



## **CITY PLANNING COMMISSION**

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July 23, 2003/Supplemental Calendar No. 2

C 030149 ZMR

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**IN THE MATTER OF** an application submitted by the Northern Great Kills Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 26d and 33c**: changing from an R3-1 District to an R2 District property bounded by Arthur Kill Road, Greaves Avenue, a line midway between Elkart Street and Fairfield Street, a line perpendicular to the northerly street line of Fairfield Street distant 210 feet from the intersection of the northerly street line of Fairfield Street and the easterly street line of Miles Avenue, Fairfield Street, Miles Avenue, Islington Street, Greaves Avenue, Barlow Avenue, Giffords Lane, Daleham Street, and Miles Avenue, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated May 19, 2003, Community Board 3, Borough of Staten Island.

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The application for an amendment of the Zoning Map was filed by Northern Great Kills Civic Association, Inc. on October 3, 2002, to rezone an 11 block area from R3-1 to R2 in the Northern Great Kills section of Staten Island, Community District 3.

### **BACKGROUND**

The area proposed to be rezoned from R3-1 to R2 consists of an approximately 11 block area generally bounded by Arthur Kill Road to the north, Giffords Lane to the west, Barlow Avenue to the south, and King Fisher Pond Park and Greaves Avenue to the east, in the Northern Great Kills section of Staten Island, Community District 3. The area consists primarily of one-family detached houses built between 1940 and 1970. The area is zoned R3-1. The proposed rezoning area is bordered to the north by an R3-2 district, to the east by an R3-2 district, to the south by an R3-1 district, and to the west by an R3-1 district.

The rezoning is proposed by the Northern Great Kills Civic Association in response to community concerns that the R3-1 district allows semi-detached development that is not in character with the predominant detached existing housing on large lots.

The present R3-1 zoning permits one- and two-family semi-detached and detached houses. The detached houses require 40-foot lot widths for one- and two-story buildings, and 45-foot lot width for three- and four-story buildings. The semi-detached houses require 24-foot lot widths for one- and two-story buildings and 40-foot lot widths for three- and four-story buildings. The Special South Richmond Development District also requires 20-foot rear yards with ten foot setbacks after the first story, 18-foot front yards, one on-site parking space per dwelling unit and a maximum .5 FAR with a .1 additional attic allowance.

The proposed R2 zoning permits single-family detached homes that require 40 foot lot widths. The Special South Richmond Development District requires 20 foot rear yards with ten foot setbacks after the first story, 18 foot front yards and a maximum of .5 FAR.

There are 191 lots in the rezoning area: 190 (99.5%) are developed residentially; 0 are developed commercially; 0 are developed with community facilities; and there is one vacant lot (.5%).

One hundred and sixty five (86.8%) of the residentially developed lots contain detached one-family homes; 23 (12.1%) contain detached two-family homes; one lot (.53%) contains semi-detached houses; and one lot (.53%) contains two four-unit multi dwellings .

Under the present R3-1 designation 190 residential lots (100%) conform to the detached and semi-detached requirements. Under the proposed R2 district, 165 (86.8%) of the lots would conform to the one- family detached requirements.

Under the present R3-1 designation, 190 (99.5%) residential lots comply with the R3-1 lot width requirements for detached and semi-detached homes. Under the proposed R2 district 190 (99.5%) of the residential lots would comply with the 40-foot lot width requirements.

Under the present R3-1 designation 190 lots (99.5%) comply with the R3-1 lot area requirements for detached and semi-detached homes. Under the proposed R2 district, 190 (99.5%) lots would comply with the lot area requirements.

## **ENVIRONMENTAL REVIEW**

This application (C 030149 ZMR ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 03DCP015R. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration

was issued on May 19, 2003.

### **UNIFORM LAND USE REVIEW**

This application (C 030149 ZMR) was certified as complete by the City Planning Commission on May 19, 2003, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on May 21, 2003, and on May 27, 2003, by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on May 28, 2003.

