



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](http://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

The Land Use Public Hearing commenced at 7:00 PM with a salute to the United States Flag.

Rosanne Clift, the Second Vice Chair, called the attendance roll.

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 Mirosznik	[P]	Steven J. Zboinski	[P]

Staff Present:

Debra A. Derrico, District Manager

Guests:

Elyse Foladare, Associate Attorney for Eric Palatnik, PC

Peter Rampulla, of Rampulla Associates Architects

Philip Rampulla, of Rampulla Associates Architects

Puneet Singh, Borough Planner, Staten Island Office of NYC Department of City Planning

George Todorovic, Deputy Director, Staten Island Office of NYC Department of City Planning

William Hansen, Area resident

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

None

Presentation: Representatives of City Planning delivered a brief presentation on the NYC Industrial Plan. The NYC 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.

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

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

operation of an accessory drive-through facility operating in conjunction with an eating and drinking establishment (Use Group VI)

The board members approved 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.

While the 10 board members present approved the above-referenced land use application contingent upon the stipulations, one board member expressed opposition to the application.

**Committee Members Vote:**

10- In Favor contingent on stipulations; 1-Opposed; 0-Abstentions; 0-Not Entitled

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.

**Committee Members Vote:**

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

**Old Business**

None

**New Business**

None

Respectfully Submitted,  
Fred R. Guinta  
Chair, Community Board 2