



**BOROUGH OF STATEN ISLAND  
COMMUNITY BOARD #3**

**1243 Woodrow Road - 2<sup>nd</sup> Floor**

**Staten Island, NY 10309**

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**COMBINED PUBLIC HEARING AND  
GENERAL BOARD MEETING MINUTES**

**DATE:** October 29, 2024

**TIME:** 7:00 pm

**PLACE:** In Person at Our Lady Help of Christians Auditorium - 23 Summit Street, SI NY 10307.

The Agenda for the General Board Meeting will be as follows:

**1. Attendance**

**2. Community Contact Session**

**3. Approval of the Minutes**

**4. Officer's Reports**

Chairman of the Board

1<sup>st</sup> Vice Chairman

2<sup>nd</sup> Vice Chairman

3<sup>rd</sup> Vice Chairman

Treasurer

Secretary

Frank Morano

Thomas Barlotta

Jerome Goldman

Owen Reiter

Diane Peruggia

Robert DiGennaro

**5. District Manager's Report**

**6. Committee Reports**

Budget

Community Alliance

Ethics, Rules, Bylaws & Regulations

Health & Human Services

Land Use, Planning, and Zoning

Parks & Environmental

Traffic and Transportation

Danny Venuto

Jerome Goldman

Jeff Geary

Diane Peruggia

Thomas Barlotta

Albert Klingele

Danny Venuto

**7. Old Business**

**8. New Business**

**9. Adjournment**

**Attendance**

Atalla	P	Felicetti	P	Kiernan	P	Peruggia	P	Setteducato	P
Barlotta	P	Fleming	A	Klinge	P	Pistilli	P	Venuto	P
Bonomi	P	Francesce	P	Kozak	P	Rapacciuolo	P		
Bozza	A	Geary	P	Lauria	P	Reiter	P		
Ciacciarelli	P	Goldman	P	McKeon	A	Riccardelli	P		
Conway	A	Gualtieri	A	Morano	P	Sanders	A		
DiGennaro	P	Hagen	P	Morano,F.P	P	Santoro	A		
Donahue	P	Iervasi	A	Perfetto	A				

Board Staff Present: Susan LaForgia, Stacey Wertheim

Board Members Present: 24

Board Members Not Present: 09

**Representatives:**

John Azzaro, Richmond County District Attorney's Office  
Anisa Bekteshi, Representing Staten Island Department of Transportation  
Prince Cobbina, Outreach Coordinator, Civilian Complaint Review Board (CCRB)  
Joseph Homsey, Chief of Staff, NYC Parks & Recreation Department  
Edward Jackson, Staten Island Borough Director, CAU  
Amalia Kostalas, Constituent Liaison, Assemblyman Michael Tannousis  
Marie Carmody LaFrancesca, Director of Constituent Services, SI Borough President Fossella  
Giuseppe Deserio, Representing Councilman David Carr  
Frank Rapacciuolo, Deputy Chief of Staff, Councilman Joe Borelli  
Colleen Siuzdak, Administration Coordinator, NYC Department of Parks & Recreation Department  
Jermaine Williams, NYPD Staten Island Community Ambassador, Community Affairs Bureau  
Video Production, Staten Island Community Television

**PUBLIC CONTACT SESSION:** Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community.

- No constituent speakers

## **MINUTES**

Chairman Frank Morano moved to accept the General Board Minutes from September 24, 2024.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

## **OFFICER REPORTS**

### Chairman's Report – Frank Morano

- Statement: Please refrain from asking questions regarding any issues still awaiting an answer from the NYC Law Department. We will not discuss these matters until we have the necessary clarification to move forward based on their opinions. Thank you for your understanding.
- Introduced Jeff Geary as the new Ethics, Rules, and Bylaws Committee Chairman.

### 2<sup>nd</sup> Vice Chairperson – Jerome Goldman

No Report

### 3<sup>rd</sup> Vice Chairperson – Owen Reiter

No Report

### Secretary – Robert DiGennaro

No Report

### Treasurer – Diane Peruggia

No Report

### Interim District Manager's Report – Stacey Wertheim

No Report

## **COMMITTEE REPORTS**

### **BUDGET** – Danny Venuto

Self-explanatory

- I move that Community Board 3 accept the changes and recommendations for district needs and capital requests for FY2026.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Frances	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

### **COMMUNITY ALLIANCE** – Jerome Goldman

Self-explanatory

- Villa Monte – 7001 Amboy Road, SI NY 10307  
I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Villa Monte, located at 7001 Amboy Road, SI NY 10307, as presented.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Frances	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

- Arianas Cucina Corp. – 6451 Amboy Road, SI NY 10309  
I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Arianas Cucina Corp., located at 6451 Amboy Road, SI NY 10309, as presented.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Frances	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

- Oishi – 17 Page Avenue, SI NY 10309

I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Oishi, located at 17 Page Avenue, SI NY 10309, as presented.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla Y	Felicetti Y	Kiernan Y	Peruggia Y	Setteducato Y
Barlotta Y	Fleming	Klingege Y	Pistilli Y	Venuto Y
Bonomi Y	Francesce Y	Kozak Y	Rapacciuolo Y	
Bozza	Geary Y	Lauria Y	Reiter Y	
Ciacciarelli Y	Goldman Y	McKeon	Riccardelli Y	
Conway	Gualtieri	Morano Y	Sanders	
DiGennaro Y	Hagen Y	Morano,F.P Y	Santoro	
Donahue Y	Iervasi	Perfetto		

#### DeLuca's Italian Restaurant – 7324 Amboy Road, SI NY 10307

- I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for DeLuca's Italian Restaurant, located at 7324 Amboy Road, SI NY 10307, as presented.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla Y	Felicetti Y	Kiernan Y	Peruggia Y	Setteducato Y
Barlotta Y	Fleming	Klingege Y	Pistilli Y	Venuto Y
Bonomi Y	Francesce Y	Kozak Y	Rapacciuolo Y	
Bozza	Geary Y	Lauria Y	Reiter Y	
Ciacciarelli Y	Goldman Y	McKeon	Riccardelli Y	
Conway	Gualtieri	Morano Y	Sanders	
DiGennaro Y	Hagen Y	Morano,F.P Y	Santoro	
Donahue Y	Iervasi	Perfetto		

#### Klub Canivibe – 3295 Richmond Avenue, SI NY 10312

- I move that Community Board 3 deny Klub Canivibe's application for an adult-use cannabis dispensary.

