



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

Regular Monthly Meeting of the Full Board Minutes
October 21, 2025, at 7:00 P.M.
Hilton Garden Inn Fountain Room, 1100 South Avenue,
SINY 10314

<https://reflect-sicommunitymedia.cablecast.tv/store-11/4259-CB2-Oct21- v1/vod.mp4>

Chair Fred R Guinta called the meeting to order at 7:00 PM beginning with the Pledge of Allegiance to the Flag of the United States of America.

Attendance Roll Call: Rosanne Clift conducted the attendance roll call. A quorum was present.

Shawn Abraham	[P]	Roy J. Garlisi	[P]	Dr. Ram Raju	[P]
Olu A. Ajayi	[P]	Andrew Guido	[P]	Gerald J. Ruggiero	[A]
Valerie Aliffi-Maroney	[P]	Fred R. Guinta	[P]	Dr. Donna Seminara	[A]
Marc Alvarez	[A]	Gurdev S. Kang	[A]	Joseph Torres	[P]
Igor Baboshkin	[A]	Dr. Mohammad Khalid	[A]	Stephen W. Zaderiko	[P]
Thomas Backis	[A]	Michael Lanza	[P]	Steven J. Zboinski	[P]
Rosanne Clift	[P]	Diane L. McNamara	[P]		
Dr. Deborah Cognata	[P]	Dr. Allan B. Perel	[A]		
Benjamin D’Amato	[P]	Florida Qello	[A]		
Simone DiTrapani	[A]	Leutrim Ooku	[P]		

Elected Officials’ Representatives Present:

Congress Member Nicole Malliotakis: Thomas Fahmy
State Senator Jessica Scarcella-Spanton: Vincent Lepani
State Assembly Member Michael Tannousis: Amalia Kostalas
City Council Member David Carr: Loren Marie Centineo
Staten Island Borough President Vito Fossella: Marie Carmody-LaFrancesca

Guests Present:

Rosemary Algerio of the Department of Transportation
Meaghan Sills of Staten Island University Hospital
Niles French of Staten Island University Hospital
Victoria Carstenson of the Department of Transportation
Will Devtril of the Department of Transportation
Sal Monforte of the Midland Beach Civic Association
George Tormo of the Midland Beach Civic Association:

Acceptance of the Proposed Agenda.

Chair Guinta called for a motion to accept the proposed agenda. A motion was made and seconded. The agenda was unanimously approved.

Acceptance of September 16, 2025, Full Board Minutes

Chair Guinta called for a motion to accept the minutes. A motion was made and seconded. The minutes were unanimously approved.

Public Speakers' Session:

Sal Monforte of the Midland Beach Civic Association:

Sal Monforte spoke about his opposition to bike lanes on Staten Island due to the loss of travel lanes.

Loren Marie Centineo of City Council Member David Carr's Office:

Loren Marie Centineo read a joint statement from Council Member David Carr, Congress Member Nicole Malliotakis, State Senator Andrew Lanza, State Senator Jessica Scarcella-Spanton, and State Assembly Member Michael Tannousis. The statement opposes the Mason Avenue Improvement Project due to safety concerns.

Vincent Lepani of State Senator Jessica Scarcella-Spanton's Office:

Vincent Lepani provided legislative updates, upcoming events, and mobile office hours.

Staten Island Borough President Vito Fossella

Marie Carmody-LaFrancesca clarified that the Borough President is not opposed to daylighting, but is opposed to applying daylighting at *every* intersection, as each intersection has different circumstances.

Public Speakers' Session (Continued)

George Tormo of the Midland Beach Civic Association:

George Tormo discussed concerns about traffic on Lincoln Avenue and improving commute efficiency.

Amalia Kostalas of Assembly Member Michael Tannousis's Office:

Amalia Kostalas stated that anyone experiencing issues may feel free to contact the office.

