



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
900 SOUTH AVENUE, SUITE 28
STATEN ISLAND, NEW YORK 10314
PHONE: 718-568-3581
Website: nyc.gov/sicb2

Monthly Full Board Meeting Minutes

Date: March 17, 2026

Time: 7:00 P.M.

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

You Tube: <https://youtube.com/live/hU2H7BJzquA>

Call to Order: 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 the 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
Olu A. Ajayi
Valerie Aliffi-Maroney
Igor Baboshkin
Thomas V. Backis
Rosanne Clift
Benjamin D'Amato
Simone DiTrapani
Roy J. Garlisi
Andrew Guido
Fred R. Guinta

Gurdev Kang
Dr. Allan B. Perel
Dr. Ramanathan Raju
Dr. Donna Seminara
Joseph Torres
Steven W. Zaderiko
Steven J. Zboinski

Board Members Absent:

Dr. Deborah Cognata
Michael Lanza
Florida Qello
Leutrim Qoku
Gerard J. Ruggiero

Staff Present:

Debra A. Derrico, District Manager

Representatives of Elected Officials Present:

Staten Island Borough President Vito J. Fossella – Marie Carmody-La Francesca
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
Ambassador, SI NYPD – Jermaine Williams

City Council Member Frank Morano – Jordan Hafizi (zoom)
RC District Attorney – Elizabeth Bianco

Guests Present:

Elizabeth Granatelli
Jennifer Miller – NYC Department of Parks and Recreation
Luz Valdez – New York Public Library
Robert Olivari – Con Edison
Victoria Carstenson Staten Island Deputy Director – DOT
Christine Castro – Director of Arrochar Friendship Club

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

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

Public Session Speakers:

Victoria Carstensen (Deputy Borough Commissioner, NYC DOT): Noted that the Clove Road safety improvement project successfully achieved its intended goal of reducing pedestrian accidents. No serious pedestrian crashes occurred following implementation (compared to 7 in 2023–2024), and overall injury crashes decreased by 37%. Following feedback from Borough President Fossella, DOT traffic engineers and planners will evaluate specific realignment recommendations.

Announced an upcoming bicycle collection over the next two Saturdays in partnership with Bike New York and the NYPD. Donors will receive two tickets to a Staten Island Ferry Hawks game.

Jennifer Miller – (Representing NYC Department of Parks & Recreation): Promoted upcoming community and wilderness events, including an adult hike (March 19th), Mud Painting at High Rock Park, and family science workshops.

Announced seasonal perimeter cleanups that will necessitate temporary road closures from 10:00 AM to 2:00 PM. The first cleanup will affect Rockland Avenue on Wednesday, March 27th.

Highlighted the borough's \$5,000 tax-deductible bench adoption program, noting that while it raised \$164,000 citywide in the first half of FY26, zero benches have been sponsored on Staten Island.

Shared active seasonal job openings, particularly seeking carpenters and maintenance workers for boardwalk repairs.

Robert Birkhead (zoom) (Representing State Senator Lanza's office): Invited the community to the 18th Annual Celebration of Vietnam Veterans Day on Saturday, April 18th, 2026, at 1:00 PM at Tottenville High School.

Christine Castro (Director, Arrochar Friendship Club): Shared programs available through older adult centers (Friendship Clubs). The Arrochar center (located near Holy Rosary Church in South Beach) provides free taxpayer-funded enrichment programs like ballroom dancing, arts and crafts, subsidized group travel (such as museum visits), and affordable hot meals (\$1.50 for breakfast; \$3.00 for lunch).

Marie Carmody-LaFrancesca (Representing Staten Island Borough President Vito Fossella): Announced that the office is approaching its borough budget allocation season. Local 501(c)(3) non-profits registered with the New York State Charities Bureau (Char500) that serve Staten Island residents are encouraged to submit project funding proposals.

Vincent Lepani (Representing State Senator Jessica Scarcella-Spanton): Stated the Senator's staunch opposition to proposed New York City property tax hikes and called for systemic, equitable tax code reforms across Staten Island and Southern Brooklyn.