Our decision is based on the following reasons:

Whereas, the applicant submitted a cannabis application to the community board on September 18, 2024,

Whereas, the application submitted was found to be illegible, rendering it impossible for board members to review the necessary details,

Whereas, there has been no means of contacting the applicant for clarification or additional information, as all contact information provided was either missing or illegible,

Therefore, I move to deny the cannabis application due to the lack of clarity in the submitted documents and the absence of communication from the applicant.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

#### A Cannaful Life – 1547 Arthur Kill Road, SI NY 10312

- After careful consideration and review, I move that Community Board 3 deny A Cannaful Life's application for an adult-use cannabis dispensary.

Our decision is based on the following reasons:

##### Proliferation of Illegal Shops:

The presence of numerous illegal cannabis shops in our area remains a significant issue. Until these illegal operations are effectively shut down, granting new licenses would exacerbate the problem and negatively impact our community. Enforcing regulations against illegal shops is essential for fostering a safe and equitable cannabis market in New York State.

##### Lack of Transparency:

Despite multiple requests for information, we have not received adequate responses or clear guidelines regarding the application process. This lack of transparency undermines our confidence in the fairness and integrity of the licensing process.

##### Inclusion in the Process:

Our community has not been sufficiently included in the decision-making process. Effective community engagement is crucial for ensuring that residents' interests and concerns are addressed.

We urge the Office of Cannabis Management to focus on these concerns promptly and look forward to your response. We hope to see improvements in these areas before reconsidering this or any future applications.

**Vote:** In Favor 22 Opposed 2 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	N	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	N	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

**ETHICS, RULES & BY-LAWS** – Jeff Geary

Self-explanatory

No motion was made to adopt the committee's recommendations at this time.

**HEALTH & HUMAN SERVICES** – Diane Peruggia

Self-explanatory

**LAND USE** – Thomas Barlotta

Self-explanatory

- **BSA Application # 2024-43-A 42 Joanne Court** - BBL 5-6431-41 - Application for appeal pursuant to General City Law 35 to develop a two-story, one-family home that would be located partially within the privately owned portion of a mapped but unbuilt street (Orangeburg Avenue.) Joanne Ct is a private road.

**Whereas**, BSA Application # 2024-43-A was presented to the Community Board 3 Land Use Committee and,

**Whereas**, the Land Use Committee supports this application, provided there is evidence that the property will be part of an existing community HOA.

**Therefore, be it Resolved** that upon receipt of the requested information, the committee will approve the application.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klinge	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

- **BSA Application # 2024-44-A 62 Joanne Court** - BBL 5-6431-43 - Application for appeal pursuant to General City Law 35 to develop a two-story, one-family home that would be located partially within the privately owned portion of a mapped but unbuilt street (Orangeburg Avenue.)

**Whereas**, BSA Application # 2024-44-A was presented to the Community Board 3 Land Use Committee and,

**Whereas**, the Land Use Committee supports this application, provided there is evidence that the property will be part of an existing community HOA.

**Therefore, be it Resolved** that upon receipt of the requested information, the committee will approve the application.

**Vote:** In Favor 24 Opposed 0 Abstentions 0

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klingele	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	Y	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					

- **BSA Application # 2024-33-BZ 77 Selkirk Street** - BBL 5-6158-1 - Application filed pursuant to Section 73-126 of the Zoning Resolution of the City of New York, to permit a Use Group 4 ambulatory diagnostic/treatment healthcare facility of over 1,500 sf in floor area within an R3X zoning district in a lower density growth management area (LDGMA.) If approved, the waiver would allow the owner to replace existing residential space at the first floor of the subject building with additional Use Group 4 medical office space, bringing the total medical office floor area to 2,527 square feet. The second floor will be divided into two dwelling units. Total floor area on both levels remains the same.

**Whereas**, BSA Application # 2024-33-BZ was presented to the Community Board 3 Land Use Committee and,

**Therefore, be it Resolved**, the Committee supports this application as presented.

**Vote:** In Favor 23 Opposed 0 Abstentions 1

Atalla	Y	Felicetti	Y	Kiernan	Y	Peruggia	Y	Setteducato	Y
Barlotta	Y	Fleming		Klingele	Y	Pistilli	Y	Venuto	Y
Bonomi	Y	Francesce	Y	Kozak	Y	Rapacciuolo	Y		
Bozza		Geary	A	Lauria	Y	Reiter	Y		
Ciacciarelli	Y	Goldman	Y	McKeon		Riccardelli	Y		
Conway		Gualtieri		Morano	Y	Sanders			
DiGennaro	Y	Hagen	Y	Morano,F.P	Y	Santoro			
Donahue	Y	Iervasi		Perfetto					



**PARKS & RECREATION & ENVIRONMENTAL – Albert Klingele**

Self-explanatory

**TRAFFIC & TRANSPORTATION – Danny Venuto**

Self-explanatory

**OLD BUSINESS**

None

**NEW BUSINESS**

None

The meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,

Frank Morano  
Chairman