



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

**1243 Woodrow Road - 2nd Floor
Staten Island, NY 10309**

Telephone: (718) 356-7900 Fax: (718) 966-9013

Website: www.nyc.gov/sicb3

Email: sicb3@cb.nyc.gov

**COMBINED PUBLIC HEARING AND
GENERAL BOARD MEETING MINUTES**

DATE: June 23, 2026

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. Announcements from Representatives of Elected Officials and Agencies**
- 5. Officer's Reports**

Chairman of the Board	Diane Peruggia
1 st Vice Chairman	TBD
2 nd Vice Chairman	TBD
3 rd Vice Chairman	Owen Reiter
Treasurer	Michael Ciacciarelli
Secretary	TBD
- 6. Committee Reports**

Budget	TBD
Community Alliance	Owen Reiter
Ethics, Rules, Bylaws & Regulations	Michael Ciacciarelli
Health & Human Services	Dennis McKeon
Land Use, Planning, and Zoning	John Galarza
Parks & Environmental	Michael Ciacciarelli
Traffic and Transportation	Owen Reiter
- 7. Old Business**
- 8. New Business**
- 9. Community Contact Session** (speaking time is limited to 3 minutes)
- 10. Adjournment**

Attendance

Atalla	☐	Donahue	✓	Perfetto	☐	Sanders	✓
Bonomi	✓	Galarza	✓	Peruggia	✓	Sanicola	☐
Bozza	☐	Kiernan	✓	Pistilli	✓	Santoro	☐
Carlo	☐	McNamara	✓	Rama	✓	Setteducato	✓
Ciacciarelli	✓	Meizlik	✓	Reiter	✓	Sheikh	✓
D'Elia	✓	Nicholson	☐	Rohrbacher	✓	Zieris	✓
DiTommaso	✓	O'Toole	✓	Sainovski	☐		

Board Staff Present: Susan LaForgia, Stacey Wertheim

Board Members Present: 19

Board Members Not Present: 8

Representatives:

Kari Bailey, CB3 Liaison, Department of City Planning SI Office
Victoria Carstensen, Deputy Commissioner, Staten Island Department of Transportation
Marie Carmody LaFrancesca, Director of Constituent Services, SI Borough President Fossella
Susan Conlon, representing the Richmond Town & Clarke Ave Civic Association
Andrew Crawford, representing the Richmond County District Attorney's Office
Catie Ferrara Iannitto, Director of the Staten Island Office for the NYC Department of City Planning
Amalia Kostalas, Constituent Liaison, Assemblyman Michael Tannousis
Detective Eric Miller, NYPD 123pct
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
Jermaine Williams, NYPD Staten Island Community Ambassador, Community Affairs Bureau

MINUTES

Chairwoman Diane Peruggia moved to accept the minutes of the General Board meeting held on May 26, 2026.

Vote:	In Favor	19	Opposed	0	Abstentions	0	
Atalla	☐	Donahue	✓	Perfetto	☐	Sanders	✓
Bonomi	✓	Galarza	✓	Peruggia	✓	Sanicola	☐
Bozza	☐	Kiernan	✓	Pistilli	✓	Santoro	☐
Carlo	☐	McNamara	✓	Rama	✓	Setteducato	✓
Ciacciarelli	✓	Meizlik	✓	Reiter	✓	Sheikh	✓
D'Elia	✓	Nicholson	☐	Rohrbacher	✓	Zieris	✓
DiTommaso	✓	O'Toole	✓	Sainovski	☐		

OFFICER REPORTS

Chairwoman's Report

No Report

1st Vice Chairperson

No Report

2nd Vice Chairperson

No Report

3rd Vice Chairperson – Owen Reiter

- 06.17.26 - attended the NYPD 123rd Precinct Commanding Officer Candidate Interview Panel.

Secretary

No Report

Treasurer – Michael Cicciarelli

- Reported that the budget was reviewed and all accounts were in order.

COMMITTEE REPORTS

BUDGET

No Report

COMMUNITY ALLIANCE – Owen Reiter

Self-explanatory

New Application

- Kushmart NY LLC – 3936 Amboy Road, SI, NY 10308

MOTION to deny application by Kushmart NY LLC.

