



**BOROUGH OF STATEN ISLAND  
COMMUNITY BOARD #3**  
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## **Land Use Committee Public Hearing Report**

**DATE:** November 12, 2025

**TIME:** 7:00 PM

### **Committee Members Present**

Diane Peruggia, *Chairman of the Board*  
Jeff Geary, *Land Use Chair*  
Patrick Donahue  
Gary Fleming  
Owen Reiter  
David Santoro  
Danny Venuto

### **Board Members Present**

Michael Ciacciarelli  
Robert DiGennaro  
John Galarza

### **Staff Present**

Stacey Wertheim, *District Manager*  
Susan LaForgia, *Community Coordinator*

### **Guests**

Gary Doss, Dewberry Engineering  
Abir Momen, Department of Environmental Protection (DEP)  
Kari Bailey, Department of City Planning (DCP)  
Oliver Vega, DCP  
Tirso Tavarez, DDC  
Dana Taplin, DEP  
Todd Dale, Rothkrug, Rothkrug & Spector  
Amira Ammar, Chief of Staff, Assm. Michael Reilly  
Denise Pacheco, Rep., Assm. Michael Reilly  
Frank Rapacciulo, Chief of Staff, Cm. Frank Morano  
Wayne Rosenfeld, former Board Member

### **Public Contact Session**

None

## Agenda

### **Arden Heights Woods Stream Restoration (BMP AH-2 and AH-5)**

As part of the July 2003 South Richmond Watersheds Drainage Plans Environmental Impact Statement (EIS), DEP set forth its drainage plans for the Arden Heights Woods Watershed (CEQR No. 01DEP004R), revised to use the area's natural surface waters to manage runoff. This included building four stormwater Best Management Practice (BMP) structures, also new sanitary sewers, storm sewers, and water mains in several streets.

To facilitate the project, DDC and DEP seek to acquire privately-owned Block 5735 Lot 156 and establish permanent easements within privately-owned Block 5733 Lot 1 and Block 5776 Lot 70.

The proposed acquisitions will enable the City to carry out the stream stabilization work and to maintain the watercourses in the future. Effective stormwater drainage depends in part upon ecologically healthy watercourses improved with Best Management Practices.

*Full presentation on file in the Community Board office*

**Whereas**, Representatives from DDC and DEP presented the Arden Heights Woods Stream Restoration Project to the CB3 Land Use Committee.

**Now Therefore Be It Resolved**, following unanimous support of the application, a motion to approve the application as presented passed.

**Motion to Approve** the Application as presented

**VOTE:** In favor 10; Opposed 0; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Fleming Y; Reiter Y; Santoro Y; Venuto Y; Ciacciarelli Y; DiGennaro Y; Galarza Y

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**BSA 2025-35-A, 5012 Hylan Boulevard**, Block 6431, Lot 200 – Todd Dale of Rothkrug, Rothkrug, and Spector presented. This is an application for an appeal pursuant to GCL 35 to permit the development of a residential building located partially within the privately owned portion of a mapped street.

**Whereas**, BSA Application 2025-35-A was presented to the CB3 Land Use Committee,

**Now Therefore Be It Resolved**, following unanimous support of the application, a motion to approve the application as presented passed.

**Motion to Approve** the Application as presented.

**VOTE:** In favor 10; Opposed 0; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Fleming Y; Reiter Y; Santoro Y; Venuto Y; Ciacciarelli Y; DiGennaro Y; Galarza Y

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**BSA 2025-45-A, 369 Cleveland Avenue**, Block 5206, Lot 28 - Todd Dale of Rothkrug, Rothkrug, and Spector presented. This is an application for an appeal pursuant to GCL 35 to permit alteration of an existing mixed-use building located partially within the privately owned portion of a mapped street.

**Whereas**, BSA Application 2025-45-A was presented to the CB3 Land Use Committee,

**Now Therefore Be It Resolved**, following unanimous support of the application, a motion to approve the application as presented passed.

**Motion to Approve** the Application as presented.

VOTE: In favor 10; Opposed 0; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Fleming Y; Reiter Y; Santoro Y; Venuto Y; Ciacciarelli Y; DiGennaro Y; Galarza Y

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**Old Business**

- As of now, the city does not show intent on building a Transient Hotel on the corner of Arthur Kill Road and Richmond Valley Road. Construction will continue by the private developer, but NYC has not provided any documentation identifying the structure's purpose.
- No update on the Truck Stop on Arthur Kill Road.

**New Business**

- A new development is planned on Arthur Kill Road and Richmond Valley Road for a pet grooming business. Behind this location is a plan for a vehicle charging site. It will include a battery storage site for vehicle charging.

Respectfully submitted,

**Jeffrey Geary**

Jeffrey Geary, R.A.  
Land Use Chairman