



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: May 19, 2026
Time: 7:00 p.m.
Location: I.S. 2, George L. Egbert School Auditorium, 333 Midland Avenue, Staten Island, NY 10306
YouTube: <https://www.youtube.com/live/aiKUDWDks1c>

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 Members Present:

Shawn Abraham	Michael Lanza
Valerie Aliffi-Maroney	Dr. Allan B. Perel
Igor Baboshkin	Florida Qello
Rosanne Clift	Leutrim Qoku
Benjamin D'Amato	Dr. Ramanathan Raju
Roy J. Garlisi	Gerard J. Ruggiero
Andrew Guido	Steven J. Zboinski
Fred R. Guinta	

Board Members Absent:

Olu A. Ajayi
Thomas V. Backis
Dr. Deborah Cognata
Simone DiTrapani
Gurdev S. Kang
Dr. Donna Seminara
Joseph Torres
Steven W. Zaderiko

Staff Present:

Debra A. Derrico, District Manager
Shannon Gonzalez, Community Associate

Elected Officials Present:

City Council Minority Leader David M. Carr
City Council Member Frank Morano

Representatives of Elected Officials Present:

Congress Member Nicole Malliotakis – Lily Zafaranloo
State Senator Andrew J. Lanza – Bill Matarazzo

Representatives of Elected Officials Present (Continued):

State Senator Jessica Scarcella-Spanton – Vincent Lepani

State Assembly Member Michael Tannousis – Ian Yanda

Richmond County District Attorney – Elizabeth Bianco

Staten Island Borough President Vito Fossella – Marie Carmody-LaFrancesca

City Council Speaker Julie Menin – Vanesa Limani

City Council Minority Leader David Carr – Justin Bolusi

City Council Member Frank Morano – Frank Rapacciuolo

Guests Present:

Freddie Rodriguez – Department of Homeless Services Police Department

John Norres – Department of Homeless Services Police Department

Anthony Stasz – Department of Homeless Services Police Department

Elizabeth Iannone – Department of Homeless Services

Nichola Hammond – Department of Homeless Services

Iris Rodriguez – Department of Homeless Services

Linda Bersurgian – Homes for the Homeless

Yuri Sanchez – Department of Social Services

Jamar Hooks – Department of Social Services

Chris Gonzalez – Department of Social Services

Jennifer Miller – New York City Department of Parks & Recreation

Robert Olivari – Con Edison

Lynda Thomson – New York City Fire Department

Peter Rampulla – Rampulla Associates Architects

PO Ricardo Cuenca – New York City Police Department

Sgt. Andrew Martinez – New York City Police Department

PO Wilfredo Ramos – New York City Police Department

Jasin Gjokaj – Borough President Fossella

Ian Yanda – Assembly Member Tannousis

Vincent Lepani – Senator Jessica Scarcella-Spanton

Lily Zafaranloo – Congress Member Malliotakis

Beverly Guiseppe

Jim Corey

Lucille Stevalette

Rosa Romero

Michael Spinella

Janis Gregory

E. Granatelli

Scott Herkert

Donna Nastasi

Anthony Speciale

Donna Forte

Dave Harrell

Dan Quino

Margarette Tropnas

Robert DeProsa

Samer Sami

Nancy Pento

Julie Cardinale

Fred Cannone

Cheryl Costa

Mary Jane Froese

Guests Present (Continued):

Theresa Benedetto
Mona Shriver
George Rosado
Arber Jashaw
Michelle Belloli
John Felci
Linda LaRocca
Alla Zhitenev
Dmitriy Zhitenev
Adeline Carle
Nicholas Thompson
Admir Djokovic
James Dysart
Dorothy Brown
Thomas Levitteris
Regina Norkus
Ogie Oscigie
Ann Cataldo
Michael Friedman
Laurie Heelein
Anthony Antillo
Salvatore Monteforte
Joseph Pidorian
Shawn Abraham
Bill Lanza
Janet Varrairo

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 April 21 Full Board Meeting Minutes. A motion was made and seconded. The minutes were unanimously approved.

Before proceeding with the agenda, Chair Guinta outlined the evening's timeline. He noted that the Board had a full agenda, including an important presentation, and that the building permit allowed use of the meeting space only until 8:30 p.m. He further advised that public speakers would be limited to two minutes each and reminded attendees to maintain decorum during the meeting, stating that disruptive behavior and disrespectful conduct would not be tolerated.

