



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](http://nyc.gov/sicb2)

Land Use Committee Public Hearing Agenda

Date: May 5, 2026

Time 7:00P.M.

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

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The Land Use Committee of Community Board 2 will hold a public hearing to review the following Land Use matters. This hearing is open to the public; applicants will present their proposals, and community members are encouraged to attend and provide testimony. Written comments may be submitted in advance to [dderrico@cb.nyc.gov](mailto:dderrico@cb.nyc.gov).

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

Item # 1

Application to: Landmark Preservation Committee

Applicant: John DiLeo

Address: 91 Flagg Court, Block 891, Lot 205

Zoning Context: R1-1

Project Brief: Individual Landmark: Ernest Flagg House Expanded Site (91 Flagg Court). This application seeks to retroactively legalize the replacement of roofing, windows, and ironwork performed without required Landmarks Preservation Commission (LPC) permits.

Item #2

Application to: City Planning Commission

City Planning Application Numbers: N 260240ZAR, N 260241ZAR

Applicant: Michael Markowitz

Address: 221 Benedict Road, Block 871, Tax Lot 240

Zoning Context: R1-1; NA-1

Project Brief: An application submitted by Michael Markowitz seeking Special Natural Area District (NA-1) authorizations. The request includes the modification of topographic features on Tier 1 sites (ZR 105-421) and the modification of botanic environment and tree preservation requirements (ZR 105-425). 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.

4. Old Business
5. New Business
6. Adjournment