



CITY PLANNING COMMISSION

October 19, 2005/Calendar No. 32

C 050180 ZMR

IN THE MATTER OF an application submitted by Councilmen James S. Oddo and Andrew J. Lanza, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 27b and 34a, changing from an R3-1 District to an R2 District property bounded by:

Hylan Boulevard, Oak Avenue, a line 165 feet southeasterly of Hylan Boulevard, a line 100 feet southwesterly of Malden Place (between Hylan Boulevard and Primrose Place) and its southeasterly prolongation, Falcon Avenue, Penn Avenue, a line 100 feet southeasterly of Falcon Avenue, a line 120 feet southwesterly of Tysens Lane, Mill Road, Tysens Lane, Manila Avenue, Roberts Drive, Mill Road, Guyon Avenue, Riga Street, Adelaide Avenue, Lynn Street, a line 95 feet southwesterly of Guyon Avenue, Falcon Avenue, Guyon Avenue, Tarrytown Avenue, Adelaide Avenue, Medina Street, and Isabella Avenue,

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

The application for an amendment of the Zoning Map was filed by Councilmen James S. Oddo and Andrew J. Lanza on November 12, 2004, to rezone from R3-1 to R2 an approximately 21 block area generally located in the Oakwood section of Staten Island, Community District 3.

BACKGROUND

The area proposed to be rezoned from R3-1 to R2 consists of an approximately 21 block area generally bounded by Tysens Lane to the north, Manila Avenue to the east, Guyon Avenue to the south, and Hylan Boulevard to the west. The surrounding area to the north and east is zoned R3-1, to the south, R3-1 and R3-2, and to the west, R3-2 and R2 in the Oakwood section of Staten Island, Community District 3. The rezoning area consists primarily of single-family detached houses.

The area was rezoned in 2003 (C020636ZMR), from R3-2 to R3-1.

The rezoning is proposed in response to community concerns that the R3-1 district allows semi-detached housing and a minimum lot size that is not in character with the existing predominantly single-family detached housing on large lots.

There are 384 lots in the rezoning area, 97% of which are developed residentially, 2% are vacant, and the remainder are commercial and community facilities.

The present R3-1 district permits one- and two-family detached and semi-detached houses on lots with a minimum width of 40 feet for detached housing and 18 feet for semi-detached housing. The R3-1 District requires 30-foot rear yards, 18-foot front yards, two on-site parking spaces for a one-family house, and three on-site parking spaces for a two-family house. The maximum FAR in an R3-1 district is .5 plus .1 attic allowance.

The proposed R2 zoning permits single-family detached homes that require 40-foot lot widths, 30-foot rear yards, 15-foot front yards, two on-site parking spaces and a maximum of .5 FAR.

The R2 district was chosen for these areas because 79% of the homes are single-family detached residences. Eighty-two percent of the lots comply to the 40-foot lot width requirement of the R2 district, while 81% comply with the lot area requirements.

ENVIRONMENTAL REVIEW

This application (C 050180 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 05DCP036R. 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 June 20, 2005.

UNIFORM LAND USE REVIEW

This application (C 050180 ZMR) was certified as complete by the Department of City Planning on June 20, 2005, 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 August 3, 2005, and on August 5, 2005, by a vote of 25 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 August 25, 2005.

City Planning Commission Public Hearing

On September 14, 2005 (Calendar No. 5), the City Planning Commission scheduled September 28, 2005, for a public hearing on this application (C 050180 ZMR). The hearing was duly held on September 28, 2005 (Calendar No. 16). There were no speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 050180 ZMR) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, 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 05-039.

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 area of the Oakwood community, which is characterized by detached single-family homes.

The proposed R2 district would limit future residential development to single-family detached residences compatible with the existing development pattern. Seventy-nine percent of the existing homes in the area proposed to be rezoned are one-family detached homes.

The Commission notes that this area is subject to the Lower Density Growth Management regulations of the Zoning Resolution. The Commission believes that this action will reinforce the Lower Density Growth Management regulations, which are intended to protect neighborhood character, encourage more appropriate development, and enhance quality of life.

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. 27B and 34a, changing from an R3-1 District to an R2 District property bounded by:

Hylan Boulevard, Oak Avenue, a line 165 feet southeasterly of Hylan Boulevard, a line 100 feet southwesterly of Malden Place (between Hylan Boulevard and Primrose Place) and its southeasterly prolongation, Falcon Avenue, Penn Avenue, a line 100 feet southeasterly of Falcon Avenue, a line 120 feet southwesterly of Tysens Lane, Mill Road, Tysens Lane, Manila Avenue, Roberts Drive, Mill Road, Guyon Avenue, Riga Street, Adelaide Avenue, Lynn Street, a line 95 feet southwesterly of Guyon Avenue, Falcon Avenue, Guyon Avenue, Tarrytown Avenue, Adelaide Avenue, Medina Street, and Isabella Avenue,

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated June 20, 2005 (C 050180 ZMR).

The above resolution (C 050180 ZMR), duly adopted by the City Planning Commission on October 19, 2005 (Calendar No. 32), 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, A.I.C.P., Chair
KENNETH KNUCKLES, Esq., Vice-Chair
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED CERULLO III, RICHARD W. EADDY, LISA GOMEZ, JOHN MEROLO, DOLLY WILLIAMS, Commissioners

KAREN A. PHILLIPS, Commissioner, voting no.