



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, FL. 3, SUITE 28
STATEN ISLAND, NEW YORK 10314
PHONE: 718-568-3581

Website: nyc.gov/sicb2

Land Use Public Hearing Minutes
April 1, 2025 – 7:00 PM
900 South Avenue, Third-Floor Conference Room
Staten Island, NY 10314

Salute the Flag of the United States of America.

Attendance Roll Call: Rosanne Clift.

Shawn Abraham	[P]	Fred R. Guinta	[P]	Dr. Allan B. Perel	[P]
Roseanne Clift	[P]	Dr. Mohammad Khalid	[P]	Dr. Ramanathan Raju	[P]
Benjamin D'Amato	[P]	Michael Lanza	[P]	Gerard J. Ruggiero	[P]
Roy J. Garlisi	[P]	Mendy Mirocznik	[P]	Steven J. Zboinski	[P]

Staff Present:

Debra A. Derrico, District Manager

Guests:

Elyse Foladare, Associate Attorney
William Hansen, Area resident
Peter Rampulla, Rampulla Associates Architects
Philip Rampulla, Rampulla Associates Architects
Puneet Singh, NYC Department of City of Planning

Public Speaker Session (speaking time relative to the agenda is limited to 2 minutes).

None

Presentation: Representatives from City Planning delivered a brief presentation on the New York City Industrial Plan. The New York City Industrial Plan refers to a set of initiatives, policies, and strategies developed to strengthen and revitalize the industrial sector of the city. The term "Industrial Plan" is often associated with specific strategies aimed at addressing the changing landscape of New York's economy, particularly the decline of traditional manufacturing industries and the rise of service-based, technology-driven sectors.

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BSA Application Number: 2025-07-BZ
1717 Richmond Road, Block 887, Lot 7

Project Brief: This application seeks a special permit, pursuant to Section 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site with a C1-2 (R1-2) zoning district, the operation of an accessory drive-through facility operating in conjunction with an eating and drinking establishment (Use Group VI)

The board members voted to approve the above-referenced application contingent upon the following stipulations:

1. Reconfigure the exit to prevent left hand turns onto Richmond Road from drive-through.
2. Garbage needs to be containerized, and exterior cleaned regularly throughout the day.
3. Drive-through area needs to build a line busting area.

VOTE: While the 10 board members present approved the above application contingent upon the 3 stipulations, one board member voted in opposition to the application, despite the inclusion of stipulations intended to address concerns.

City Planning Application Number: N 2500 13 ZCR; N 250012 ZCR
252 Benedict Road, Block 872; Lot 114

Project Brief: This is a private application submitted by Christopher Menrone who is seeking CPC Certifications per ZR Section 105-45 (Restoration Plans) and Zr Section 105-90 (Future Subdivision) to legalize an existing in ground pool and cabana at 252 Benedict Road, in an R1-1 zoning district within the Special Natural Area District (SNAD) in the Todt Hill Neighborhood of Staten Island, Community District 2.

VOTE: 11-In Favor; 0-Opposed; 0-Abstained; 0-Not Entitled

Old Business

None

New Business

None

Adjournment: 8:30 PM

Respectfully Submitted by Fred R. Guinta, Chair