Thomas Fahmy of Congress Member Nicole Malliotakis's Office:

Thomas Fahmy said residents with concerns regarding the potential government shutdown can contact the office.

Victoria Carstenson and Will Devtril of the Department of Transportation.

Victoria Carstenson and Will Devtril gave a summary of the Mason Avenue Improvement Project and answered questions.

Meaghen Sills of Staten Island University Hospital

Meaghen Sills spoke on the intentions and goals of the project.

Officers' Reports:

Chair: Fred R. Guinta Chair – Fred R. Guinta stated “ I am sending a letter to the New York City Council from Staten Island Community Board 2, to oppose the installation of battery energy storage systems in either residential or commercial areas.”

Gerard J. Ruggiero: First Vice Chair – Absent

Roseanne Clift: Second Vice Chair - “I just wanted to say, that I was not aware where the bike lanes are, after watching the homeowner get out of her driveway, I don't think we were ever told that they were going to install those white pipes so that you have to go back and forth. You can't get out of your driveway because they are permanently attached to the ground.”

“This is a proposed statement for board consideration. This month, DOT (Department of Transportation) gave a presentation to the traffic committee on the Mason Avenue Improvement Project which involves removal of vehicular travel lanes to accommodate bicycle infrastructure. Given Staten Island's ongoing dependence on personal vehicles and our limited public transportation options, these proposals often raise concerns from residents about safety, increased congestion, and reduced emergency vehicle access. We want to recommend the board consider adopting a formal policy to oppose future proposals that involve removing vehicular lanes for bicycle or other non-vehicular use. So, we would like to take a vote on that.”

Officer's Reports (Continued)

Full Board Vote: **Approved** by unanimous vote.

Ben D'Amato: Third Vice Chair - No report.

Shawn Abraham: Secretary - No report.

Roy J. Garlisi: Treasurer - Treasurer Roy J. Garlisi reported that the Treasurer's report for August has been completed and is on file at the board office.

Standing Committee Reports:

Transportation and Public Service: Joseph Torres, Committee Chair

Joseph Torres reported that the Traffic and Transportation committee met on October 6, 2025. The committee saw a presentation on the Mason Avenue Street Improvement Project. The four committee members voted to support it. In addition, he reported on the daylighting legislation.

NY City Council Intro 1138, The Universal Daylighting Bill which proposes mandatory Daylighting at all intersections city-wide.

Traffic and Transportation Committee: **Opposed** by unanimous vote

Full Board Vote: **Opposed** by unanimous vote.

NYC Department of Transportation's proposed Street Improvement Project on Mason Avenue.

Traffic and Transportation Committee: **Approved** by unanimous vote.

Full Board Vote: **Opposed** by unanimous vote.

Land Use: Ben D'Amato, Committee Chair

Application to: City Planning Commission

Application Numbers: N24026ZAR, N240262ZAR, N2403521LDR

Applicant/ Presenter: Dan Ryan.

Project Location: 150 Flagg Place, Block 887; Lot 48

Zoning Context: R1-2 District with the Special Natural Area District.

Description: Application seeks two Zoning Authorizations pursuant to ZR 105-422 and ZR 105-432 to facilitate the development of a two-story single-family home at 150 Flagg Place, in the Todt Hill Section of Staten Island.

Zap Application Portal: <https://Zap.planning.nyc.gov/projects/2023R0384>

Land Use Committee: **Opposed** by unanimous vote.

Full Board Vote: **Opposed** by unanimous vote.

Standing Committee Reports (Continued)

Discussion Ballot Question #5 – Modernizing the City Map

Modernizing the City Map would consolidate the City Map into a single, centralized digital map under the Department of City Planning (DCP) stripping our Borough President’s office and its topographical unit of direct control.

Land Use Committee: **Opposed** by unanimous vote.

Old Business

None

New Business:

None

Adjournment:

Having no further business, the meeting adjourned at 8:00 PM.

Respectfully submitted,
Fred R. Guinta, Chair