



CITY PLANNING COMMISSION

November 5, 2003/Calendar No. 27

C 030022 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Sections Nos. 20d, 21b, 26a, 26c, 26d and 27a:**

- 1. changing from an R3-2 District to an R3A District property bounded by** a line 300 feet northeasterly of Ridgeway Avenue, Victory Boulevard, a line perpendicular to the centerline of Victory Boulevard at a point 300 feet southwesterly of Ridgeway Avenue, a line perpendicular to the last course at a point 1000 feet northwesterly of the centerline of Victory Boulevard, Prices Lane and its northwesterly centerline prolongation, a line 300 feet northwesterly of Victory Boulevard, Parish Avenue, a line 350 feet easterly of Glen Street, a line 100 feet northerly of Wild Avenue and its westerly prolongation, West Shore Expressway, Beresford Avenue and its northwesterly centerline prolongation, a line 400 feet northwesterly of Dean Avenue, Roswell Avenue, a line 400 feet northwesterly of Victory Boulevard Extension, southwesterly and northeasterly boundary line of Schmul Park, a line midway between Mildred Avenue and Watson Avenue and its southwesterly prolongation, the northeasterly, a line 100 feet southwesterly of Shelley Avenue, Watson Avenue and its southwesterly centerline prolongation, the northeasterly boundary line of Schmul Park, a line 400 feet northwesterly of Victory Boulevard Extension, a line 100 feet northeasterly of Burke Avenue, a line perpendicular to the southwesterly Street line of Church Avenue distant 355 feet southeasterly (as measured along the Street line) from the intersection of the southwesterly street line of Church Avenue and the southeasterly street line of Victory Boulevard, Church Avenue, Victory Boulevard, Towers Lane, a line 280 feet southeasterly of Victory Boulevard, a line 300 feet southwesterly of Ridgeway Avenue, and a line midway between Riche Avenue and Gasper Avenue and its northeasterly and southwesterly prolongations;
- 2. changing from an R3-2 District to an R3-1 District property bounded by:**
 - a.** Staten Island Expressway, Richmond Avenue, Lamberts Lane, and Elson Street and its northerly centerline prolongation;
 - b.** a line 100 feet southerly of Lander Avenue, Richmond Avenue, Merrill Avenue, Hillman Avenue, the westerly centerline prolongation of Jardine Avenue, and a line 100 feet easterly of Arlene Street;
 - c.** Victory Boulevard, a westerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, Signs Road, Amsterdam Avenue and its southerly centerline prolongation, Carnegie Avenue, and Richmond Avenue;
 - d.** a line 100 feet southerly of the southerly street line of Gary Place and its easterly and

westerly prolongations, Gary Place and its southerly centerline prolongation, Sleepy Hollow Road and its easterly centerline prolongation, Draper Place and its southerly centerline prolongation at Travis Avenue, and a northerly and easterly boundary line of a park;

