



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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Regular Monthly Meeting of the Full Board Minutes
June 15, 2021
<https://vimeo.com/563895277>

The regular monthly meeting of the Full Board was held by virtual video conference at 7pm on Tuesday, June 15, 2021.

Board Members Present: Igor Baboshkin, Antoinette J. Balzano, Rosanne Clift, Dr. Deborah Cognata, Robert P. Collegio, Benjamin D'Amato, Sandy DiTrapani, Julie Freeman, Fred R. Guinta, Sal Genovese, Gurdev S. Kang, Dr. Mohammad Khalid, Lillian Lagazzo, Michael Lanza, Mendy Mirocznik, Diane L. McNamara, Frank J. Ninivaggi, Robert Pacifici, Gerard Ruggiero, David M. Santoro, Dr. Donna Seminara, Joel Traube, John Vischio, Steven J. Zboinski.

Board Members Absent: Olu A. Ajayi, Dr. Victor E. Dolan, Zafer Durmaz, Roy J. Garlisi, Joseph E Markowski, Dr. Allan B. Perel, Dr. Ramanathan Raju, Theresa Troiano, Stephen W. Zaderiko.

Staff Present: Debra A. Derrico, District Manager

Guests:

Sal Murolo for Senator Michael Lanza
Michelle Landi for Council Member Joseph Borelli
Andrew Olson for NYC Recovery
Donald DeRosa for NYC Comptroller Scott Stringer
Melissa Farley for NYC TA
Frank Fontana for Department of Buildings
David Nussbaum for Department of Buildings
Christine Tumbarello for NYC Department of Parks & Recreation
Jahi Rose for CCRB
Joan Cusack for NYC HRA
George Totorovic for City Planning
Carol Donovan, president of Richmondtown & Clarke Avenue Civic
Susan Conlon for Richmondtown & Clarke Avenue Civic
Colleen Chioffe for NYPL
Andy Levinson for CTV
Stephanie Burke
Luke DePalma
Genesis Gonzalez
Ian Tannousis
Stephanie Burke

Chair Robert P. Collegio opened the meeting at 7:00 P.M. with the pledge to the United States of America flag.
Debra A. Derrico 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 May 18, 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 delivered his report.

Public Session:

Jani Rose of the NYC Civilian Complaint Review Board

Frank Fontana of the NYC Department of Buildings

Land Use: David M. Santoro

Hotels Text Amendment

Land Use Application Number: N 210406ZRY (Citywide Hotels Text Amendment) A Zoning Text Amendment to analyze and understand the potential of a citywide City planning Commission (CPC) Hotel Special Permit in NYC. The proposed zoning change would require City Planning Commission approval for new and enlarged hotels and motels, tourist cabins and boatels in commercial, mixed-use and paired MI/R districts. The review process would allow the Commission to ensure that the new hotels do not create significant conflicts with surrounding development. The new Special Permit requirement would override existing Hotel special permit requirements. However, the existing special permit provision that apply in MI Districts, which require Commission to make findings specific to industry zoned areas, will remain in place.

Board Members' Vote: 10–In Favor; 12–Opposed; 0–Abstained; 0–Not Entitled

Health and Fitness Text Amendment

Based on outmoded zoning regulations that date to the 1970's, exercise gyms, licensed massage therapy, Martial arts studios, and spas, among other health-related businesses, are required to obtain special permission from the City's Board of Standard and Appeals (BSA) to open. The process for obtaining a permit is extremely costly, often adding six months and at least \$50,000 in additional startup costs to open a gym. This creates a high barrier for small and independent businesses and is likely to show the economic recovery of a sector that has been significantly impacted by the pandemic.

Because health and fitness facilities offer valued and beneficial amenities to communities, the City is working to allow these businesses to open "as fight of right," or without first seeking special permission. This text amendment acknowledges the need for health and fitness facilities by removing unnecessary barriers for these small businesses.

Board Members' Vote: 8–In Favor; 14–Opposed; 0–Abstained; 0 Not Entitled

Election of Officers:

Chair - Robert P. Collegio

First Vice Chair – Antoinette J. Balzano

Second Vice Chair –Fred R. Guinta

Third Vice Chair – Gerard J. Ruggiero

Treasurer – Roy J. Garlisi

Secretary – Theresa Troiano

Old Business: None.

New Business: Dr. Khalid raised questions about the Election of Secretary. The video tape has the details.

Adjournment: Having no further business, the meeting was adjourned at 9:00 P.M. Respectfully submitted.