



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

1243 Woodrow Road - 2nd Floor

Staten Island, NY 10309

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

DATE: September 16, 2025

TIME: 7:00 pm

PLACE: In Person at CYO/MIV Center – 6541 Hylan Blvd., SI NY 10309.

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

1. Salute the American Flag

2. Attendance Roll Call

3. Acceptance of Full Board Minutes

4. Community Contact Session (speaking time is limited to 3 minutes)

5. Officer's Reports

Chairman of the Board

1st Vice Chairman

2nd Vice Chairman

3rd Vice Chairman

Treasurer

Secretary

Diane Peruggia

Jeff Geary

Jerome Goldman

Owen Reiter

Michael Ciacciarelli

Robert DiGennaro

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

Dennis McKeon

Jeff Geary

Michael Ciacciarelli

Danny Venuto

7. Old Business

8. New Business

9. Adjournment

Attendance

Atalla	☐	Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓	Francesce	☐	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐	Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓	Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓	Kiernan	☐	Reiter	✓		
DiGennaro	☐	McKeon	✓	Sainovski	☐		
Donahue	☐	O'Toole	☐	Sanders	✓		

Board Staff Present: Susan LaForgia, Stacey Wertheim

Board Members Present: 15

Board Members Not Present: 14

Representatives:

James Clinton, Press Secretary, Richmond County District Attorney's Office
Marie Carmody LaFrancesca, Director of Constituent Services, SI Borough President Fossella
Vanessa Limani, Staten Island Borough Director, Office of the Mayor
Robert Olivari, Specialist, Staten Island Regional Community Affairs, ConEd
Andrew Suarato, representing Assemblyman Michael Tannousis
Denise Pacheco, Representative, New York State Assemblyman Michael Reilly
Frank Rapacciuolo, Chief of Staff, Councilman Frank Morano
Dongfang Zhao, IGA Community Coordinator, SI NYC Dept. of Social Services

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

The following individuals addressed the Board regarding matters of public concern:
Carl Napolitano, Stanley Dash, Carmine Morano, Tom Barlotta.

MINUTES

Chairwoman Diane Peruggia moved to accept the minutes of the General Board meeting held on June 24, 2025.

Vote: In Favor 15 Opposed 0 Abstentions

Atalla	☐	Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓	Francesce	☐	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐	Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓	Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓	Kiernan	☐	Reiter	✓		
DiGennaro	☐	McKeon	✓	Sainovski	☐		
Donahue	☐	O'Toole	☐	Sanders	✓		

OFFICER REPORTS

Chairwoman's Report

No Report

1st Vice Chairperson – Jeff Geary

No Report

2nd Vice Chairperson – Jerome Goldman

No Report

3rd Vice Chairperson – Owen Reiter

No Report

Secretary – Robert DiGennaro

No Report

Treasurer – Michael Cicciarelli

- FY26 began on July 1st; the financials remain in stable condition overall.

COMMITTEE REPORTS

BUDGET – Danny Venuto

No Report

COMMUNITY ALLIANCE – Jerome Goldman

Self-explanatory

Application for New & Temporary Retail Permit

Filippos Italian Steakhouse LLC – 86 Page Avenue, SI, NY 10309

MOTION

- I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Filippos Italian Steakhouse LLC, located at 86 Page Avenue, Staten Island, NY 10309, as presented.
- All application materials and supporting documents have been submitted and reviewed.

Vote: In Favor 15 Opposed 0 Abstentions

Atalla	☐	Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓	Francese	☐	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐	Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓	Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓	Kiernan	☐	Reiter	✓		
DiGennaro	☐	McKeon	✓	Sainovski	☐		
Donahue	☐	O'Toole	☐	Sanders	✓		

Todo Bien – 4221 Hylan Blvd., SI NY 10308

MOTION

- I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Todo Bien, located at 4221 Hylan Blvd, Staten Island, NY 10308, as presented.
- All application materials and supporting documents have been submitted and reviewed.

Vote:	In Favor	15	Opposed	0	Abstentions			
Atalla	☐		Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓		Francese	☐	Peruggia	✓	Setteducato	✓
Bozza	✓		Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐		Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓		Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓		Kiernan	☐	Reiter	✓		
DiGennaro	☐		McKeon	✓	Sainovski	☐		
Donahue	☐		O'Toole	☐	Sanders	✓		

FA Business Corp. – 50-60 South Bridge Street, SI, NY 10309

MOTION

- I move that Community Board 3 approves the new on-premises liquor license and temporary retail permit for FA Business Corp., located at 50-60 South Bridge Street, SI, NY 10309, as presented.
- All application materials and supporting documents have been submitted and reviewed.

