



FRED R. GUINTA  
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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 Agenda**  
**Tuesday, December 5, 2023 - 7:00 P.M.**  
**The Regina McGinn Education Center**  
**475 Seaview Avenue, Second Floor Auditorium**  
**Staten Island, New York 10305**

**AGENDA**

Introduction.

Salute the Flag of the United States of America.

Attendance Roll Call.

Public Session: Speaking time relative to the agenda is limited to 2 minutes.

**BSA Application Number: 2023-59-BZ**

280 Bradley Avenue

Block 774, Lot 105 (“the Premises”)

Project Brief: This application requests a variance from the Board of Standards and Appeals to permit the construction of a Use Group 3 Religious school at the Premises, within an R3-1 zoning district contrary to Floor Area/Floor Area Ratio (Section 24-11), Lot Coverage (Section 24-11), Front Yard (Section 24-34), Side Yard (Section 24-35), Rear Yard (Section 24-36), Height, Setback and Sky Exposure Plane (Section 24-521), and Side Yard Setback (Section 24-551) regulations. The school is the girl’s division of the Ger Chassidic community’s education system.

Applicant: Jay Goldstein

<https://www.dropbox.com/scl/fo/ni1fe4p8curkokxn9rpw0/h?rlkey=qms9w6fku2ng6og7conw0ilu5&dl=0>

**BSA Application Number: 2023-65-BZ**

241 Freeborn Street

Block 3799, Lot 25 (the “Premises”)

Project Brief: This is a variance application pursuant to Section 72-21 of the Zoning Resolution. The application seeks to vary the required rear yard equivalent pursuant to Section 23-532(a) and the required side yards pursuant to Section 23-48, which would facilitate the legalization of an existing three-story, two-family building on the Premises. No other waivers are sought for the Premises.

Applicant: Sheldon Lobel, P.C.

Hyperlink: <https://sheldonlobel-pc-my.sharepoint.com/:f/p/cloadmin/En0BB05-W-pBulKXShkm9zYB4oPgVPPrjJSkGavGUTNmV7g?e=ega0qi>

City Planning Application Number N 230222 ZAR

125 Rockland Avenue

Block 951, Lot 73

Project Brief: This application is under Zoning Resolution Section 105-422 to authorize development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to facilitate the enlargement of an existing home and the construction of a wood deck at 125 Rockland Avenue, within the Special Natural Area District (NA-1) of Staten Island

Applicant: Halo Architecture, PLLC

Hyperlink: <https://zap.planning.nyc.gov/projects/2023R0102>

City Planning Application Number: N 240010 ZRY, N 240011 ZRY

City of Yes for Economic Opportunity

The NYC Department of City Planning is proposing a citywide zoning text amendment to implement changes to the New York City Zoning Resolution (ZR) to support economic recovery and resiliency in New York City. The Proposed Action would make it easier for businesses to find space and grow by lifting barriers to enable businesses to locate closer to their customers; support growing industries by reducing impediments for emerging business types; foster vibrant neighborhoods by ensuring businesses contribute to active, safe, and walkable corridors; and create new opportunities for local businesses to open by establishing new zoning tools to boost job growth and business expansion. The Proposed Action would affect all 59 Community Districts in the City.

<https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-economic-opportunity.page>

Motion to Adjourn.