Presentation by DSS/DHS & Homes for the Homeless Service

Presenters: Jamar Hooks (Deputy Commissioner of Intergovernmental and Legislative Affairs, DSS) alongside representatives from the Department of Homeless Services (DHS) and provider partner *Homes for the Homeless* (HFH), represented by Linda Bersurgian.

Details: Conversion of the facility at 1111 Father Capodanno Boulevard (former Island Shores Senior facility) into the "Island Shores Family Residence," a 110-room long-term Tier 2 facility serving families with minor children (primarily single-mother households) scheduled to transition under a permanent contract on July 1, 2026. Features private rooms with basic kitchenettes and private bathrooms, on-site social work/case management, youth recreational programming, a computer lab, emergency food/clothing pantries, and a culinary job training program. DSS indicated it is currently standing up a Community Advisory Board (CAB) to act as a bridge for localized communication.

Remarks by Elected Officials:

City Council Minority Leader David M. Carr:

Council Member David Carr: Expressed vehement opposition to the shelter contract. He highlighted the controversial history of Homes for the Homeless (HFH) displacing seniors and veterans from Island Shores three years ago, the city's low street-homeless population (39 individuals) and argued that Staten Island is taking a disproportionate burden with four shelters currently planned across the borough.

City Council Member Frank Morano:

Strongly opposed the project, characterizing current municipal warehousing models as a failure for both local taxpayers and unhoused individuals, while enriching non-profit shelter executives.

Public Session Speakers:

Jasin Gjokaj (Representing Staten Island Borough President Vito Fossella):

Reaffirmed the Borough President's long-standing opposition to the site at 1111 Father Capodanno Boulevard. Criticized the city's \$62.5 million expenditure to turn the space into a permanent shelter instead of returning it to displaced seniors.

Lily Zafaranloo (Representing Congress Member Nicole Malliotakis): Stated the Congresswoman has formally requested the Department of Justice investigate the city's no-bid shelter contracting procedures and "bait-and-switch" usage of the property.

Vincent Lepani (Representing State Senator Jessica Scarcella-Spanton): Offered brief greetings and stated he would relay the evening's testimony directly to the Senator.

Ian Yanda (Representing Assembly Member Michael Tannousis): Read an official statement from Assembly Member Tannousis strongly opposing the placement of the shelter, citing a total lack of transparency and community consultation by Department of Homeless Services.

Bill Matarazzo (Representing State Senator Andrew Lanza): Conveyed Senator Lanza's fierce opposition to the contract and noted ongoing criticism regarding HFH maintaining tax-free status while billing massive expenditures to municipal taxpayers.

Jennifer Miller (NYC Department of Parks & Recreation): Shared local programming notices, including a "Movie Under the Stars" (*The Little Mermaid*) at Detective Russell Timoshenko Soccer Field on May 22, a Zumba fitness class at Midland Beach Plaza on May 23, and the official opening of municipal beaches for the season on Saturday, May 23.

Anthony (Midland Beach Resident): Formally entered into the record a September 2022 letter from HFH to former senior tenants, arguing that operators intentionally deceived local stakeholders regarding property use timelines.

Sal Monforte (Co-President, Midland Civic Association): Voiced historic community frustration with mismanaged shelters and announced targeted local protests would commence on July 1, 2026, if the contract is signed.

Lori (Midland Beach Resident): Detailed ongoing quality-of-life failures behind the property, including excessive litter, unreturned community inquiries, and steep declines in surrounding property values.

Donna & Joseph Padano: Presented a constituent petition requesting NYC DOT approved traffic study intervention and speed humps along St. Stephens Place to curb high-velocity traffic shortcutting between Richmond Road and Amboy Road.

Dorothy (North Shore Resident): Spoke in support of the Midland Beach residents, warning them to continue fighting based on safety issues observed near shelters on the North Shore.

CB2 Board Secretary Shawn Abraham introduced a formal board resolution strongly opposing the permanent DHS/DSS contract with Homes for the Homeless at 1111 Father Capodanno Boulevard, citing structural oversight vulnerabilities, a series of critical state and city comptroller audits and a total lack of neighborhood transparency.

Resolution “Opposing the DHS/DSS 1111 Father Capodanno Boulevard Shelter Contract.”