### **City Planning Commission Public Hearing**

On June 18, 2003 (Calendar No. 4), the City Planning Commission scheduled July 2, 2003, for a public hearing on this application (C 030149 ZMR). The hearing was duly held on July 2, 2003

(Calendar No. 9). There were five speakers in favor of the application and none opposed.

The speakers described the denser semi-detached housing as out of context with the existing housing. They also stated that demolition of older existing housing to construct semi-detached housing is problematic because of the increased density of semi-detached homes. A representative of the Northern Great Kills Civic Association also referred to the congested roads and lack of school seats as indications that the area is already too dense. There were no other speakers and the hearing was closed.

#### **Waterfront Revitalization Program Consistency Review**

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 03-007.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

#### **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map is appropriate.

The proposed zoning map change recognizes the established character of this part of the Northern Great Kills community. The existing development patterns are primarily the result of Department of Environmental Protection septic regulations which restricted development to detached homes on large lots in areas without sanitary sewers. Most of the area proposed for rezoning was developed prior to sanitary sewer improvements. Hence the area is characterized by detached homes on large lots.

The proposed R2 district would limit future residential development to one-family detached residences compatible with the present development pattern. Eighty-seven percent of the existing homes in the area proposed to be rezoned to R2 are detached one-family homes. The Commission is aware that the rezoning proposal would limit the opportunity to build a variety of housing types, which would be affordable to the broader community. However, there are adjacent R3-2 zoning districts that would accommodate a variety of housing types that are attractive to a broader range of home buyers.

The R2 district requires a minimum lot width of 40 feet for detached buildings. Ninety nine percent of lots in the area to be rezoned will comply to the new R2 lot width requirements. The R2 District also requires a lot area of 3,800 square feet. Ninety nine percent of the lots in the area proposed to be rezoned to R2 will comply to the lot area requirements.

The Commission believes that the mapping of the contextual district in this portion of Northern Great Kills is consistent with the character of existing development. The R2 zoning district will promote development patterns that will reinforce this existing large lot, low-rise, low density character of the area by allowing the construction of only one-family detached homes.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 26d, and 33c:

changing from an R3-1 District to an R2 District property bounded by Arthur Kill Road, Greaves Avenue, a line midway between Elkart Street and Fairfield Street, a line perpendicular to the northerly street line of Fairfield Street distant 210 feet from the intersection of the northerly street line of Fairfield Street and the easterly street line of Miles Avenue, Fairfield Street, Miles Avenue, Islington Street, Greaves Avenue, Barlow

