecting neighbors at the bottom of the hill. It was clarified that the project includes the installation of dry wells and curb walls to divert drainage into a new system, with no soil disturbance beyond existing walls.

Item #5: 336-346 Meredith Avenue (DPR/DCAS Site Selection)

An application by the NYC Department of Parks and Recreation and DCAS for the site selection and acquisition of an approximately 70,000 sq. ft. lot for the establishment of a new fleet maintenance facility (Block 2810, Lot 80). The committee noted support from the Borough President's office. The new facility will allow for the maintenance of large vehicles and oil changes that the current Slosson Avenue site cannot accommodate.

Committee Vote: 9-In Favor, 0-Opposed, 0-Abstentions and 0-Not Entitled
Full Board Vote: 18-In Favor, 0-Opposed, 0-Abstentions and 0-Not Entitled.
The motion passed unanimously.

Health Services Committee:

In the absence of Committee Chair, Dr. Raju, Committee Member Dr. Donna Seminara reported on the following items from the April 8, 2026, meeting:

Adult-Use Cannabis Retail Dispensaries: The committee reviewed four applications for adult-use retail dispensary licenses. Dr. Seminara noted that while the board supports local entrepreneurship, it maintains a consistent historical stance of opposition to these facilities based on feedback from the community, local law enforcement, and the District Attorney's office.

The board moved to vote on the applications. Although the Office of Cannabis Management (OCM) may ultimately grant licenses despite the board's recommendation, the board voted to oppose the following establishments:

1. 1669 Richmond Road (New Application) – 1-In Favor, 17-Opposed
2. 1151 Hylan Boulevard (The Flowery - Renewal) – 3-In Favor, 15-Opposed
3. 2059 Richmond Avenue (Renewal) – 4-In Favor, 14-Opposed
4. 250 Buell Avenue (New Application) – 1-In Favor, 17-Opposed

Environmental Protection & Parks Committee:

Committee Chairs Stephen Zaderiko and Steven Zboinski reported on the following from the April 13, 2026, meeting:

A presentation was given by NYC Parks regarding the need for a roof reconstruction at the facility. Although the building is relatively new, the proximity to the coast has caused saltwater deterioration, resulting in significant leaks.

The committee recommended issuing a letter of support for the project, noting the facility's importance as a world-class track and a vital resource for the tri-state area.

Full Board Vote: 18-In Favor; 0-Opposed; 0-Abstained.
The motion passed unanimously.

Old Business: None.

New Business: None.

Adjournment: Having no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted,
Fred R. Guinta
Chair, Community Board 2