



ROBERT P. COLLEGIO, P.E.
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

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

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Land Use Meeting Minutes of December 7, 2021
[Land Use Committee Staten Island Community Board 2 - YouTube](#)

Community Board 2 held a virtual Land Use Public Hearing on Tuesday, December 7, 2021 at 7:00 PM.

Board Members Present: Antoinette Balzano, Rosanne Clift, Robert P. Collegio, Ben D'Amato, Sal Genovese, Dr. Mohammad Khalid, Lillian Lagazzo, Michael Lanza, Mendy Mirocchnik, Dr. Ramanathan Raju, Gerard J. Ruggiero, David M, Santoro, Steven Zboinski.

Board Members Absent: Roy J. Garlisi, Fred R. Guinta

Staff: Debra A. Derrico, District Manager

Presenters: Peter Louis Guidetti, R.A. and Miguel Velez

The meeting opened at 7:00 P.M. with a pledge to the Flag of the United States of America.

Attendance was taken. A quorum was present.

Public Session: No public session speakers.

David Santoro announced the item on the agenda and introduced the applicant's representative, Peter Louis Guidetti, R.A., and Miguel Velez.

City Planning Application Numbers: N 210488 ZAR, N 210490 ZAR, & N 210491 ZAR
303 Flagg Place, Block 898/Lot 9

Application seeks three authorizations for the development of a three-story single family detached home with an enclosed garage and outdoor patio in the Special Natural Area District. The land use actions necessary to facilitate the project are pursuant to the following sections of the Zoning Resolution: (1) ZR Section 105-422, to develop on a Tier II site, (2) ZR Section 105-433 modify grading controls, (3) ZR Section 105-434, to modify requirements for driveways.

Board Members' Vote: 13-In Favor; 0-Opposed; 0-Abstentions; 0-Not Entitled

Having no further business, the meeting was adjourned at 7:25 P.M.

Respectfully Submitted by David M. Santoro, Land Use Committee Chair