



CITY PLANNING COMMISSION

January 6, 2010/ Calendar No. 21

C 090042 ZMR

IN THE MATTER OF an application submitted by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and Pleasant Plains, Prince's Bay, Richmond Valley Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

1. West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrotts Road and its easterly centerline prolongation; and
2. Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

as shown on a diagram (for illustrative purposes only) dated September 21, 2009, Community District 3, Borough of Staten Island.

The application for an amendment to the zoning map was filed by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and the Pleasant Plains, Prince's Bay, Richmond Valley Civic Association on July 22, 2008 to rezone an approximately 35 block area from R3-2 to R3-1 in the Sandy Ground area of Staten Island, Community District 3.

BACKGROUND

The applicants propose to rezone a 35 block area from R3-2 to R3-1 in the Sandy Ground area of Staten Island. The rezoning area is approximately bounded by the West Shore Expressway to the north and west, Ramona Avenue to the south, and Lenevar and Alverson Avenues to the east.

Sandy Ground, also known as Rossville, is a residential neighborhood on Staten Island's South Shore. Sandy Ground is predominantly characterized by one-and two-family detached and semi-detached homes. Sandy Ground is noted as the oldest community established by freedmen in North America. After slavery was abolished in New York State in 1827, freedmen from all over the state as well as Maryland and Virginia, settled in this community. Very little of Sandy Ground's physical past remains due to the ongoing development of Staten Island's South Shore.

The proposed rezoning is in response to the concerns of Sandy Ground's residents that the current zoning permits out of character development. In recent years, these concerns have risen as large vacant tracts and one-family detached homes have been replaced with townhouse developments. The area also contains several large vacant tracts that residents fear will be developed with out of character housing, such as townhouses and multi-family garden apartment buildings under the current zoning, altering the context of their community. The proposed rezoning seeks to preserve the established low-density character of the neighborhood and ensure that future residential development will reinforce the existing patterns of semi-detached and detached homes.

Existing Zoning

The R3-2 district permits one- and two-family attached, semi-detached and detached houses, as well as multi-family buildings. As mapped within the Special South Richmond Development District (SSRDD), the R3-2 district requires 30-foot rear yards, 18-foot front yards, two on-site parking spaces for a one-family house, three spaces for a two-family house and a maximum floor area ratio (FAR) of 0.5 plus a 0.1 attic allowance.

Proposed Zoning

The R3-1 district permits one- and two-family semi-detached and detached houses. As mapped within the Special South Richmond Development District, the R3-1 district requires a minimum 40-foot lot width and a maximum lot area of 3,800 sq. ft. for detached homes, and a minimum 24-foot lot width and a maximum lot area of 2,375 sq. ft. for semi-detached homes within the SSRDD. The R3-1 district also requires 30-foot rear yards, 18-foot front yards, two on-site parking spaces for a one-family house, three spaces for a two-family house and a maximum FAR of 0.5 plus a 0.1 FAR attic allowance.

In the rezoning area, 87% of the homes would conform to the R3-1 one- and two-family semi-detached and detached house requirement. Lot width compliance would be approximately 95%, while lot area compliance would be approximately 93% under the proposed R3-1 zoning.

ENVIRONMENTAL REVIEW

This application (C 090042 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 09DCP011R. The lead is the City Planning Commission.

After a study of the environmental impact of the subject application (C 090042 ZMR), a negative declaration was issued on September 21, 2009.

UNIFORM LAND USE REVIEW

This application (C 090042 ZMR) was certified as complete by the Department of City Planning on September 21, 2009 and was duly referred to Community Board 3 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 3 held a public hearing on the application (C 090042 ZMR) on October 21, 2009 and, on October 21, 2009, by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application (C 090042 ZMR) was considered by the Borough President, who issued a recommendation approving the application on November 2, 2009.

City Planning Commission Public Hearing

On November 18, 2009, (Calendar No. 10), the City Planning Commission scheduled December 2, 2009, for a public hearing on the application (C 090042 ZMR). The hearing was duly held on December 2, 2009 (Calendar No. 21). There were four speakers who appeared in favor of the application.

A representative of the State Senator from the 24th State Senate District stated that the State Senator supports the application and noted that the existing infrastructure can not handle any more density in this area, and the proposed rezoning would help preserve the character of Sandy

Ground. A representative of the Civic Association of the Sandy Ground Area also spoke in favor of the application. He stated that the existing infrastructure can not handle the potential increase of density that the R3-2 district allows and that the great majority of existing buildings conform to the proposed zoning. A representative of the Pleasant Plains, Prince's Bay, and Richmond Valley Civic Association spoke, as well, noting the narrow streets and overbuilt condition resulting from multi-family townhouse development. Another member of the Civic Association of the Sandy Ground Area, who is also a member of the AME Zion church, noted that her ancestors first settled the area and that the proposed rezoning would help preserve what little was left of the built condition of the historic Sandy Ground neighborhood.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 090042 ZMR) is appropriate.

The Commission notes that the rezoning proposal was developed in response to concerns of the Sandy Ground community that the current R3-2 zoning district designation allows for development that is out of character with the existing detached and semi-detached housing stock of the Sandy Ground neighborhood.

The proposed R3-1 designation will limit future development to those that will be more in character with the existing neighborhood, eighty-seven percent of which are detached and semi-detached homes.

The Commission further believes this rezoning will protect neighborhood character, encourage more appropriate development, enhance the quality of life and is consistent with the character of existing development.

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, 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. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

1. West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrotts Road and its easterly centerline prolongation; and
2. Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated September 21, 2009.

The above resolution (C 090042 ZMR), duly adopted by the City Planning Commission on January 6, 2010 (Calendar No. 21), 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, FAICP, Chair,
RAYANN BESSER, ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL
TORO, RICHARD W. EADDY, SHIRLEY A. MCRAE, KAREN A. PHILLIPS,
Commissioners