



**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: November 25, 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: 23

Board Members Not Present: 6

Representatives:

Amira Ammar, Chief of Staff, Assemblyman Michael Reilly
Lisa Arcuri, representative, CSA NYC, Council of School Supervisors and Administrators
Justin Bolusi, Representing Councilman David Carr
Marie Carmody LaFrancesca, Director of Constituent Services, SI Borough President Fossella
Victoria Carstensen, Deputy Commissioner, Staten Island Department of Transportation
James Clinton, Press Secretary, Richmond County District Attorney's Office
Susan Conlon, representing Richmondtown Civic
Carol Donovan, representing Richmondtown Civic
Amalia Kostalas, representing Assemblyman Tannousis
Jennifer Miller, representative, NYC Department of Parks and Recreation
Denise Pacheco, representative, New York State Assemblyman Michael Reilly
Frank Rapacciuolo, Chief of Staff, Councilman Frank Morano
Marissa Simoncini, manager, New York Public Library, Richmondtown Branch
Jermaine Williams, NYPD Staten Island Community Ambassador, Community Affairs Bureau

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.

There were no community concerns.

MINUTES

Chairwoman Diane Peruggia moved to accept the minutes of the General Board meeting held on October 23, 2025.

Vote: In Favor 23 Opposed 0 Abstentions 0

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 ✓	

OFFICER REPORTS

Chairwoman's Report

No Report

1st Vice Chairperson – Jeff Geary

- Attended the Staten Island Flood Preparedness Town Hall on 10/22/25
- Attended the NYC Industrial Plan on 10/28/25

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

No Report

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 Arden Genki Sushi Corp., located at 262 Arden Avenue, store #S & T, Staten Island, NY 10312, as presented.

- All application materials and supporting documents have been submitted and reviewed.

Vote: In Favor 23 Opposed 0 Abstentions 0

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 ✓	

Motion:

I move that Community Board 3 **deny** the application for a new On-Premises Liquor License for FF&G Restaurant Inc., located at 4126 Hylan Blvd., Staten Island, NY 10308.

- The application contains inconsistent and conflicting information regarding music, outdoor use, and occupancy.
- The applicant has failed to provide the required documentation, including the Public Assembly Permit.
- Despite repeated requests since August 2025, the applicant has not resolved the deficiencies or provided a clear plan of operation.

Vote: In Favor 23 Opposed 0 Abstentions 0

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 ✓	

Motion:

I move that Community Board 3 deny the application of East End Ventures I LLC, located at 3295 Richmond Avenue, Staten Island, NY 10312, for an Adult-Use Retail Dispensary License, due to the applicant's failure to submit the required supporting documentation.

Vote: In Favor 23 Opposed 0 Abstentions 0

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 ✓	

ETHICS, RULES & BY-LAWS – Jeff Geary

Self-explanatory

- At our recent meeting, the Ethics, Rules & Bylaws Committee reviewed the attendance record of Board Member John Tabacco pursuant to Article XI – Removal of Members for Cause. The Committee voted to recommend his removal due to continued non-participation and failure to meet the attendance requirements set forth in Article XI, Section 1.
- As required by Article XI, Section 3, this recommendation was forwarded to the Executive Committee for review. The Executive Committee has reviewed the Ethics Committee's findings and has voted to adopt the recommendation for removal.
- In accordance with Article XI, Section 4, the Chair of the Ethics, Rules & Bylaws Committee will issue a formal written notice to Board Member Tabacco of his dismissal from Community Board 3.

HEALTH & HUMAN SERVICES – Dennis McKeon

No Report

LAND USE – Jeff Geary

Self-explanatory

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

Motion:

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

Vote: In Favor 23 Opposed 0 Abstentions 0

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	✓		

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 development of a residential building located partially within the privately owned portion of a mapped street

Motion:

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

Vote: In Favor 23 Opposed 0 Abstentions 0

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

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.

Motion:

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

Vote: In Favor 23 Opposed 0 Abstentions 0

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

PARKS & RECREATION & ENVIRONMENTAL – Michael Cicciarelli

No Report

TRAFFIC & TRANSPORTATION – Danny Venuto

Self-explanatory

Motion:

- Community Board 3 respectfully does not support Intro. No. 1138 as currently written, and urges consideration of an amendment that:
- Preserves local input and case-by-case review by providing a mechanism for community boards to offer feedback before daylighting is installed at specific intersections.

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

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

OLD BUSINESS

None

NEW BUSINESS

None

The meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,



Diane Peruggia
Chairwoman