Vote:	In Favor	19	Opposed	0	Abstentions	0		
Atalla	☐		Donahue	✓	Perfetto	☐	Sanders	✓
Bonomi	✓		Galarza	✓	Peruggia	✓	Sanicola	☐
Bozza	☐		Kiernan	✓	Pistilli	✓	Santoro	☐
Carlo	☐		McNamara	✓	Rama	✓	Setteducato	✓
Ciacciarelli	✓		Meizlik	✓	Reiter	✓	Sheikh	✓
D'Elia	✓		Nicholson	☐	Rohrbacher	✓	Zieris	✓
DiTommaso	✓		O'Toole	✓	Sainovski	☐		

ETHICS, RULES & BY-LAWS

No Report

HEALTH & HUMAN SERVICES – Dennis McKeon

Self-explanatory

LAND USE – John Galarza
Self-explanatory

N 260197 RAR – 4550 Arthur Kill Road (Project No. 2025R0140)

The applicant is seeking an Authorization pursuant to ZR §107-64 (Future Subdivision of Certain Plan Review Sites) to facilitate the subdivision of an existing zoning lot located at Block 7465, Lots 116 and 126, within the Special South Richmond Development District (SRD). The proposal would divide the current 119,016-square-foot (2.73-acre) vacant site into two separate zoning lots. The property is located in the Charleston neighborhood of Staten Island Community District 3 and is zoned M1-1 within the SRD. Because the site exceeds one acre in size, it is classified as a "Plan Review Site" pursuant to ZR §107-01. No development is currently proposed for either of the resulting zoning lots. Any future development would require additional review and approvals from the Department of City Planning in accordance with applicable SRD regulations.

MOTION to approve the application as presented

Vote:	In Favor	19	Opposed	0	Abstentions	0
Atalla	☐		Donahue	✓	Perfetto	☐
Bonomi	✓		Galarza	✓	Peruggia	✓
Bozza	☐		Kiernan	✓	Pistilli	✓
Carlo	☐		McNamara	✓	Rama	✓
Ciacchiarelli	✓		Meizlik	✓	Reiter	✓
D'Elia	✓		Nicholson	☐	Rohrbacher	✓
DiTommaso	✓		O'Toole	✓	Sainovski	☐
					Sanders	✓
					Sanicola	☐
					Santoro	☐
					Setteducato	✓
					Sheikh	✓
					Zieris	✓

Lipsett Avenue Street-End Stabilization Project N 260298 RAR The New York City Economic Development Corporation (NYCEDC) and the New York City Department of Transportation (DOT) (collectively, the "Applicants") are seeking a Zoning Authorization per ZR 107-65 for modifications of natural features to facilitate the Lipsett Avenue Street-End Stabilization Project. The Lipsett Avenue Street-End Stabilization Project seeks to permanently stabilize the street end against further undermining and dilapidation, and to protect the shoreline from continued future erosion and scour (the "Proposed Project"). This shall be accomplished by installing a cantilevered steel sheet-pile bulkhead and an armor stone revetment within the R.O.W. at the street end. The Applicants request the following discretionary land use action (the "Proposed Action"): 1. CPC Authorization a. An Authorization pursuant to ZR 107-65 for modifications of natural features.

MOTION to approve the application as presented

Vote:	In Favor	19	Opposed	0	Abstentions	0
Atalla	☐		Donahue	✓	Perfetto	☐
Bonomi	✓		Galarza	✓	Peruggia	✓
Bozza	☐		Kiernan	✓	Pistilli	✓
Carlo	☐		McNamara	✓	Rama	✓
Ciacchiarelli	✓		Meizlik	✓	Reiter	✓
D'Elia	✓		Nicholson	☐	Rohrbacher	✓
DiTommaso	✓		O'Toole	✓	Sainovski	☐
					Sanders	✓
					Sanicola	☐
					Santoro	☐
					Setteducato	✓
					Sheikh	✓
					Zieris	✓

South Richmond Designated Open Space Amendment - NYC Department of City Planning's Staten Island Office is proposing a Zoning Text Amendment to Article X, Chapter 7 of the Zoning Resolution ("ZR"). This proposed text amendment intends to modify the Designated Open Space ("DOS") boundaries within the Special South Richmond Development District ("SRD") within Community District 3, Staten Island, to further align with the land use objectives of the South Richmond Zoning Relief ("SRZR") text amendment
(**N 230112 ZRR**), which was recently adopted in November 2023.

