



**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: March 24, 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	Jeff Geary
2 nd Vice Chairman	Jerome Goldman
3 rd 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. Community Contact Session** (speaking time is limited to 3 minutes)
- 10. Adjournment**

Attendance

Atalla ✓	Francesco ✓	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama □	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli ✓	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski □	
DiGennaro ✓	O'Toole □	Sanders ✓	
Donahue ✓	Perfetto ✓	Santoro □	

Board Staff Present: Susan LaForgia, Stacey Wertheim

Board Members Present: 23

Board Members Not Present: 4

Representatives:

Carol Ann Benanti, SI Advance reporter

Victoria Carstensen, Deputy Commissioner, Staten Island Department of Transportation

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

Marie Carmody LaFrancesca, Director of Constituent Services, SI Borough President Fossella

Giuseppe Deserio, Representative, NYC Council Member David Carr

Taylor Mavica, Richmond County District Attorney's Office

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

Jennifer Rodriguez, Representing Con Edison

Andrew Suarato, Constituent Liaison, Assemblyman Michael Tannousis

Lynda Thomson, Veteran Coordinator for FDNY

Lily Zafaranloo, Director of Community Affairs, Congresswoman Nicole Malliotakis

MINUTES

Chairwoman Diane Peruggia moved to accept the minutes of the General Board meeting held on January 27, 2026.

Vote:	In Favor	23	Opposed	0	Abstentions	0		
	Atalla ✓		Francesco ✓		Peruggia ✓		Setteducato ✓	
	Bonomi ✓		Galarza ✓		Pistilli ✓		Sheikh ✓	
	Bozza ✓		Geary ✓		Rama □		Venuto ✓	
	Carlo ✓		Goldman ✓		Rapacciuolo ✓			
	Ciacciarelli ✓		Kiernan ✓		Reiter ✓			
	D'Elia ✓		McKeon ✓		Sainovski □			
	DiGennaro ✓		O'Toole □		Sanders ✓			
	Donahue ✓		Perfetto ✓		Santoro □			

OFFICER REPORTS

Chairwoman's Report

No Report

1st Vice Chairperson – Jeff Geary

No Report

2nd Vice Chairperson – Jerome Goldman

No Report

3rd Vice Chairperson – Owen Reiter

No Report

Secretary – Robert DiGennaro

No Report

Treasurer – Michael Cicciarelli

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 **Libro & Latte Inc.**, located at 125 Page Avenue, Staten Island, NY 10309, as presented.

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

Vote: In Favor 23 Opposed 0 Abstentions 0

Atalla ✓	Francesse ✓	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama ☐	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli ✓	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski ☐	
DiGennaro ✓	O'Toole ☐	Sanders ✓	
Donahue ✓	Perfetto ✓	Santoro ☐	

MOTION

I move that Community Board 3 approve the new on-premises liquor license and temporary retail permit for **Mansion Island Inc.**, located at 141 Mansion Avenue, Staten Island, NY 10308, as presented.

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

Vote: In Favor 23 Opposed 0 Abstentions 0

Atalla ✓	Francesse ✓	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama □	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli ✓	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski □	
DiGennaro ✓	O'Toole □	Sanders ✓	
Donahue ✓	Perfetto ✓	Santoro □	

MOTION

I move that Community Board 3 *approve* the new on-premises liquor license and temporary retail permit for **Shadow Rest Inc.**, located at 150K Greaves Lane, Staten Island, NY 10308, as presented.

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

Vote: In Favor 23 Opposed 0 Abstentions 0

Atalla ✓	Francesse ✓	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama □	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli ✓	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski □	
DiGennaro ✓	O'Toole □	Sanders ✓	
Donahue ✓	Perfetto ✓	Santoro □	

MOTION

Notification of adult use retail dispensary license application

- **Buddeez LLC** – 7316 Amboy Road, SI, NY 10309

Community Board 3 recommends **disapproval** of this application based on the following site-specific concerns:

Roadway & Traffic Conditions

- Amboy Road at this location consists of one travel lane in each direction separated by a double yellow centerline, with no dedicated turning lane.
- There is no traffic signal or other DOT traffic control devices facilitating safe ingress and egress.
- Vehicles accessing the site would be required to make turning movements across opposing traffic along an already congested corridor.

- The site shares a parking lot with the existing Dunkin' Donuts, resulting in overlapping peak-hour demand and increased internal circulation conflicts.
- Additional vehicle turnover at this location may lead to parking shortages and potential queueing onto Amboy Road.

Community Context

- Within approximately 1,000 feet of the proposed site, there are three houses of worship and three schools.
- Although the application complies with statutory distance requirements under New York State Cannabis Law, the concentration of community facilities in proximity contributes to significant pedestrian activity and peak-period traffic conditions.
- The intensity of the proposed use, when combined with existing commercial activity, raises compatibility concerns for this segment of Amboy Road.

Vote: In Favor 20 Opposed 3 Abstentions 0

Atalla ✓	Francesse X	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama □	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli X	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski □	
DiGennaro ✓	O'Toole □	Sanders X	
Donahue ✓	Perfetto ✓	Santoro □	

ETHICS, RULES & BY-LAWS – Jeff Geary

Self-explanatory

HEALTH & HUMAN SERVICES – Dennis McKeon

Self-explanatory

LAND USE – Jeff Geary

Self-explanatory

PARKS & RECREATION & ENVIRONMENTAL – Michael Ciacciarelli

Self-explanatory

TRAFFIC & TRANSPORTATION – Danny Venuto

Self-explanatory

OLD BUSINESS

None

NEW BUSINESS

COMMUNITY BOARD 3 RESOLUTION by Chairwoman Diane Peruggia

Community Notification Requirements – Proposed Shelter at 4934 Arthur Kill Road

WHEREAS, New York City Administrative Code § 21-324 requires the Department of Homeless Services (DHS) to notify local elected officials and the Community Board of proposed new homeless shelters and to conduct at least one public information session within the affected community district; and

WHEREAS, the proposed development at 4934 Arthur Kill Road has been described as a purpose-built shelter configured as a transient hotel facility, which does not appear to constitute a short-term emergency shelter and therefore appears to fall within the scope of § 21-324; and

WHEREAS, Community Board 3 has not identified evidence that the required notification or public information session has occurred;

THEREFORE, BE IT RESOLVED, that Community Board 3 emphasizes the importance of compliance with Administrative Code § 21-324 and requests clarification from the appropriate City agencies as to how such requirements are being satisfied, and further requests that all required community notification and public engagement procedures be completed prior to the advancement of the proposed facility at 4934 Arthur Kill Road.

Vote: In Favor 23 Opposed 0 Abstentions 0

Atalla ✓	Francese ✓	Peruggia ✓	Setteducato ✓
Bonomi ✓	Galarza ✓	Pistilli ✓	Sheikh ✓
Bozza ✓	Geary ✓	Rama ☐	Venuto ✓
Carlo ✓	Goldman ✓	Rapacciuolo ✓	
Ciacciarelli ✓	Kiernan ✓	Reiter ✓	
D'Elia ✓	McKeon ✓	Sainovski ☐	
DiGennaro ✓	O'Toole ☐	Sanders ✓	
Donahue ✓	Perfetto ✓	Santoro ☐	

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.

- Several members of the public expressed opposition to the proposed transient hotel at 4934 Arthur Kill Road, citing concerns regarding potential public safety impacts and the appropriateness of the location.

The meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,



Diane Peruggia
Chairwoman