Avenue, Giffords Lane, Daleham Street, and Miles Avenue,

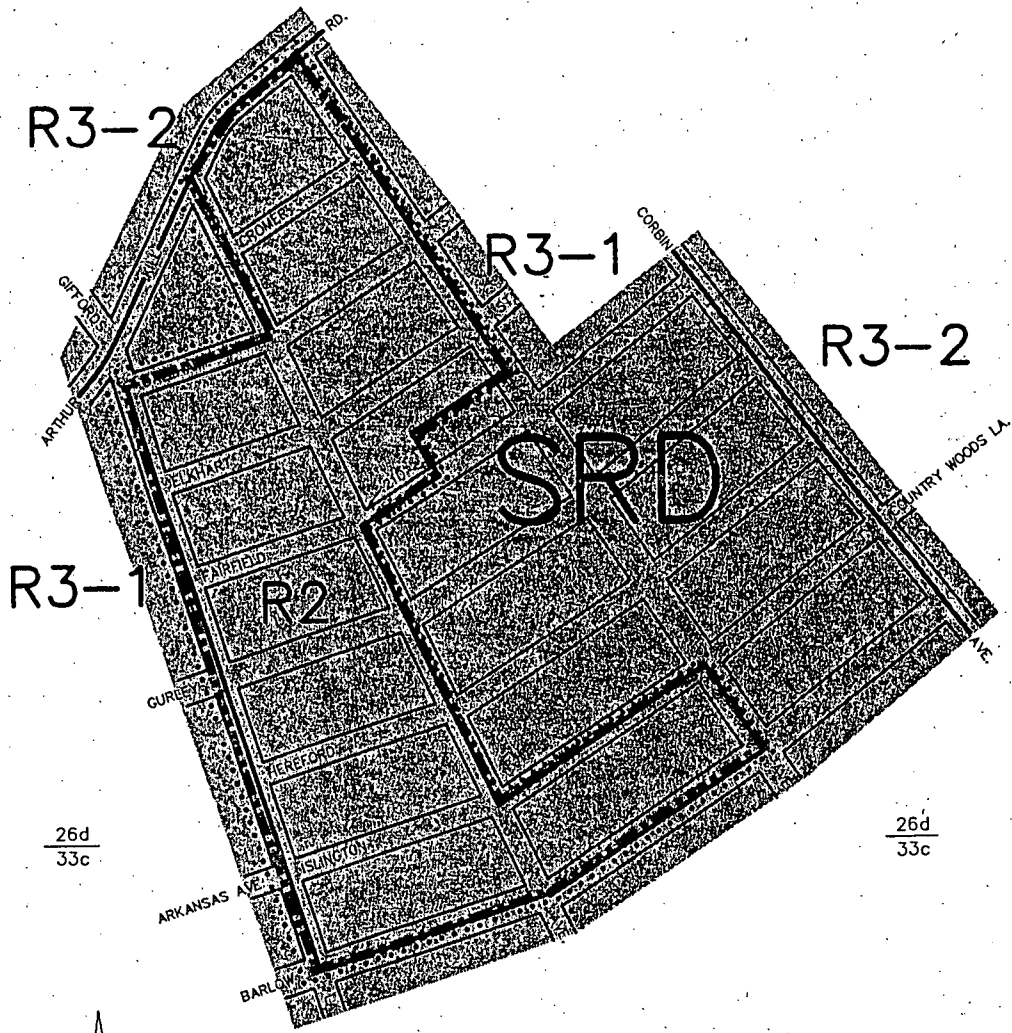
within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated May 19, 2003 (C 030149 ZMR), Community District 3, Borough of Staten Island.

The above resolution (C 030149 ZMR), duly adopted by the City Planning Commission on July 23, 2003 (Supplemental Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,**  
**ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY,**  
**JANE D. GOL, CHRISTOPHER KUI,**  
**JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS,**  
**Commissioners**

**ALEXANDER GARVIN, Commissioner, abstaining**



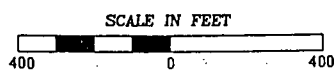


CITY PLANNING COMMISSION  
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED  
ZONING CHANGE  
ON SECTIONAL MAPS  
26d & 33c  
BOROUGH OF  
STATEN ISLAND

*E. Vozzani*  
Director of Technical Review

New York, Certification Date  
MAY 19, 2003



- NOTE:**
- Indicates Zoning District boundary.
  - ..... The area enclosed by the dotted line is proposed to be rezoned by changing an R3-1 District to an R2 District.
  - SRD Indicates a Special South Richmond District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Notice of Certification  
Pursuant to the Uniform  
Land Use Review Procedure

DEPARTMENT OF CITY PLANNING  
22 Reade Street, New York, NY 10007

APPLICATION # C 030149 ZMR

CEQR # 03DCP015R

(Please use this number on all correspondence  
concerning this application)

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Northern Great Kills Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 26d and 33c, changing from an R3-1 District to an R2 District property bounded by Arthur Kill Road, Greaves Avenue, a line midway between Elkart Street and Fairfield Street, a line perpendicular to the northerly street line of Fairfield Street distant 210 feet from the intersection of the northerly street line of Fairfield Street and the easterly street line of Miles Avenue, Fairfield Street, Miles Avenue, Islington Street, Greaves Avenue, Barlow Avenue, Giffords Lane, Daleham Street, and Miles Avenue, within the Special South Richmond Development District, Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated May 19, 2003.