- e. Ashworth Avenue, a line passing through two points: the first on the southerly street line of Ashworth Avenue distant 440 feet easterly (as measured along the street line) from the intersection of the southerly street line of Ashworth Avenue and the easterly street line of Carpenter Avenue and the second on the northeasterly street line of Rockland Avenue distant 100 feet northwesterly (as measured along the street line) from the intersection of the northeasterly street line of Rockland Avenue and the northwesterly street line of Slayton Avenue, Rockland Avenue, a westerly boundary line of Latourette Park and its northerly prolongation, Nome Avenue and its southeasterly centerline prolongation, Lewiston Street, Furness Place, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, a line midway between Klondike Avenue and Travis Avenue, a line 100 feet southeasterly of Steinway Avenue, a line 100 feet northeasterly of Shiloh Street, Radford Street, Shiloh Street, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue), Nome Avenue, Steinway Avenue, Travis Avenue, Saxon Avenue, Gadsen Place, a line 180 feet northeasterly of Travis Avenue, Ferndale Avenue, Rockland Avenue, and Grissom Avenue;
- f. Nome Avenue, Rockne Street, a line midway between Ellwood Avenue and Nome Avenue, a line 300 feet southeasterly of Rockne Street, Richmond Hill Road, a line 100 feet northwesterly of Mary Mount Street, a line 100 feet southwesterly of Nome Avenue, and a line 700 feet southeasterly of Richmond Avenue;
- g. Staten Island Expressway, Wheeler Avenue, Westwood Avenue, Graves Street, Holden Boulevard, Suffolk Avenue, Vermont Court, Gansevoort Boulevard, Carolina Court, Suffolk Avenue, Harold Street, Bradley Avenue, Brielle Avenue, Walcott Avenue, a northwesterly boundary line of New York City Farm Colony and its northerly prolongation, Colonial Avenue and its northeasterly centerline prolongation, a line midway between Field Street and Hazen Street and its northwesterly prolongation, an easterly boundary line of the State of New York Department of Mental Hygiene, and Hawthorne Avenue and its northerly and southerly centerline prolongations;
- h. Westwood Avenue, Laguardia Avenue, Bolivar Street, and Manor Road; and
- i. Harold Street, Manor Road, Etna Place, a line 100 feet southeasterly of Manor Road, Cliffwood Avenue, Manor Road, Brielle Avenue, Melba Street, Portage Avenue, and Fanning Street; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a.** Lamberts Lane, Richmond Avenue, a line 100 feet southerly of Lander Avenue, a line 100 feet easterly of Arlene Street, the westerly centerline prolongation of Jardine Avenue, Hillman Avenue, Merrill Avenue, Richmond Avenue, Carnegie Avenue, Amsterdam Avenue and its southerly centerline prolongation, Signs Road, Richmond Avenue, Amsterdam Place, Freedom Avenue, a line 100 feet northerly of Knapp Street and its easterly prolongation, Richmond Avenue, Travis Avenue, Draper Place, Sleepy Hollow Road and its easterly centerline prolongation, Gary Place and its southerly centerline prolongation, a line 100 feet southerly of Gary Place, an easterly and northerly boundary line of a park, Dinsmore Street and its southerly centerline prolongation, Victory Boulevard, Graham Avenue, Lander Avenue, a line 180 feet westerly of Elson Street, a line midway between Kirshon Avenue and Lander Avenue, a line 165 feet easterly of Elson Street, Kirshon Avenue, and a line 300 feet easterly of Elson Street;
- b.** a line midway between Klondike Avenue and Travis Avenue, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, Furness Place, Lewiston Street, Nome Avenue and its southeasterly centerline prolongation, a northwesterly boundary line of Latourette Park, Richmond Hill Road, a line 150 feet northwesterly of Brunswick Street and its northeasterly prolongation, a line midway between Ellwood Avenue and Nome Avenue, Rockne Street, Nome Avenue, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue), Shiloh Street, Radford Street, a line 100 feet northeasterly of Shiloh Street, and a line 100 feet southeasterly of Steinway Avenue; and
- c.** Staten Island Expressway, Fanning Street and its northerly centerline prolongation, a line 500 feet northerly of Westwood Avenue, a line midway between Elvin Street and Manor Road and its northerly centerline prolongation, a line 200 feet northerly of Westwood Avenue, Manor Road, Harold Street, Fanning Street, Portage Avenue, Melba Street, Brielle Avenue, Bradley Avenue and its southerly centerline prolongation, Harold Street, Suffolk Avenue, Carolina Court, Gansevoort Boulevard, Vermont Court, Suffolk Avenue, Holden Boulevard, Graves Street, Westwood Avenue, and Wheeler Avenue;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003 Community District 2, Borough of Staten Island.

The application for an amendment of the Zoning Map was filed by the Staten Island Borough President on July 17, 2002, to rezone a 247 block area in the central mid-island communities of Community District 2 of Staten Island.