Vote:	In Favor	15	Opposed	0	Abstentions			
Atalla	☐		Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓		Francese	☐	Peruggia	✓	Setteducato	✓
Bozza	✓		Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐		Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓		Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓		Kiernan	☐	Reiter	✓		
DiGennaro	☐		McKeon	✓	Sainovski	☐		
Donahue	☐		O'Toole	☐	Sanders	✓		

NYS Office of Cannabis Management (OCM)

The Emerald Dispensary – 18 Nelson Avenue, SI, NY 10308

MOTION

- I move that Community Board 3 **deny** the cannabis retail license application for 18 Nelson Avenue due to its immediate proximity—just 54 feet—to Yeshiva Ketana of Staten Island, a New York State Education Department–recognized school that shares a common fence with the proposed location. The site is also within close range of PS 8 and four houses of worship, reflecting a high concentration of educational and religious institutions in the area.

- This location poses serious concerns for the well-being of the community, conflicts with the spirit of state guidelines, and raises potential legal and regulatory issues, especially given recent errors by the Office of Cannabis Management in measuring distances from sensitive sites.

Vote:	In Favor	15	Opposed	0	Abstentions			
Atalla	☐		Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓		Francesce	☐	Peruggia	✓	Setteducato	✓
Bozza	✓		Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐		Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓		Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓		Kiernan	☐	Reiter	✓		
DiGennaro	☐		McKeon	✓	Sainovski	☐		
Donahue	☐		O'Toole	☐	Sanders	✓		

ETHICS, RULES & BY-LAWS – Jeff Geary

- Unfortunately, attendance remains a persistent issue, which hinders our ability to operate at full capacity and make informed decisions in a timely manner. I urge all members to stay committed to attending meetings and actively participating in the board's work moving forward.

HEALTH & HUMAN SERVICES – Diane Peruggia

Self-explanatory

LAND USE – Jeff Geary

Self-explanatory

Arthur Kill Road & Englewood Avenue, SI, NY- Block 7376, Lot 8; Block 7380, Lots 1 & 78

Philip Rampulla and Peter Rampulla of Rampulla Associates Architects represented the Applicant, Arthur Englewood LLC. The applicant seeks a zoning authorization from the City Planning Commission (CPC) in accordance with the Zoning Resolution of the City of New York (ZR).

The Applicant seeks to develop a commercial Motor Freight station (Use Group IX(A)) consisting of 184 truck parking spots. The Subject Site will also be improved with a one-story, 397.5 SF security building.

The Proposed Development also requires SRD authorization for the Authorization for Modifications of Natural Features, pursuant to ZR § 107-65. A 57-foot grade change exists between the eastern and western portions of the Subject Site, necessitating topographical adjustments to facilitate development of the property. Due to the significant grade changes needed on-site, trees throughout the Subject Site must be removed to accommodate the proposed parking spaces, as well as the ingress and egress throughout the site.

Motion to Deny the Application as presented.

Motion made by Danny Venuto to amend
2nd on the motion by Owen Reiter

Vote:	In Favor	15	Opposed	0	Abstentions			
Atalla	☐		Fleming	☒	Perfetto	☐	Santoro	☒
Bonomi	☒		Francesce	☐	Peruggia	☒	Setteducato	☒
Bozza	☒		Galarza	☐	Pistilli	☐	Sheikh	☒
Carlo	☐		Geary	☒	Rama	☐	Tabacco	☐
Ciacciarelli	☒		Goldman	☒	Rapacciuolo	☐	Venuto	☒
D'Elia	☒		Kiernan	☐	Reiter	☒		
DiGennaro	☐		McKeon	☒	Sainovski	☐		
Donahue	☐		O'Toole	☐	Sanders	☒		

Amended Motion as follows:

Whereas, the Land Use Committee has reviewed the application for a proposed commercial motor freight station located at Arthur Kill Road & Englewood Avenue; and

Whereas, the applicant is seeking a City Planning authorization pursuant to ZR Section 107-65 for the removal of 632 trees, in addition to the more than 500 trees previously removed without authorization, which has resulted in eight (8) open ECB/OATH violations on the site; and

Whereas, the proposal entails development of a 720,854-square-foot site with 184 truck parking spaces and a one-story security building, requiring tree-removal authorization pursuant to ZR Section 107-65; and

Whereas, the Committee raised serious concerns regarding the absence of an Environmental Assessment Statement (EAS) or Environmental Impact Statement (EIS); and

Whereas, City Planning explained that no environmental review is required because the sole CPC action is an authorization for tree removal, categorized as Type II under CEQR, and that the parking is considered the principal use rather than an accessory facility; and

Whereas, the Committee is opposed to allowing a project of this magnitude to proceed without formal environmental analysis, particularly given the potential for diesel exhaust, particulate emissions, and continuous motor noise from refrigerated trailer ("reefer") hookups; and