The following three sites have DOS boundaries that were recently adjusted by DCP to align with the goals of SRZR...

- 181 Bayview Avenue
- 381 Arbutus Avenue
- Notus Avenue Block 5660, Lots 5-32

Editorial Text Changes

- Remove outdated text from text maps – maps available online, not in the DCP Office
- Remove "Site Plan" from ZR 107-64 (c)
- Add "Area of No Disturbance" to 107-64 (a)

MOTION *to approve the application with conditions*

- **181 Bayview Avenue - Block 6710, Lot 28**

The Committee voted to deny the proposed amendment as it relates to 181 Bayview Avenue (Block 6710, Lot 28) pending further clarification regarding the applicability of the City's Qualifying Residential Site (QRS) provisions and the effect of the proposed DOS amendment on future development potential.

- **381 Arbutus Avenue Block 6475, Lot 500**

The Committee voted to deny the proposed amendment as it relates to 381 Arbutus Avenue (Block 6475, Lot 500) pending further clarification regarding the property's development rights, the effect of the property having remained vacant for more than twenty years, and the applicability of the City's Qualifying Residential Site (QRS) provisions.

Vote:	In Favor	18	Opposed	1	Abstentions	0	
Atalla	☐	Donahue	☒	Perfetto	☐	Sanders	☒
Bonomi	☒	Galarza	☒	Peruggia	☒	Sanicola	☐
Bozza	☐	Kiernan	☒	Pistilli	☒	Santoro	☐
Carlo	☐	McNamara	☒	Rama	☒	Setteducato	☒
Ciacciarelli	☒	Meizlik	☒	Reiter	☒	Sheikh	☒
*D'Elia	☒	Nicholson	☐	Rohrbacher	☒	Zieris	☒
DiTommaso	☒	O'Toole	☒	Sainovski	☐		

*Opposed: D'Elia

PARKS & RECREATION & ENVIRONMENTAL – Michael Ciacciarelli
Self-explanatory

TRAFFIC & TRANSPORTATION
Self-explanatory

OLD BUSINESS

None

NEW BUSINESS

None

Position - 1st Vice Chairperson

Ethics, Rules & Bylaws Committee Chairman, Michael Ciacciarelli, asked for nominations for the position of 1st Vice Chairperson from the floor.

No floor nominations

One vote cast for Owen Reiter

Position - 2nd Vice Chairperson

Ethics, Rules & Bylaws Committee Chairman, Michael Ciacciarelli, asked for nominations for the position of 2nd Vice Chairperson from the floor.

No floor nominations

One vote cast for Michael Ciacciarelli

Position - 3rd Vice Chairperson

Ethics, Rules & Bylaws Committee Chairman, Michael Ciacciarelli, asked for nominations for the position of 3rd Vice Chairperson from the floor.

No floor nominations

One vote cast for John Galarza

Position - Treasurer

Ethics, Rules & Bylaws Committee Chairman, Michael Ciacciarelli, asked for nominations for the position of Treasurer from the floor.

No floor nominations

One vote cast for John Kiernan

Position - Recording Secretary

Ethics, Rules & Bylaws Committee Chairman, Michael Ciacciarelli, asked for nominations for the position of Secretary from the floor.

No floor nominations

One vote cast for Patrick Donahue

The Staten Island Borough President's Office swore in the following new board members:

- Fred DiTommaso
- Joseph McNamara
- Joseph Meizlik

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.

- Anthony Battiloro, property owner of 381 Arbutus Avenue, expressed opposition to the Board's interpretation of the proposed South Richmond Designated Open Space map amendment and its potential impact on his property.
- A constituent raised concerns regarding traffic conditions on Arthur Kill Road near Richmond Valley Road and Ellis Street.
- Another constituent requested assistance regarding excessive noise from a party boat operating overnight.

The meeting was adjourned at approximately 8:45 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Diane Peruggia". The script is cursive and fluid, with the first name "Diane" and last name "Peruggia" clearly legible.

Chairwoman