BACKGROUND

The area proposed to be rezoned from R3-2 to R3-1, R3A and R3X consists of a 236 block area approximately bounded by the Staten Island Expressway, LaGuardia Avenue, Richmond Hill Road, and the West Shore Expressway in the communities of Travis, Bulls Head, New Springville, Heartland Village and Willowbrook. The area consists primarily of one-and- two family semi-detached and detached homes built between 1940 and 1970.

The Staten Island Borough President's Office is proposing this rezoning in response to community concerns that the R3-2 allows attached development that is not in character with the predominant detached and semi-detached existing housing.

The zoning districts within the proposed rezoning areas is R3-2. The R3-2 district permits one- and two-family attached, semi-detached and detached houses, as well as multi-family buildings. It requires 30-foot rear yards, 15-foot front yards, one on-site parking space per dwelling unit and a maximum .5 FAR plus .1 attic allowance.

The proposed R3-1 districts permit one- and two-family, semi-detached and detached houses. It requires 30-foot rear yards, 15-foot front yards, one on-site parking space per dwelling unit and a maximum a maximum .5 FAR plus .1 attic allowance. The proposed R3A districts permits one- and two-family detached houses on minimum 25-foot wide lots for one- and two- story buildings. It requires 30-foot rear yards, 10-foot front yards, one on-site parking space per dwelling unit and a maximum .5 FAR plus .1 attic allowance. The proposed R3X districts permits one- and two-family detached houses on minimum 35-foot wide lots for one- and two- story buildings. It requires 30-foot rear yards, 10-foot front yards, one on-site parking space per dwelling unit and a maximum .5 FAR plus .1 attic allowance.

There are 9,701 lots in the rezoning area. The land uses within the area proposed to be rezoned are 96.9% residential, .53% commercial, .28% community facility, 2.15% vacant and .03% other uses. Detached housing comprises 58.2% of the residential housing type. Semi-detached houses comprise 34.6%, attached houses comprise 7.1% and the rest are mixed use buildings. Under the proposed zoning the conformance for building type is 88%, the lot width compliance is 91%, the lot area compliance is 91%, and the FAR compliance remains 67%.

ENVIRONMENTAL REVIEW

This application (C 030022 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 04DCP009R. 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 September 8, 2003.

UNIFORM LAND USE REVIEW

This application (C 030022 ZMR) was certified as complete by the Department of City Planning on September 8, 2003, and were duly referred to Community Board 2 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on September 9, 2003, and on September 16, 2003, by a vote of 30 to 0 with 3 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 October 2, 2003.

City Planning Commission Public Hearing

On October 8, 2003 (Calendar No. 9), the City Planning Commission scheduled October 22, 2003, for a public hearing on this application (C 030022 ZMR). The hearing was duly held on October 22, 2003 (Calendar No. 19).

There were three speakers in favor of the application.

A representative of the Borough President's Office described the demolition of older existing housing to make way for semi-detached and attached housing as problematic because of the increase in density. He also read a statement by the Grant City Civic Association which stated that the proposal would reduce development that has stressed city services. The Councilman from City Council District 50 stated that the denser attached and semi-detached housing as out of context with the character of the existing housing. He also stated that due to the reselling of homes, an existing large supply of attached housing will be available to aspiring homeowners.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications for the related actions, 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 WRP #03-053.

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 central mid-island communities which are characterized by detached and semi-detached homes. The current zoning has allowed construction of attached and semi-detached housing in these neighborhoods. In some cases, older homes have been demolished to make way for the new construction. As a result, the character of the neighborhoods can be changed, and the additional density results in impacts on parking, schools, road networks, and mass transit.

The proposed R3X, R3A and R3-1 districts would limit future residential development to one- and two- family detached and semi-detached residences compatible with the present development pattern. Eighty-eight percent of the existing homes in the area proposed to be rezoned are detached and semi-detached one- and two-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 moderate income home buyers.

