



FRED R. GUINTA,
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

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

Regular Monthly Meeting of Full Board
Tuesday February 20, 2024 - 7:00 P.M.

Joan & Alan Bernikow
JCC of Staten Island
1466 Manor Road
Staten Island, NY 10314

1. Salute the American Flag
2. Attendance Roll Call
3. Acceptance of Proposed Agenda
4. Acceptance of January 16, 2024 Minutes
5. Officers' Reports:
 - Chair - Fred R. Chair
 - First Vice-Chair - Gerard J. Ruggiero
 - Second Vice-Chair - Rosanne Clift
 - Third Vice-Chair - Ben D'Amato
 - Secretary - Shawn Abraham
 - Treasurer - Roy J. Garlisi
6. Presentation: NYC School Construction Authority will discuss their Master Plan for St. John Villa Academy.
7. Public Session: (speaking time is limited to 2 minutes)
8. Standing Committee Reports:

Aging: Dr. Donna Seminara

Land Use: Ben D'Amato

City Planning Application Number: N 240179 ZRY-Gaming Facility Text Amendment

Project Brief: The City is proposing a citywide zoning text amendment to allow gaming facilities as permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.

2/16/2024 Land Use Committee Vote: 0-In-Favor; 11-Opposed; 0-Abstained; 0-Not-Entitled

City Planning Application Number: N230175 ZAR and N230176 ZAR

283 Ocean Terrace, Block 688, Lot 10

Project Brief: Application pursuant to Zoning Resolution Sections 105-421 to authorize modification of topographical features on Tier I site and 105-425 for modification of botanic environment and tree preservation requirements and planting to facilitate vertical enlargement of existing residential home and installation of a new patio and swimming pool within the Special Natural Area District.

2/16/2024 Land Use Committee Vote: 11-In-Favor; 0-Opposed; 0-Abstained; 0-Not-Entitled

Standing Committees Continued:

Traffic, Transportation & Public Service: Gerard J. Ruggiero

Action on Restaurant Wine Liquor License – A Quorum was not present. No vote taken.

- 128 Sand Lane, SINY 10305

Action on Adult-Use Retail Dispensaries - - A Quorum was not present. No vote taken.

- 1938 Clove Road, SINY 10304
- 331 Sand Lane, SINY 10305.

9. Old Business

10. New Business

11. Adjournment