



ROBERT P. COLLEGIO, P.E.  
CHAIR

DEBRA A. DERRICO  
DISTRICT MANAGER

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)

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

Regular Monthly Meeting of Full Board Meeting Minutes  
Tuesday, May 17, 2022 - 7:00 P.M.  
<https://youtu.be/dBLS2ecxGVc>

The regular monthly meeting of the Full Board was held virtually on Tuesday, May 17, 2022 at 7:00 P.M.

Board Members Present: Antoinette J. Balzano, Rosanne Clift, Dr. Deborah Cognata, Robert P. Collegio, Ben D'Amato, Simone DiTrapani, Dr. Victor E. Dolan, Julie Freeman, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Guinta, Gurdev Kang, Dr. Mohammad Khalid, Michael Lanza, Diane L. McNamara, Mendy Mirocznik, Dr. Allan B. Perel, Dr. Ram Raju, Gerard Ruggiero, David Santoro, Dr. Donna Seminara, Steven J. Zboinski

Board Members Absent: Ajayi Olu, Igor Baboshkin, Zafer Durmaz, Stephen W. Zaderiko

Staff Present: Debra A. Derrico, District Manager

Representatives of Elected Officials present:

Jermaine Williams, Ambassador for NYPD  
Jeanne Collini for Senator Andrew Lanza  
Stu Brenker for Assembly Member Michael Cusick  
Loren Marie Centineo for Council Member David Carr  
Dylan Fossella for Council Member Joseph Borelli  
Michelle Landi for Council Member Joseph Borelli  
Edward Jackson for Mayor Eric Adams  
Lily Zafaranloo for Congress Member Nicole Malliotakis  
Donald DeRosa for Comptroller Brad S. Lander  
Francesca Galleli for District Attorney Michael E. McMahon  
Ben Palevsky for NYC Department of City Planning  
Christine Tumbarello for Borough Commissioner of NYC Parks

Guests:

Zeeshan Ott, Director of External Affairs for NYC School Construction Authority  
Steve Gonzalez, Manager of External Affairs for NYC School Construction Authority  
Gayle Mandaro – NYC School Construction Authority  
Meagan Sills, Deputy Executive Director of Staten Island University Hospital  
Timothy Sullivan of Staten Island University Hospital  
Carol Donovan, president of Richmondtown and Clarke Avenue Civic Association  
Susan Conlon, parliamentarian of Richmondtown and Clarke Avenue Civic Association  
Richard Rojas – Skateboarder  
Chair Robert P. Collegio opened the meeting at 7:00 P.M. with the pledge to the United States of America flag.

Secretary Rosanne Clift called the roll. A quorum was present.

Acceptance of the Agenda: Chair Collegio called for a motion to accept the agenda. Motion was made and seconded. The agenda was unanimously approved.

Acceptance of the May 17, 2022 Full Board Minutes: Chair Collegio called for a motion to accept the minutes. Motion was made and seconded. The minutes were unanimously approved.

**Officers' Reports:**

Chair - Robert P. Collegio: refer to YouTube.

First Vice-Chair: Antoinette J. Balzano – No report

Second Vice-Chair: Fred R. Guinta – No report

Third Vice-Chair: Gerard J. Ruggiero – No report

Secretary: Rosanne Clift– No report

Treasurer's Report: Roy J. Garlisi reported on the Treasurer's Report. It is on file in the board office.ce.

**Public Session Speakers:**

Jahi Rose – NYC Civilian Complaint Review Board

Steve Gonzalez – NYC School Construction Authority

Meagan Sills – SIUH

Timothy Sullivan – SIUH

Gayle Mandaro – NYC School Construction Authority

Jermaine Williams – Ambassador for NYC NYPD

**Standing Committee Reports:**

Aging: Dr. Donna Seminara – No report.

Capital & Expense Budget: Roy J. Garlisi – No report.

Election Committee: Ben D'Amato – No report.

Environmental Protection and Parks: Stephen W. Zaderiko – No report.

Health: Dr. Ram Raju – No report.