The R3X district requires a minimum lot width of 35 feet for detached buildings while the R3A requires 25 feet. The R3-1 requires 40 feet of lot width for detached buildings and 18 feet for semi-detached buildings. Ninety-one percent of lots in the area to be rezoned will comply to the new R3-1 and R3X lot width requirements. The R3X district requires a minimum lot area of 3,325 square feet while the R3A requires 2,325. The R3-1 requires a minimum lot area of 3,800 square feet for detached buildings and 1700 square feet for semi-detached buildings. Ninety-one percent of the lots in the area proposed to be rezoned to R3-1 and R3X will comply to the lot area requirements.

The Commission believes that the mapping of the contextual district in this portion of the central mid-island is consistent with the character of existing development. The R3-1 and R3X zoning districts will promote development patterns that will reinforce the existing character of the area by allowing the construction of only one and two--family detached and semi-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. 20d, 21b, 26a, 26c, 26d and 27a:**

1. **changing from an R3-2 District to an R3A District property bounded by** a line 300 feet northeasterly of Ridgeway Avenue, Victory Boulevard, a line perpendicular to the centerline of Victory Boulevard at a point 300 feet southwesterly of Ridgeway Avenue, a line perpendicular to the last course at a point 1000 feet northwesterly of the centerline of Victory Boulevard, Prices Lane and its northwesterly centerline prolongation, a line 300 feet northwesterly of Victory Boulevard, Parish Avenue, a line 350 feet easterly of Glen Street, a line 100 feet northerly of Wild Avenue and its westerly prolongation, West Shore Expressway, Beresford Avenue and its northwesterly centerline prolongation, a line 400 feet northwesterly of Dean Avenue, Roswell Avenue, a line 400 feet northwesterly of Victory Boulevard Extension, southwesterly and northeasterly boundary line of Schmul Park, a line midway between Mildred Avenue and Watson Avenue and its southwesterly prolongation, the northeasterly, a line 100 feet southwesterly of Shelley Avenue, Watson Avenue and its southwesterly centerline prolongation, the northeasterly boundary line of Schmul Park, a line 400 feet northwesterly of Victory Boulevard Extension, a line 100 feet northeasterly of Burke Avenue, a line perpendicular to the southwesterly Street line of Church Avenue distant 355 feet southeasterly (as measured along the Street line) from the intersection of the southwesterly street line of Church Avenue and the southeasterly street line of Victory Boulevard, Church Avenue, Victory Boulevard, Towers Lane, a line 280 feet southeasterly of Victory Boulevard, a line 300 feet southwesterly of Ridgeway Avenue, and a line midway between Riche Avenue and Gasper Avenue and its northeasterly and southwesterly prolongations;
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- d.** a line 100 feet southerly of the southerly street line of Gary Place and its easterly and westerly prolongations, Gary Place and its southerly centerline prolongation, Sleepy Hollow Road and its easterly centerline prolongation, Draper Place and its southerly centerline prolongation at Travis Avenue, and a northerly and easterly boundary line of a park;
- e.** Ashworth Avenue, a line passing through two points: the first on the southerly street line of Ashworth Avenue distant 440 feet easterly (as measured along the street line) from the intersection of the southerly street line of Ashworth Avenue and the easterly street line of Carpenter Avenue and the second on the northeasterly street line of Rockland Avenue distant 100 feet northwesterly (as measured along the street line) from the intersection of the northeasterly street line of Rockland Avenue and the northwesterly street line of Slayton Avenue, Rockland Avenue, a westerly boundary line of Latourette Park and its northerly prolongation, Nome Avenue and its southeasterly centerline prolongation, Lewiston Street, Furness Place, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, a line midway between Klondike Avenue and Travis Avenue, a line 100 feet southeasterly of Steinway Avenue, a line 100 feet northeasterly of Shiloh Street, Radford Street, Shiloh Street, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue), Nome Avenue, Steinway Avenue, Travis Avenue, Saxon Avenue, Gadsen Place, a line 180 feet northeasterly of Travis Avenue, Ferndale Avenue, Rockland Avenue, and Grissom Avenue;
- f.** Nome Avenue, Rockne Street, a line midway between Ellwood Avenue and Nome Avenue, a line 300 feet southeasterly of Rockne Street, Richmond Hill Road, a line 100 feet northwesterly of Mary Mount Street, a line 100 feet southwesterly of Nome Avenue, and a line 700 feet southeasterly of Richmond Avenue;
- g.** Staten Island Expressway, Wheeler Avenue, Westwood Avenue, Graves Street, Holden Boulevard, Suffolk Avenue, Vermont Court, Gansevoort Boulevard, Carolina

