



## CITY PLANNING COMMISSION

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November 15, 2006/Calendar No. 13

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**IN THE MATTER OF** a communication dated September 25, 2006, from the Executive Director of **the Landmarks Preservation Commission regarding the landmark designation of the Staten Island Savings Bank Building** (81 Water Street) (Block 521, Lot 28), by the Landmarks Preservation Commission on September 19, 2006 (List No. 380/LP-2201), Borough of Staten Island, Community District 1.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Staten Island Savings Bank was constructed on the prominent corner of Water and Beach streets in downtown Stapleton in 1924-25. It is an important example of twentieth century Italian Renaissance inspired neo-Classicism in Staten Island. It was designed by the nationally significant firm of Delano & Aldrich, and one of the few buildings attributed to Aldrich. The architect created a dramatic entrance at the front corner of this triangular site by placing a colonnaded portico at the corner, topped by cast-lead dome with fish scale pattern. The façades reflect the interior plan, with rusticated limestone and tall arched windows defined by Tuscan pilasters for the public banking areas and ashlar limestone for the administrative offices.

The landmark site is located in a C4-2 zoning district. With an allowable floor area ratio (FAR) of 3.4, the zoning lot could be developed with approximately 51,768 square feet of floor area.

The Staten Island Savings Bank building contains approximately 16,303 square feet of floor area. Therefore, there are approximately 35,465 square feet of floor area theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark building or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately seven potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the subject landmark.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chairman**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,  
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,  
CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**