



**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:** December 9, 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  
1<sup>st</sup> Vice Chairman  
2<sup>nd</sup> Vice Chairman  
3<sup>rd</sup> 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	<input type="checkbox"/>	Fleming	✓	Perfetto	✓	Santoro	✓
Bonomi	<input type="checkbox"/>	Francese	✓	Peruggia	<input type="checkbox"/>	Setteducato	<input type="checkbox"/>
Bozza	✓	Galarza	✓	Pistilli	✓	Sheikh	<input type="checkbox"/>
Carlo	✓	Geary	✓	Rama	✓	Venuto	✓
Ciacciarelli	✓	Goldman	✓	Rapacciuolo	<input type="checkbox"/>		
D'Elia	✓	Kiernan	✓	Reiter	✓		
DiGennaro	✓	McKeon	✓	Sainovski	✓		
Donahue	✓	O'Toole	<input type="checkbox"/>	Sanders	✓		

Board Staff Present: Susan LaForgia, Stacey Wertheim

Board Members Present: 21

Board Members Not Present: 7

**Representatives:**

New York State Senator Andrew J. Lanza

Lisa Arcuri, representative, CSA NYC, Council of School Supervisors and Administrators

Robert Birkhead, representative, Senator Andrew Lanza

Victoria Carstensen, Deputy Commissioner, Staten Island Department of Transportation

James Clinton, Press Secretary, Richmond County District Attorney's Office

Susan Conlon, representing Richmondtown Civic

Michael Coppotelli, Regional Representative for Staten Island Assemblymen GOP

Amalia Kostalas, representing Assemblyman Tannousis

Denise Pacheco, representative, New York State Assemblyman Michael Reilly

Frank Rapacciuolo, Chief of Staff, Councilman Frank Morano

Christopher Stout, representing Stout Homes

Brooke Russell-Zaccone, Division of Land Use, Planning & Infrastructure Office of Staten Island Borough President

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.

- NY State Senator Andrew J. Lanza: Senator Lanza was the first to address the Board regarding the proposed development at 104 Oakdale Street. He criticized the City of Yes initiative, stating that it has enabled increased development density in areas that were previously protected. He referenced his prior efforts to preserve the character of numerous Staten Island communities through downzoning. He stated that he intends to again advocate for zoning protections to maintain neighborhood character.
- Christopher Stout, the project applicant, addressed the Board regarding the proposed development at 104 Oakdale Street. He outlined the project's scope and stated that the development is permitted under current law. Mr. Stout also responded to questions from Board members and attendees concerning the proposal.

- Numerous residents attended the meeting to express concerns regarding the proposed development at 104 Oakdale Street. Speakers voiced strong opposition to the plan to replace the existing single-family detached home with five two-family townhouses, citing a range of neighborhood and development-related concerns.

### MINUTES

1<sup>st</sup> Vice Chairman Jeff Geary moved to accept the minutes of the General Board meeting held on November 25, 2025.

**Vote:** In Favor 21 Opposed 0 Abstentions 0

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

### OFFICER REPORTS

#### Chairwoman's Report

No Report

#### 1<sup>st</sup> Vice Chairperson – Jeff Geary

No Report

#### 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

No Report

**ETHICS, RULES & BY-LAWS** – Jeff Geary

No Report

**HEALTH & HUMAN SERVICES** – Dennis McKeon

No Report

**LAND USE** – Jeff Geary

No Report

**PARKS & RECREATION & ENVIRONMENTAL** – Michael Cicciarelli

No Report

**TRAFFIC & TRANSPORTATION** – Danny Venuto

No Report

**OLD BUSINESS**

None

**NEW BUSINESS**

None

The meeting was adjourned at approximately 9:00 pm.

Respectfully submitted,



Jeffrey Geary  
1<sup>st</sup> Vice Chairman