Court, Suffolk Avenue, Harold Street, Bradley Avenue, Brielle Avenue, Walcott Avenue, a northwesterly boundary line of New York City Farm Colony and its northerly prolongation, Colonial Avenue and its northeasterly centerline prolongation, a line midway between Field Street and Hazen Street and its northwesterly prolongation, an easterly boundary line of the State of New York Department of Mental Hygiene, and Hawthorne Avenue and its northerly and southerly centerline prolongations;

- h.** Westwood Avenue, Laguardia Avenue, Bolivar Street, and Manor Road; and
- i.** Harold Street, Manor Road, Etna Place, a line 100 feet southeasterly of Manor Road, Cliffwood Avenue, Manor Road, Brielle Avenue, Melba Street, Portage Avenue, and Fanning Street; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a.** Lamberts Lane, Richmond Avenue, a line 100 feet southerly of Lander Avenue, a line 100 feet easterly of Arlene Street, the westerly centerline prolongation of Jardine Avenue, Hillman Avenue, Merrill Avenue, Richmond Avenue, Carnegie Avenue, Amsterdam Avenue and its southerly centerline prolongation, Signs Road, Richmond Avenue, Amsterdam Place, Freedom Avenue, a line 100 feet northerly of Knapp Street and its easterly prolongation, Richmond Avenue, Travis Avenue, Draper Place, Sleepy Hollow Road and its easterly centerline prolongation, Gary Place and its southerly centerline prolongation, a line 100 feet southerly of Gary Place, an easterly and northerly boundary line of a park, Dinsmore Street and its southerly centerline prolongation, Victory Boulevard, Graham Avenue, Lander Avenue, a line 180 feet westerly of Elson Street, a line midway between Kirshon Avenue and Lander Avenue, a line 165 feet easterly of Elson Street, Kirshon Avenue, and a line 300 feet easterly of Elson Street;
- b.** a line midway between Klondike Avenue and Travis Avenue, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, Furness Place, Lewiston Street, Nome Avenue and its southeasterly centerline prolongation, a northwesterly boundary line of Latourette Park, Richmond Hill Road, a line 150 feet northwesterly of Brunswick Street and its northeasterly prolongation, a line midway between Ellwood Avenue and Nome Avenue, Rockne Street, Nome Avenue, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue), Shiloh Street, Radford Street, a line 100 feet northeasterly of Shiloh Street, and a line 100 feet southeasterly of Steinway Avenue; and
- c.** Staten Island Expressway, Fanning Street and its northerly centerline prolongation, a

line 500 feet northerly of Westwood Avenue, a line midway between Elvin Street and Manor Road and its northerly centerline prolongation, a line 200 feet northerly of Westwood Avenue, Manor Road, Harold Street, Fanning Street, Portage Avenue, Melba Street, Brielle Avenue, Bradley Avenue and its southerly centerline prolongation, Harold Street, Suffolk Avenue, Carolina Court, Gansevoort Boulevard, Vermont Court, Suffolk Avenue, Holden Boulevard, Graves Street, Westwood Avenue, and Wheeler Avenue;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003 (C 030022 ZMR),
Community District 2, Borough of Staten Island.

The above resolution (C 030022 ZMR), duly adopted by the City Planning Commission on November 5, 2003 (Calendar No. 27), 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,
ALEXANDER GARVIN, JANE D. GOL, JOHN MEROLO, DOLLY WILLIAMS,
Commissioners