

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
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Regular Monthly Meeting of the Full Board
Tuesday, December 19, 2023 - 7:00 P.M.
Joan & Alan Bernikow JCC of Staten Island
1466 Manor Road
Staten Island, NY 10314

<https://youtube.com/live/gwDTahT9bYg>

<https://us02web.zoom.us/j/83080655695?pwd=ZDY3QzlmWWFIU1BTb08wSXVieWY5QT09>

AGENDA

1. Salute the American Flag
2. Attendance Roll Call
3. Acceptance of Proposed Agenda
4. Acceptance of November 21, 2023 Minutes
5. Officers' Report
Chair – Fred R. Guinta
Treasurer – Roy J. Garlisi
6. Public Session: (speaking time is limited to 2 minutes).
7. Standing Committee Reports:
Public Service and Traffic and Transportation Joint Committees: Michael Lanza
338 New Dorp Lane - Citiva Medical, LLC (“Citiva”), currently doing business as Be proposes to co-locate up to three of its dispensaries to sell medical and adult-use cannabis at retail. Citiva is a New York Registered Organization holding the licenses to grow, process, and sell retail, cannabis products.
Committee Members' Vote: Unfavorable; 2-In Favor; 4-Opposed; 0-Abstentions; 0-Not Entitled.

1363 North Railroad Avenue - Alchemist Lounge, LLC, a new establishment is applying for an On-Premises Liquor License with the NYS Liquor Authority. Their method of operation is Belly Dancing for Entertainment, Disc Jockey, Karaoke, and Live Music.
Committee Members' Vote: Unfavorable; 6-In Favor of the application with the stipulation that the establishment closes at Midnight; 0-Opposed; 0-Abstentions; 0-Not Entitled.

Land Use: Ben D'Amato

BSA Application Number: 2023-59-BZ

280 Bradley Avenue, Block 774, Lot 105 (“the Premises”)

This is a variance application to permit the construction of a Use Group 3 Religious School contrary to Zoning Resolution Sections 24-11, 24-34, 24-35, 24-36, 24-521, and 24-551.

12/5/2023 Land Use Committee Vote: Unfavorable; 0-In Favor; 9-Opposed; 1-Abstention.

BSA Application Number: 2023-65-BZ

241 Freeborn Street, Block 3799, Lot 25 (the “Premises”)

This is a variance application under Section 72-21 of the Zoning Resolution which seeks to vary the required rear yard equivalent under Section 23-532(a) and the required side yards under Section 23-48, which would facilitate the legalization of an existing three-story, two-family building on the Premises.

12/5/2023 Land Use Committee Vote: Favorable; 10-In Favor; 0-Opposed; 0-Abstentions.

Standing Committee Reports Continued:

Land Use: Ben D'Amato

City Planning Application Number N 230222 ZAR

125 Rockland Avenue, Block 951, Lot 73

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.

12/5/2023 Land Use Committees' Vote: Favorable; 10-In Favor; 0-Opposed; 0-Abstentions.

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.

12/5/2023 Land Use Committee Meeting: No action was taken. The Land Use Committee will revisit this application in January 2024.

Health Services: Dr. Ram Raju

8. Old Business.
9. New Business.
10. Motion to Adjourn.