



**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:** 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	Diane Peruggia
1 <sup>st</sup> Vice Chairman	Jeff Geary
2 <sup>nd</sup> Vice Chairman	Jerome Goldman
3 <sup>rd</sup> Vice Chairman	Owen Reiter
Treasurer	Michael Ciacciarelli
Secretary	Robert DiGennaro

**6. Committee Reports**

Budget	Danny Venuto
Community Alliance	Jerome Goldman
Ethics, Rules, Bylaws & Regulations	Jeff Geary
Health & Human Services	Dennis McKeon
Land Use, Planning, and Zoning	Jeff Geary
Parks & Environmental	Michael Ciacciarelli
Traffic and Transportation	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	✓	Rapacciulo	✓	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 Rapacciulo, 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	✓	Rapacciulo	✓	Venuto	✓
D'Elia	□	Kiernan	✓	Reiter	✓		
DiGennaro	✓	McKeon	✓	Sainovski	□		
Donahue	□	O'Toole	□	Sanders	✓		

### **OFFICER REPORTS**

#### **Chairwoman's Report**

No Report

#### **1<sup>st</sup> 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

#### **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** – 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	✓	Rapacciulo	✓	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	✓	Rapacciulo	✓	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	✓	Rapacciulo	✓	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	✓	Francesc	✓	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	✓	Pistilli	✓	Sheikh	✓
Carlo	✓	Geary	✓	Rama	□	Tabacco	□
Ciacciarelli	✓	Goldman	✓	Rapacciulo	✓	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	✓	Francese	✓	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	✓	Pistilli	✓	Sheikh	✓
Carlo	✓	Geary	✓	Rama	□	Tabacco	□
Ciacciarelli	✓	Goldman	✓	Rapacciulo	✓	Venuto	✓
D'Elia	□	Kiernan	✓	Reiter	✓		
DiGennaro	✓	McKeon	✓	Sainovski	□		
Donahue	□	O'Toole	□	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	✓	Francese	✓	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	✓	Pistilli	✓	Sheikh	✓
Carlo	✓	Geary	✓	Rama	□	Tabacco	□
Ciacciarelli	✓	Goldman	✓	Rapacciulo	✓	Venuto	✓
D'Elia	□	Kiernan	✓	Reiter	✓		
DiGennaro	✓	McKeon	✓	Sainovski	□		
Donahue	□	O'Toole	□	Sanders	✓		

**PARKS & RECREATION & ENVIRONMENTAL – Michael Ciacciarelli**

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	✓	Francese	✓	Peruggia	✓	Setteducato	✓
Bozza	✓	Galarza	✓	Pistilli	✓	Sheikh	✓
Carlo	✓	Geary	✓	Rama	□	Tabacco	□
Ciacciarelli	✓	Goldman	✓	Rapacciulo	✓	Venuto	✓
D'Elia	□	Kiernan	✓	Reiter	✓		
DiGennaro	✓	McKeon	✓	Sainovski	□		
Donahue	□	O'Toole	□	Sanders	✓		

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

The meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,



Diane Peruggia  
Chairwoman