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THE CITY OF NEW YORK
Community Board 2
BOROUGH OF STATEN ISLAND

Land Use Committee Public Hearing Agenda

Date: April 7, 2026

Time: 7:00 P.M.

Location: Executive Suites at the Garden, 1110 South Avenue, First Floor Conference Room

Zoom: <https://us02web.zoom.us/j/82880271690?pwd=3aaFCga77a4S6MN0Vt0Y8rFwQiYEOu.1>

Passcode:387736

YouTube: <https://youtube.com/live/1OImc5qcZEM>

The Land Use Committee of Community Board 2 will hold a Public Hearing on the following land use matters that may affect the community. The hearing is open to the public. Applicants will present their proposals, and members of the public are encouraged to attend and provide testimony. Written comments may also be submitted in advance to dderrico@cb.nyc.gov

1. Call to Order
2. Roll Call / Attendance
3. Land Use Items

Item #1:

Application to: City Planning Commission

City Planning Application Number: C 260217 PCR

Applicant: NYC Department of Parks & NYC Department of Citywide Administrative Services

Project Location: Saw Mill Creek Marsh Park Addition, Block 1780 / Lot 15

Zoning Context: M3-1

Project Brief: This is an application by the New York City Department of Parks and Recreation (DPR) & Department of Citywide Administrative Services (DCAS) to acquire a vacant, unimproved lot adjacent to a regulated wetland area and integrate it into Saw Mill Creek Marsh Park at Block 1780, Lot 15 in the Travis-Chelsea neighborhood of Staten Island's Community District 2.

ZAP Portal Link: <https://zap.planning.nyc.gov/projects/2025R0257>

Item #2

Application to: NYC Board of Standards and Appeals

BSA Calendar Number: 2026-05-BZ

Applicant: Terminus Group LLC

Project Location: 312 Fingerboard Road

Zoning Context: R1-2

Project Brief: A variance is requested to allow for the reduction of the front yard along Narrows Road South from 20' to 5' contrary to 23-321(b). This front yard reduction, if granted, would facilitate the development of a 1514.37 square foot, (.59 FAR) 2 story with cellar, single family detached house, that is between 19'-1" and 12'-1" in width and 47'-7" in depth.

Item #3

Application to: City Planning Commission

City Planning Application Numbers: N 260176ZAR, N 260177ZAR, N 260178ZCR, N 260261LDR

Applicant: Leon Miskin

Project Location: 3 Helena Road, Block 908 / 150 (Tentative Lot 130) – Special Natural Area District

Zoning Context: R1-1

Project Brief: Application submitted by Leon Miskin pursuant to Zoning Resolution Sections 105-422 to authorize development on a Tier II site, 105-431 to authorize modifications to lot coverage controls, 105-90 to certify the future subdivision, and a Legal Document action to record a Notice of Restrictions against the property to facilitate the construction of a single-family residence with accessory in-ground swimming pool and patio.

ZAP Portal Link: <https://zap.planning.nyc.gov/projects/2025R0320>

Item #4

Application to: Landmarks Preservation Commission

Application Numbers

Applicant: Eric Palatnic, P.C.

Address: 48 Manor Court, Block 2286 / Lot 18

Zoning Context: R1-2

Project Brief: A request for the restoration and alteration of 48 Manor Court (“The Crimson Beech” House designed by Frank Lloyd Wright 1956), which would require a Certificate of Appropriateness from Landmarks to modify a listed building. If approved, the request would add 1,054.4 square feet of cellar space, which would only be visible from the rear of the home due to the elevation of the site. It would not be counted as zoning floor area. The restoration would permit repairing the metal roofs with new membranes and insulation, installing curbing, drains, and driveway modifications to prevent water infiltration, stabilizing the landscape and pool areas, addressing water issues that had caused the pool to lift under hydrostatic pressure, and clearing the overgrown and dead landscaping to allow more visibility of the house from the street.

<https://www.dropbox.com/scl/fi/23vas8atnhjyjn0uz31lwy/48-Manor-Court-Meeting-Presentation-with-Plans-3-20-26.pdf?rlkey=03352p1htyqa4wjov0ovxh4c&e=1&st=md9ffkdx&bmus=1&dl=0>

Item #5

Application to: NYC Department of Parks and Recreation

Application Number: 260248 PCR

Applicant: Department of Parks & Recreation

Address: 336-346 Meredith Avenue

Zoning Context: M3-1

Project Brief: This is a public application from the New York City Department of Parks and Recreation (DPR) seeking a Combination Acquisition and Site Selection by the City to facilitate the purchase of an approximately 70,000 square foot lot and the establishment of a new fleet maintenance facility at 336-346 Meredith Avenue (Block 2810, Lot 80) in an M3-1 district in the Bloomfield neighborhood of Staten Island’s Community District 2.

ZAP Portal: <https://zap.planning.nyc.gov/projects/2026R0186>

5. Old Business

6.. New Business

7. Adjournment