Whereas, the applicant's 10-page business plan—delivered only at the start of the September 10, 2025 Land Use Committee meeting—provided no clear strategy for monitoring compliance with NYC's anti-idling limits or managing emissions from refrigeration equipment, depriving members of meaningful time for review and leaving unresolved risks to air quality, public health, operational enforcement, and neighborhood quiet enjoyment; and

Whereas, the applicant's business plan further cites the Department of Transportation's support for this project based on Intro. 99-B, a City Council bill establishing a curbside overnight truck-parking pilot in designated Industrial Business Zones (IBZs) in three boroughs; however, Intro. 99-B applies solely to curbside parking within IBZ boundaries, and this privately owned location is not within an IBZ, and therefore provides no policy basis for DOT's endorsement of this application; and

Whereas, DOT reviewed a trip-generation analysis and turning radii; however, that study relies on trip-rate proxies from truck parking sites in the Bronx and Brooklyn that are not comparable to this location, likely understating truck volumes and safety risks; and

Whereas, the plan references a designated Uber/rideshare pickup area near the guard station without identifying its exact location, raising concern that drivers may queue on Arthur Kill Road and block traffic; and

Whereas, references to “sidewalk access” and pedestrian signage lack credibility because Arthur Kill Road has no sidewalks, leaving it unclear how pedestrians could safely navigate an industrial lot with heavy truck circulation and 24/7 operations; and

Whereas, the application presents substantial grading (approximately 32,159 cubic yards of cut and 32,289 cubic yards of fill) and, while a 122,540-square-foot “Area of No Disturbance” is proposed, no analysis has been provided to ensure protection against drainage alteration, erosion, or flooding; and

Whereas, the application lacks enforceable limits on overnight engine use, reefer noise, and mechanical-work protocols, and provides only vague descriptions of fluid-disposal procedures and liability-insurance monitoring—leaving quality-of-life, safety, and oversight gaps unaddressed.

Therefore, be it resolved

That Community Board 3 recommends **DENIAL** of the application for a Commercial Motor Freight Station at Arthur Kill Road & Englewood Avenue, and urges the Department of City Planning to re-evaluate and properly classify the application before any approval is considered, unless and until the following conditions are met:

1. **Mischaracterization of the Security Building**

The 397.5-square-foot structure described by the applicant as an accessory “security building” contains a restroom intended for truck stop patrons and staff. In addition, the applicant has stated in his business plan that the building will house security personnel, site-management technicians, janitorial staff, equipment for such functions, vending machines, and guard-booth staff available to recommend local restaurants, lodging, and other amenities—a concierge-type role. This scope of services goes far beyond a minor guard booth and is integral to the principal Use Group IX(A) motor freight station. Because the building is essential to the operation of the site and meets the requirements for a certificate of occupancy, the project should be reclassified as a **Type I Action** under CEQR, requiring a full environmental assessment before any authorization is granted.

2. **Comprehensive Environmental Review**

A complete environmental review (EAS, and if warranted, an EIS) must be conducted to analyze and mitigate air-quality, noise, drainage, and ecological impacts associated with the truck stop and its patron-serving building.

3. **Traffic and Safety Study**

A comprehensive traffic and safety study specific to this location has been completed, publicly released, and demonstrates that truck, pedestrian, and rideshare movements can be safely accommodated without burdening adjacent roads.

4. **Operational Plans and Enforcement**

Detailed operational plans—including enforceable noise controls, anti-idling compliance, rideshare staging, mechanical work standards, fluid disposal practices, and liability insurance monitoring—are prepared, circulated for public comment, and supported by clear enforcement mechanisms.

5. **Grading and Drainage**

A detailed grading analysis is provided to ensure that earthwork will not adversely affect drainage, erosion, or flooding in surrounding neighborhoods.

Vote:	In Favor	15	Opposed	0	Abstentions			
Atalla	☐		Fleming	✓	Perfetto	☐	Santoro	✓
Bonomi	✓		Francesco	☐	Peruggia	✓	Setteducato	✓
Bozza	✓		Galarza	☐	Pistilli	☐	Sheikh	✓
Carlo	☐		Geary	✓	Rama	☐	Tabacco	☐
Ciacciarelli	✓		Goldman	✓	Rapacciuolo	☐	Venuto	✓
D'Elia	✓		Kiernan	☐	Reiter	✓		
DiGennaro	☐		McKeon	✓	Sainovski	☐		
Donahue	☐		O'Toole	☐	Sanders	✓		

PARKS & RECREATION & ENVIRONMENTAL – Michael Ciacciarelli

Self-explanatory

TRAFFIC & TRANSPORTATION – Danny Venuto

Self-explanatory

OLD BUSINESS

None

NEW BUSINESS

None

The meeting was adjourned at approximately 8:30 pm.

Respectfully submitted,



Diane Peruggia
Chairwoman