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Community Board 2
BOROUGH OF STATEN ISLAND

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Land Use Public Hearing - October 5, 2021 – 7:00 P.M.
Virtual Video Conference

Permanent Open Restaurant Zoning Text Amendment – NYC DOT & NYC Department of City Planning
Project Brief: To allow the DOT to administer the Permanent Open Restaurant program. The proposal will remove sidewalk café regulations from the Zoning Resolution to increase geography eligibility as sidewalk cafes will become part of a unified sidewalk and roadway outdoor dining program administered at DOT.

[NYC Planning - Zoning Application Search](#)

City Planning Application Number: N 210309 ZAR and N 210310 ZAR

Block 866/Lots 400 and 501

77 and 85 Circle Road

Special Natural Area District (NA-1)

Project Brief: Application requests authorization pursuant to Zoning Resolution Sections 105-421 to authorize modification of topographical features on Tier 1 sides and 105-425 to authorize modification of botanic environments and planting requirements to facilitate construction of a new single-family, detached residence at 77 Circle Road to replace the existing home to be demolished, enlargement of existing home at 85 Circle Road and construction of an in-ground swimming pool are on existing one zoning lot at 77 & 85 Circle Road (Block 866, Lots 400 and 501) with the Special Natural Area District (NA-1)

(Applicant's Representative: Philip Rampulla)

Project Record: [NYC Planning - Zoning Application Search](#)

Landmarks Preservation Commission Docket LPC-21-04247

Address: 91 Westentry Road

Block 891/Lot 99

Landmark: Ernest Flagg's Todt Hill Cottages: Bowcot - Individual Landmark

Work Type: Additions and New Construction

Description: Proposed new single-family residence - Bowcot is an individual NYC landmark, designated in 1987, at 95 Westentry Road. The house was designed by Architect, Ernest Flagg. A subdivision of the property was approved by the Commission in 2008, CNE #09-4169, creating a new, roughly 10,000 SF, building lot. The current application to LPC is to build a new single family detached residence on the subdivided lot.

(The design architect and presenter for the project is Timothy Boyland, AIA.)

City Planning Application Numbers: N220018ZAR & N220019ZAR

Block 894/Lot 422

10 Charter Oak Road

Special Natural Area District (NA-1), Staten Island

Project Brief: Application pursuant to Zoning Resolution Section 105-421 to authorize modification of topographical features on Tier I sites and to Zoning Resolution Section 105-432 to authorize modification of yard, height and setback regulations, and parking location regulations to facilitate construction of an in-ground swimming pool and two story single family home.

(Applicant's Representative: Adam Beckerman)

Project Record: <https://zap.planning.nyc.gov/projects/2020R0464>

BSA Calendar Number: 2021-36-BZ

Block 761/Lot 45

244 Gansevoort Boulevard

Application seeks a Variance (§72-21) to permit the development of a two-family detached home (UG 2) contrary to Zoning Resolution §23-461(a) (side yard), R3X Zoning District.

(Applicant's Representative: Ron Rizzotti)

<https://www.dropbox.com/sh/as4114f3vn85jzx/AABBYLaVmRf2iMy6ySdoYc2wa?dl=0>

City Planning Application Numbers: N 220024 ZAR & N 220023 ZAR

Block 832/Lot 110

35 Douglas Court

Project Brief: Application seeks authorization of development on Steep Slope, (ZR Sections 105-422) and authorization for modification of yard height and setback regulations, and parking location regulations (ZR Section 105-432) in the Emerson Hill neighborhood.

(Applicant's Representative: Geoffrey Long)

<https://zap.planning.nyc.gov/projects/2018R0355>