



**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: October 23, 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 <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesse <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
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: 22

Board Members Not Present: 7

Representatives:

Lisa Arcuri, Representative, CSA NYC, Council of School Supervisors and Administrators
Anisa Bekteshi, Borough Planner, NYC Department of Transportation
Billy Beale, SI Borough President's Office, Director of Emergency Management, Public Safety & Veterans Affairs
Susan Conlon, Representing Richmondtown Civic
Joseph Homesy, Borough Commissioner, SI NYC Department of Parks and Recreation
Jennifer Miller, Representative, NYC Department of Parks and Recreation
Frank Morano, NYC Councilman
Denise Pacheco, Representative, New York State Assemblyman Michael Reilly
Michael Pardo, Representing Councilman David Carr
Frank Rapacciuolo, Chief of Staff, Councilman Frank Morano
Andrew Suarato, representing Assemblyman Michael Tannousis
Katrina Toal, Chief of Staff to Borough Commissioner Joseph Homsey, Staten Island, NYC Department of Parks and Recreation
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 September 16, 2025.

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesco <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
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 Ciacciarelli

No Report

COMMITTEE REPORTS

BUDGET – Danny Venuto

Self-Explanatory

Motion

I move that Community Board 3 approve the changes and recommendations for the District Needs Statement, including the Capital and Expense budget requests for Fiscal Year 2027.

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesco <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
Ciacciarelli ✓	Goldman ✓	Rapacciuolo ✓	Venuto ✓
D'Elia ✓	Kiernan ✓	Reiter ✓	
DiGennaro ✓	McKeon ✓	Sainovski ✓	
Donahue ✓	O'Toole ✓	Sanders ✓	

COMMUNITY ALLIANCE – Jerome Goldman

Self-explanatory

Motion:

I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for MSA Hospitality LLC, located at 27 Segune Avenue, Staten Island, NY 10309, as presented. All application materials and supporting documents have been submitted and reviewed.

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesse <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
Ciacciarelli ✓	Goldman ✓	Rapacciuolo ✓	Venuto ✓
D'Elia ✓	Kiernan ✓	Reiter ✓	
DiGennaro ✓	McKeon ✓	Sainovski ✓	
Donahue ✓	O'Toole ✓	Sanders ✓	

Motion:

I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for Santorini, located at 2945 Veterans Road W., Staten Island, NY 10309, with stipulations. The applicant and their representative have reviewed and agreed to the stipulations as presented.

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesse <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
Ciacciarelli ✓	Goldman ✓	Rapacciuolo ✓	Venuto ✓
D'Elia ✓	Kiernan ✓	Reiter ✓	
DiGennaro ✓	McKeon ✓	Sainovski ✓	
Donahue ✓	O'Toole ✓	Sanders ✓	

ETHICS, RULES & BY-LAWS – Jeff Geary

- Attendance remains a challenge, limiting our ability to function effectively and make timely, well-informed decisions. I encourage every member to prioritize meeting participation so we can move forward together more efficiently.

HEALTH & HUMAN SERVICES – Dennis McKeon

Self-explanatory

LAND USE – Jeff Geary
Self-explanatory

Landmarks Preservation Commission Application # 25-10051, 4500 Arthur Kill Road, Block 7465, Lot 115 – Ronald Victorio presented this application for the construction of a Temporary Place of Assembly (TPA) and restoration of the exterior of the Kreischer House. The TPA is 6,500 sq ft and will hold 150 people. In 1968, the Kreischer House became a City Landmark. In 1982, it became a nationally recognized Landmark. It is one of the very few privately owned Landmark buildings in New York City. Councilwoman Hanks and Councilman Morano support this project.

Motion to Approve the Application and provide a letter of support

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francese <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
Ciacciarelli ✓	Goldman ✓	Rapacciuolo ✓	Venuto ✓
D'Elia ✓	Kiernan ✓	Reiter ✓	
DiGennaro ✓	McKeon ✓	Sainovski ✓	
Donahue ✓	O'Toole ✓	Sanders ✓	

113 Arbutus Avenue (113, 115, 117, 119 Arbutus Avenue) Block 6523, Lots 24, 25, 26, 27. A certification pursuant to ZR 107-22 for Designated Open Space and an authorization pursuant to ZR 107-65 to modify natural features in order to develop four two-family homes at 113 Arbutus Avenue. The applicant on record is Stanley Krebushevski. Todd Dale from Rothkrug, Rothkrug, and Spector presented. The property is an R3X, Special South Richmond Development District. Three off-street parking spaces for each building will be provided. Shared easements will provide access to the two back homes. They have BSA approval from 2017 for the GCL36 application, as Arbutus Avenue is not a final mapped street.

Motion to Deny the Application as presented.

Motion made by Danny Venuto to amend
2nd on the motion by Michael Ciacciarelli

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francese <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
Ciacciarelli ✓	Goldman ✓	Rapacciuolo ✓	Venuto ✓
D'Elia ✓	Kiernan ✓	Reiter ✓	
DiGennaro ✓	McKeon ✓	Sainovski ✓	
Donahue ✓	O'Toole ✓	Sanders ✓	

Amended Motion:

I move to approve the application as submitted and in its original form

Vote: In Favor 22 Opposed 0 Abstentions

Atalla ✓	Fleming <input type="checkbox"/>	Perfetto ✓	Santoro ✓
Bonomi ✓	Francesce <input type="checkbox"/>	Peruggia ✓	Setteducato ✓
Bozza <input type="checkbox"/>	Galarza ✓	Pistilli ✓	Sheikh <input type="checkbox"/>
Carlo <input type="checkbox"/>	Geary ✓	Rama <input type="checkbox"/>	Tabacco <input type="checkbox"/>
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

No Report

OLD BUSINESS

None

NEW BUSINESS

None

The meeting was adjourned at approximately 8:30 pm.

Respectfully submitted,



Diane Peruggia
Chairwoman