WHEREAS, the residents of Staten Island deserve transparency, accountability, and meaningful community consultation regarding any proposed Department of Social Services (DSS) or Department of Homeless Services (DHS) facility within their neighborhoods; and

WHEREAS, the property located at 1111 Father Capodanno Boulevard was long understood by the community to serve as senior housing, and residents have raised serious concerns regarding the loss of housing intended for seniors and vulnerable populations; and

WHEREAS, recent audits and investigations conducted by the New York City Comptroller and the New York State Comptroller have identified significant concerns involving DHS and DSS oversight, including weaknesses in contractor monitoring, compliance enforcement, financial accountability, and shelter oversight; and

WHEREAS, in September 2025, the New York City Comptroller issued findings criticizing the city’s Fair Share process for lacking consistency, transparency, and meaningful accountability when siting facilities such as shelters; and

WHEREAS, in July 2025, the New York State Comptroller issued a follow-up audit identifying unresolved oversight and compliance concerns involving homeless shelter operations; and

WHEREAS, in January 2026, additional state audit findings identified weak oversight and rising costs within DSS-administered housing assistance programs, including inadequate monitoring and weak financial controls; and

WHEREAS, residents of Staten Island continue to express concerns regarding operational oversight, security, staffing, emergency response coordination, sanitation, transportation impacts, quality-of-life impacts, and the cumulative burden of social service facility placement within the borough; and

WHEREAS, the community has not received sufficient transparency regarding the siting process, Fair Share analysis, operational safeguards, long-term impacts, or enforceable accountability measures associated with the proposed or existing shelter operation at this location;

NOW, THEREFORE, BE IT RESOLVED, that Community Board 2 strongly opposes the proposed DSS/DHS shelter facility at 1111 Father Capodanno Boulevard until such time as full transparency, meaningful community consultation, comprehensive operational details, and enforceable oversight measures are provided to the public; and

BE IT FURTHER RESOLVED, that Community Board calls upon the City of New York, DSS, DHS, and all relevant agencies to provide complete disclosure regarding the facility’s operational plan, provider agreements, staffing structure, security measures, Fair Share compliance analysis, and long-term community impact assessment; and

BE IT FURTHER RESOLVED, that Community Board 2 urges the City of New York to prioritize the preservation and development of senior housing and to ensure Staten Island is not disproportionately burdened by the placement of additional social service facilities without proper community engagement and accountability. Adopted the 19 day of May 2026.

Vote: Unanimously Approved (15-0-0-0)

Board Officers' Reports:

Chair: Fred R. Guinta – No report.

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

Committee Chair Ben D'Amato reported on the following items from the May 5, 2026 committee meeting:

Item #1: 91 Flagg Court (Ernest Flagg Expanded Site). Block 891, Lot 205

- An application to the Landmarks Preservation Committee (LPC) seeking to retroactively legalize the replacement of roofing, windows and ironwork performed without required LPC permits at 91 Flagg Court (Block 891, Lot 205) located within the Ernest Flagg (Expanded) Landmark Site.

Committee Vote: 9–In Favor; 0–Opposed; 0–Abstentions; 0–Not Entitled

Full Board Vote: 15–In Favor; 0–Opposed; 0–Abstentions; 0–Not Entitled

The Motion passed unanimously

Item #2: 221 Benedict Road, Block 871, Lot 240

- City Planning Application Numbers N260240ZAR and N240241ZAR

An application seeking Special Natural Area District (NA-1) authorization. The request includes the modification of topographic features on Tier 1 sites, and the modification of botanic environment and tree preservation requirements. These actions are requested to facilitate the construction of a new two-story, single family residence at 221 Benedict Road (Block 871, Lot 240) in Todt Hill.

Committee Vote: 9–In Favor; 0–Opposed; 0–Abstentions; 0–Not Entitled

Full Board Vote: 15–In Favor; 0–Opposed; 0–Abstentions; 0–Not Entitled

The Motion passed unanimously

Old Business: None

New Business: Nominating Committee Chair Florida Qello announced the upcoming Board Elections.

Adjournment: Upon a regular motion made, seconded, and passed, the meeting was officially adjourned at approximately 8:20 p.m.

Respectfully submitted,

Fred R. Guinta

Chair, Community Board 2