RELATED APPLICATIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMUNITY DISTRICT NO. 3

BOROUGH Staten Island

APPLICANT \_\_\_\_\_

Northern Great Kills Civic Ass'n.

PO Box 184

Staten Island, NY 10308

APPLICANT'S REPRESENTATIVE \_\_\_\_\_

Isabel Yard, President

Northern Great Kills Civic Ass'n.

PO 1841

Staten Island, NY 10308

QUESTIONS ABOUT THIS APPLICATION SHOULD BE ADDRESSED TO THE FOLLOWING DCP OFFICE:

Staten Island Borough Office AT 718-556-7379

ON May 19, 2003 THE ABOVE LISTED APPLICATION WAS CERTIFIED AS COMPLETE BY THE  
DEPARTMENT OF CITY PLANNING. THE PERIOD FOR COMMUNITY BOARD REVIEW BEGINS ON  
May 28, 2003 AND MUST BE COMPLETED BY July 28, 2003.

\* Indicates application was certified by the City Planning Commission, pursuant to Section 197-c (c.) of the City Charter.

JAM64

5.1

Community/Borough Board Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030149 ZMR

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Northern Great Kills Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 26d and 33c, changing from an R3-1 District to an R2 District property bounded by Arthur Kill Road, Greaves Avenue, a line midway between Elkart Street and Fairfield Street, a line perpendicular to the northerly street line of Fairfield Street distant 210 feet from the intersection of the northerly street line of Fairfield Street and the easterly street line of Miles Avenue, Fairfield Street, Miles Avenue, Islington Street, Greaves Avenue, Barlow Avenue, Giffords Lane, Daleham Street, and Miles Avenue, within the Special South Richmond Development District, Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes, only) dated May 19, 2003.

COMMUNITY BOARD NO. 3  
BOROUGH Staten Island

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING 5/21/03  
WAS QUORUM PRESENT?  YES  NO

655-281 Rossville Av  
LOCATION Staten Is. NY 10309

(A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.)

VOTE ADOPTING RECOMMENDATION TAKEN  
DATE 5/27/03

CYO/MIV  
LOCATION 6581 Hylan Blvd. SINY 10309

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

RECEIVED  
JUN - 4 2003  
Department of City Planning  
Staten Island Office

RECEIVED  
JUN - 4 2003  
Department of City Planning  
Staten Island Office

CITY PLANNING COMMISSION  
DEPT. OF CITY PLANNING  
2003 MAY 29 PM 12:49

VOTING

IN FAVOR 35 AGAINST 0 ABSTAINING 0

TOTAL MEMBERS APPOINTED TO BOARD \_\_\_\_\_

COMMUNITY/BOROUGH BOARD OFFICER

DATE

5-28-03

TITLE

Chairman of the Board

124

**Uniform Land Use Review Procedure**

New York City Department of City Planning

**Staten Island Borough President Recommendation**



LULURP NO. C 030149 ZMR

COMMUNITY DISTRICT 3

**DOCKET DESCRIPTION:**

IN THE MATTER OF an application submitted by the Northern Great Kill's Civic Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 26d and 33c, changing from an R3-1 District to an R2 District property bounded by Arthur Kill Road, Greaves Avenue, a line midway between Elkart Street and Fairfield Street, a line perpendicular to the northerly street line of Fairfield Street distant 210 feet from the intersection of the northerly street line of Fairfield Street and the easterly street line of Miles Avenue, Fairfield Street, Miles Avenue, Islington Street, Greaves Avenue, Barlow Avenue, Gifford Lane, Daleham Street, and Miles Avenue, within the Special South Richmond Development District, Borough of Staten Island, Community District 3.

**RECOMMENDATION:**

APPROVE

DISAPPROVE

WITH CONDITIONS/MODIFICATIONS

**EXPLANATION OF RECOMMENDATION, CONDITIONS OR MODIFICATIONS:**

JAMES P. MOLINARO  
PRESIDENT, BOROUGH OF STATEN ISLAND

DATE

5/28/03