



ROBERT P. COLLEGIO, P.E.
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

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

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Minutes of the Regular Monthly Meeting of the Full Board
February 16, 2021
Virtual Video Conference

The regular monthly meeting of the Full Board was held by virtual video conference at 7pm on Tuesday, February 16, 2021.

Board Members Present: Olu A. Ajayi, Igor Baboshkin, Antoinette J. Balzano, Dr. Deborah Cognata, Robert P. Collegio, Benjamin D'Amato, Simone DiTrapani, Dr. Victor E. Dolan, Zafer Durmaz, Julie Freeman, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Gurdev S. Kang, Dr. Mohammad Khalid, Lillian Lagazzo, Michael Lanza, Joseph E. Markowski, Frank J. Ninivaggi, Robert Pacifici, Dr. Allan B. Perel, Dr. Ramanathan Raju, Gerard Ruggiero, Dr. Donna Seminara, Joel M. Traube, John Vischio, Maxine Wilde, Steven J. Zboinski.

Board Members Absent: Rosanne Clift, Diane L. McNamara, Mendy Mirocznik, David M. Santoro, Theresa Troiano, Stephen W. Zaderiko.

Staff Present: Debra A. Derrico, District Manager

Guests:

Loren Marie Centineo for Council Member Steven Matteo, Jeanne Collini for Senator Andrew Lanza, Christine Tumbarello of NYC Department of Parks & Recreation, Donald De Rosa New York City Comptroller Scott Stringer's office, Carol Donovan of the Richmondtown & Clarke Avenue Civic Association, Susan Conlon of the Richmondtown & Clarke Avenue Civic Association Parliamentarian, Roselle Leader of City Planning, Clotilde Santana Escardi for NYU, John Felci of CASC/PCCS/1199SIEU, Gene Guerra of Travis Civic Association, Andrew Guido, Leo Biselman, Yefim Biselman, Mark Moss, Philip Rampula, Architect, Jeffrey Greary, Architect, David Nussbaum, Lily Zafaranloo for Congress Member Nicole Malliotakis, Hanan for Assembly Member Michael Tannousis, Lisa Thompson for DA McMahon

Chair Robert P. Collegio opened the meeting at 7:00 P.M. with the pledge to the United States of America flag.

Debra called the roll. A quorum was present.

Acceptance of the Agenda: Chair Collegio called for a motion to accept the agenda. Motion was made and seconded. The agenda was unanimously approved.

Acceptance of the January 19, 2021 Full Board Minutes: Chair Collegio called for a motion to accept the minutes. Motion was made and seconded. The minutes were unanimously approved.

Chair Robert P. Collegio's Report: 1). There is a winter storm watch calling for 4-6 inches of snow. The weather service will be updating it again. 2). A COVID vaccination hub will be opening up at the Empire Outlets in St. George. It seems the system has crashed and it is difficult to make appointments. 3). We need to create a nominating committee. If any members are interested in volunteering to be on the nominating committee, please let Debbie know. The Nominating Committee shall elect its own Chairperson from amongst the committee members at its first meeting by majority vote. Members of the Nominating Committee are ineligible to run for an Officer's position (chair, first, second, third vice chair, secretary & treasurer), and the committee is precluded from nominating any of its own members for an Officer's position. The discussions of the Nominating Committee shall be conducted in Executive Session, although its recommendations shall be made public. The committee shall present the Slate of Officers at the June meeting of the Full Board.

Standing Committees:

Land Use – In the absence of David M. Santoro, Chair Collegio announced the agenda items on the agenda.

Philip Rampulla gave a brief presentation on the application for 2107 Richmond Road. The board members had received the application to review prior to meetings.

BSA Cal No. 648-88-BZ

2107 Richmond Road Block: 899; Lot: 18

Application seeks to (1) amend a previously approved variance for the Duane Reade at 2107 Richmond Road (the plans have been modified by eliminating the request to install a mezzanine), and (2) to convert the Use Group 6 Retail Store to Use Group 6 Food Store. Add mechanical space, eliminate one (1) curb cut.

(Applicant's Representative: Philip Rampulla)

Motions:

February 2, 2021 Land Use Vote: 12-In Favor; 1-Opposed; 0-Abstentions; 0-Not Entitled

February 16, 2021 Full Board Vote: 28-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled

Jeff Geary gave a brief presentation on the application for 35 Pearsall Street. The board members had received the application to review prior to meetings.

Land Use Review Application Number N 210003 ZAR

35 Pearsall Street, Block: 3412; Lot: 83

This is a private application by Chris Koniosis requesting authorization ZR 22-42 to facilitate development of a detached two-family residence in an R3X zone in which at least 75 percent of the floor area of one dwelling unit is not located directly above or directly below the other at 35 Pearsall Street (Block 3412 Lot 83) in South Beach. (Applicant's Representative: Jeffrey Geary)

Motions:

February 2, 2021 Land Use Vote: 12-In Favor; 1-Opposed; 0-Abstentions; 0-Not Entitled

February 16, 2021 Full Board Vote: 27-In Favor; 1-Opposed; 0-Abstentions; 0-Not Entitled

Old Business: None

New Business: Invite Staten Island's new DOT Borough Commissioner, Roseanne Caruana to a meeting.

Adjournment: Having no further business, the meeting was adjourned at 8:00 P.M.

Respectfully submitted