



**BOROUGH OF STATEN ISLAND
COMMUNITY BOARD #3**

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**Land Use Committee
Public Hearing Report**

DATE: January 14, 2026

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

Robert DiGennaro

John Galarza

Staff Present

Stacey Wertheim, *District Manager*

Susan LaForgia, *Community Coordinator*

Guests

George Todorovic, Deputy Director, Department of City Planning (DCP) Staten Island

Kari Bailey, Borough Planner, DCP Staten Island

Denise Pacheco, Rep., Assm. Michael Reilly

Frank Rapacciuolo, Chief of Staff, Cm. Frank Morano

Carol Donovan, President, Richmondtown-Clarke Ave Civic Association

Susan Conlon, Richmondtown-Clarke Ave Civic Association

Thomas Barlotta, former Board Member

Public Contact Session

Frank Rapacciuolo, Representative for Councilman Frank Morano, is asking the public to contact his office if they purchased a NYC-regulation garbage pail between September and December 2025 and have not yet received it. They have some information regarding the program.

Also, his office is aware of a Con Ed temporary utility pole installed at the corner of Arthur Kill Road and Richmond Valley Road, the site of the proposed transient hotel. Since a permit was never filed for this pole, it will be sent to 311 for DOB action.

Regarding the COPA (Community Opportunity to Purchase Act), Frank reports that it will be voted on again sometime in February.

Carol Donovan, President of Richmondtown-Clarke Avenue Civic Association, spoke about the Arthur Kill Road Widening Project. They are concerned about the environmental impacts that would result if the landfill were reopened as part of the project. Wetlands will no longer be preserved. Traffic is expected to increase, and residents on A.K.R. fear worsening conditions. They are requesting that all government agencies coordinate a public meeting.

Frank Rapacciuolo reports that Cm. Morano is writing a letter to DEC asking the reason for entering the landfill, what they might encounter, and what plans are in place to mitigate unforeseen conditions.

Agenda

None

Announcements

Representatives from the **Department of City Planning Staten Island Office** gave an update on Designated Open Space (DOS). The NYC Department of City Planning's Staten Island Office is asking residents who live in the Special South Richmond Development District (SRD) and have Designated Open Space (DOS) to contact them to learn more about what this means.

South Richmond Zoning Relief, or SRZR, was approved by both CB3 and the City Planning Commission a little over 2 years ago (2023), and that zoning update made some very necessary changes to Designated Open Space regulations. The NYC DCP wants to inform property owners of any changes that may have occurred during SRZR, so they know whether they still have DOS post-South Richmond Zoning Relief and what their development rights are.

Old Business

New Business

Respectfully submitted,

Jeffrey Geary

Jeffrey Geary, R.A.
Land Use Chairman