Reported on a safety pilot initiative conducted during the March 1st parade that successfully distributed 1,500 protective drink covers to bars to counter drink spiking.

Announced the 5th Annual Women's Business Expo on Saturday, March 28th at the Hilton, and a Spring Safe Shred event on April 12th from 9:00 AM to 1:00 PM at the Temple Israel Reform Congregation.

Nick Robbins (Representing State Assembly Member Sam Pirozzolo): Offered general office constituent services and administrative support for state-level matters.

Amalia Kostalas (Representing Assembly Member Michael Tannousis): Extended regrets on behalf of the Assemblyman, who was on legislative business in Albany, and affirmed his strong opposition to the city's latest tax hike proposals.

Jordan Hafizi (Representing City Council Member Frank Morano): Informed residents that the Arthur Kill Road widening project is scheduled to begin next week, commencing with initial tree removal work.

Elizabeth Bianco (Representing District Attorney Michael McMahon): Reported that Kevin Willis was found guilty by a Staten Island jury for the first-degree attempted rape and sexual abuse of a nursing assistant at Richmond University Medical Center.

Announced that the cash-for-guns buyback event on February 28th was the most successful under DA McMahon's tenure, taking 124 illegal firearms off the streets.

Noted that DA McMahon will testify before the City Council Public Safety Committee to request expanded borough resources, including increased NYPD staffing, a Staten Island Community Justice Center, and state reforms to "Raise the Age" laws.

Announced a community cleanup partnering with the 122nd Precinct on Saturday, April 18th, from 9:00 AM to 12:00 PM.

Jermaine Williams (NYPD Ambassador for Staten Island): Welcomed 28 newly assigned probationary police officers to Staten Island.

Issued a public reminder to residents to keep car and home doors locked due to an influx of grand larceny auto (GLA) property crimes originating from outside the borough.

Board Officers' Reports:

Chair: Fred R. Guinta – No Report

Treasurer: Roy J. Garlisi – reported the Financial Report for the month of February 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:

Land Use Committee (Ben D'Amato, Chair)

Ben reported that the Land Use Committee convened March 16, 2026, at 7:00 p.m. for the review and formal ratification of the procedural record for the Staten Island Mall Outparcels (N250156ZAR through 250163LDR).

Because the core development parameters have been a matter of extensive public record since 2022 and no subsequent public requests or structural revisions were raised during the March 16, 2026, Land Use Committee meeting, the current action serves as an administrative filing step to align records with the NYC Department of City Planning.

Accordingly, Chair D'Amato introduced a motion to ratify the Land Use Committee's approval of the digital alignment application sequences (N250156 ZAR through N250163 LDR) submitted by GGP Staten Island Mall for seven retail structures.

Resolution is as follows:

Staten Island Mall Outparcels Project (N250156ZAR through N250163LDR)

WHEREAS, an application was submitted by GGP Staten Island Mall, LLC for the development of seven (7) retail buildings at the Staten Island Mall; and

WHEREAS, on November 6, 2025, the Land Use Committee was formally provided with the full ZAP Portal link ensuring that the complete technical record was available for review throughout the process; and

WHEREAS, the Land Use Committee held a public meeting on March 16, 2026, which was duly noticed in the *Staten Island Advance*, to provide a transparent forum for final review and public comment; and

WHEREAS, the Committee utilized a detailed project fact sheet to reaffirm that the application remains consistent with the public record and the City's land-use standards; and

WHEREAS, the Board now seeks to formally finalize its procedural record to ensure technical alignment with the City's digital filing requirements

THEREFORE, BE IT RESOLVED, that Community Board 2 ratifies the committee recommendation for the Staten Island Mall Outparcels Project for the purpose of formal certification of the Board's procedural record.

Vote 11 In Favor; 0 Opposed; 0 Abstained; 0 Not-Entitled

Old Business: None

New Business: Stephen Zaderiko reported that nominations for the June election of officers are officially open. Anyone interested in running for office or nominating a board member should contact Florida, the chair of the nominating committee.

Adjournment: Upon a regular motion made, seconded and passed, the meeting was officially adjourned at approximately 7:32 P.M.

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