Land Use: David M. Santoro - <https://youtu.be/QL2q4tcXn7k>

- City Planning Application Numbers: N 220271 ZAR & N 220272 ZAR

258 Flagg Place (Block 895, Lot 33)

Special Natural Area District

Project Brief: Application pursuant to Zoning Resolution Sections 105-422 and 105-432 requesting authorizations for site alteration within steep slope buffer and modification of yard and height and setback regulations to facilitate a second-story and rear deck addition to an existing home at 258 Flagg Place.

<https://zap.planning.nyc.gov/projects/2020R022>

May 3, 2022 Land Use Committee Vote: 12-In Favor; 0-Opposed; 0-Abstentions; 0-Not-Entitled

May 17, 2022 Full Board Vote: 12-In Favor; 0-Opposed; 0-Abstentions; 0-Not-Entitled

BSA Application Number: 2022-24-A

4074 Victory Boulevard (a/k/a 24 Shelley Avenue)

Block: 2629; Lot: 1 & 20

Project Brief: The NYC School Construction Authority is seeking a waiver of paragraph 2 of Section 36 of the General City Law to facilitate the construction of a public school at 4074 Victory Boulevard (aka 24 Shelley Avenue), and permission for the proposed building to receive a Certificate of Occupancy.

<https://we.tl/t-8iCC8o10Ee>

May 3, 2022 Land Use Committee Vote: 3-In Favor; 8-opposed; 0-Abstentions; 0-Not-Entitled

May 17, 2022 Full Board Vote: 7-In Favor; 7-Opposed; 0-Abstentions; 0-Not-Entitled

Law, Legislative Review & Ethics: Mendy Mirocznik – No report.

Traffic, Transportation & Public Service: Gerard J. Ruggiero

- Reviewed a *New Application and Temporary Retail Permit* to the New York State Liquor Authority for a full on-premises Liquor License for JL BBQ pizza located at 100-102 Lincoln Avenue that is requesting the use of the backyard in the rear of the premises.

**Hours of Operation:**

- Monday: Closed
- Sunday, Tuesday, Wednesday, Thursday: Open till midnight
- Friday & Saturday: Open till 2 am

**Stipulations:**

- Must comply with NYC Noise Code.
- NO music in backyard
  - o Applicant can come back in six months with a noise mitigation plan - Include what measure they are prepared to undertake to be in compliance & keep the residential neighborhood quiet.

**May 2, 2022 Vote: 5-In-Favor of New Application and Temporary Retail Permit with Stipulations; 0-opposed; 0-Abstentions; 0-Not-Entitled**

- Reviewed a *New Application and Temporary Retail Permit* to the New York State Liquor Authority for a full on-premises Liquor License for a Restaurant (Name to be determined) located at 1674 Richmond Road.

**Hours of Operation:**

- Monday: Closed
- Tuesday: Closed
- Wednesday: Closed
- Thursday: Special events
- Friday: 5 pm – 4 am
- Saturday: 5 pm – 4 am
- Sunday: Special events

**Stipulations:**

- Must comply with NYC Noise Code.
- NO outdoor usage for seating/dining
- Outdoor space used for parking and dumpster

**May 2, 2022 Vote: 5-In-Favor with Stipulations; 0-Opposed; 0-Abstentions; 0-Not-Entitled**

- Reviewed a *New Application and Temporary Retail Permit* to the New York State Liquor Authority for a full on-premises Liquor License for a Restaurant located at 1144 Hylan Boulevard.

**Hours of Operation:**

- Monday: Closed?
- Tuesday: Open till 9 pm
- Wednesday: Open till 9 pm
- Thursday: Open till 9 pm
- Friday: Open till 11 pm
- Saturday: Open till 11 pm
- Sunday: Open till 11 pm

### **Stipulations**

- Must comply with NYC Noise Code.
- NO outdoor music
- No DJ, just background music

**May 2, 2022 Vote: 5-In-Favor with stipulations; 0-Opposed; 0-Abstentions; 0-Not-Entitled**

- **Reviewed a *New Application and Temporary Retail Permit* to the New York State Liquor Authority for a full on-premises Liquor License for a Restaurant located at 331B New Dorp Lane. No action taken. Applicant was advised to reach out to the NYC Department of Buildings and come back to the board when the building's address issues are resolved.**

Youth Services: Simone DiTrapani – No report.

Old Business: None

New Business: None

Adjournment: Having no further business, the meeting was adjourned at 8:40 P.M.