



CITY PLANNING COMMISSION

April 9, 2008/Calendar No. 8

C 080198 ZMR

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21a changing from an R3X District to an R5 District property bounded by Fillmore Street, Lafayette Avenue, a line 100 feet southerly of Fillmore Street, and a line 175 feet westerly of Lafayette Avenue, Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development on December 4, 2007 to rezone a portion of Block 71, which is bounded by Fillmore Street, Lafayette Avenue, a line 100 feet southerly of Fillmore Street, and a line 175 feet westerly of Lafayette Avenue, from R3X to R5 to facilitate the development of a five-story building for low-income seniors, tentatively known as Lafayette Manor, with approximately 60 units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing for the Elderly Program.

RELATED ACTIONS

In addition to zoning map amendment which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 080199 HAR	Urban Development Action Area designation and project approval, and disposition of city-owned property;
N 080200 ZAR	Authorization pursuant to Section 23-631(i) to modify height and setback regulations

BACKGROUND

A description of this application, the surrounding area and the proposed project is included in the report on the related action for the proposed Urban Development Action Area designation and project approval and disposition of city-owned property (C 080199 HAR).

ENVIRONMENTAL REVIEW

This application (C 080198 ZMR), in conjunction with the related applications (C 080199 HAR and N 080200 ZAR), 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 07HPD012R. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on November 3, 2006.

UNIFORM LAND USE REVIEW

This application (C 080198 ZMR), in conjunction with the related application (C 080199 HAR) was certified as complete by the Department of City Planning on December 17, 2007, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b) along with the application for the non-ULURP action (N 080200 ZAR) which was referred for review and comment.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on February 4, 2008 and on February 11, 2008, by a vote of 24 to 2 with 1 abstention, adopted a resolution recommending approval of this application with the following conditions:

that the project should include two elevators, exterior lighting reflective of the period of New Brighton Village Hall, that the building achieve 20 to 35% energy efficiency and that Community Board #1 be afforded the right to work with the developer in naming the building.

Borough President Recommendation

This application (C 080198 ZMR) was considered by the Borough President, who issued a recommendation on March 13, 2008 approving this application subject to the condition that the Commission review and consider all modifications and conditions proposed by Community Board 1 as part of the previously submitted Community Board recommendation.

City Planning Commission Public Hearing

On March 12, 2008 (Calendar No. 7), the City Planning Commission scheduled March 26, 2008, for a public hearing on this application (C 080198 ZMR). The hearing was duly held on March 26, 2008 (Calendar No. 22), in conjunction with the public hearing on the related application (C 080199 HAR).

There were three speakers in favor as described in the report on the related application for the UDAAP and project approval and disposition of city-owned property (C 080199 HAR), and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 080198 ZMR), in conjunction with the related actions (C 080199 HAR and N 080200 ZAR), is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report on the related application for the proposed Urban Development Action Area designation and project approval and disposition of city-owned property (C 080199 HAR).

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, 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 so subsequently amended, is further amended by changing the Zoning Map, Section No. 21a:

changing from an R3X District to an R5 District property bounded by Fillmore Street, Lafayette Avenue, a line 100 feet southerly of Fillmore Street, and a line 175 feet westerly of Lafayette Avenue

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 17, 2007 (C 080198 ZMR).

The above resolution (C 080198 ZMR), duly adopted by the City Planning Commission on April 9, 2008 (Calendar No. 8), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners