



ROBERT P. COLLEGIO, P.E.
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
FAX: 718-568-3595

Land Use Public Hearing
September 9, 2021 – 7:00 P.M.
Virtual Video Conference

City Planning Application Numbers: M 010073(A) ZAR & N 210397 ZAR

2720 Hylan Boulevard

Block: 3983; Lot: 13

Project Brief:

1. M 010073(A) ZAR - an application for modification to previously approved application N 010073 ZAR to update the approved site plan to reflect a reconfiguration of the parking and circulation areas necessitated by the redesign of Building C; and
2. N 210397 ZAR - an application for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to waive the parking lot landscaping requirements of Section 37-92, in conjunction with a proposed interim site plan with 54 new accessory parking spaces.

The Proposed Actions would permit the construction of a replacement 3,400 sf Building C with a vehicular drive through aisle, legalize other minor changes to the parking configuration and interior vehicular circulation, legalize an existing non-conforming interim accessory parking lot for temporary use that is located adjacent to Building A5, preserve the previously approved floor area for the full build out of the shopping center by the year 2029, and retain the approved parking reduction.

(Applicant's Representative: Aron Gooblar)

City Planning Application Numbers: N 210448 ZAR, N 210449 LDR

66 & 68 Dalemere Road

Block: 869, Lots: 75 & 76

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

Project Brief: Application pursuant to Zoning Resolution Sections 105-421 to authorize a site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to facilitate the construction of pool and patio areas in the rear yard of homes at 66 & 68 Dalemere Road.

(Applicant's Representative: Glen V. Cutrona).

BSA Application Number: 2021-57-A

1990 Hylan Boulevard

Block: 3666, Lot: 1

Project Brief: Application to permit the development of a two-story commercial building on a lot that is located partially within the bed of a mapped street but unbuild portion of Jefferson Avenue contrary to City Law Section 35.

(Applicant's Representative: Eric Palatnik, PC)



ROBERT P. COLLEGIO, P.E.
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
FAX: 718-568-3595

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 sites 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)