



CITY PLANNING COMMISSION

November 5, 2003/Calendar No. 28

C 030001 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, Section Nos. 21a, 21b, 21c and 21d:**

1. changing from an R5 District to an R3A District property bounded by:

- a. Richmond Terrace, a line 100 feet northeasterly of Westervelt Avenue, Carroll Place, and Westervelt Avenue;
- b. Richmond Terrace, Nicholas Street, Carroll Place, and St. Peters Place;
- c. a line passing through two points: one on the westerly street line of Westervelt Avenue distant 855 feet southerly (as measured along the street line) from the intersection of the westerly street line of Westervelt Avenue and the southerly street line of Richmond Terrace and the other on the easterly street line of Jersey Street distant 830 feet southerly (as measured along the street line) from the intersection of the easterly street line of Jersey Street and the southerly street line of Richmond Terrace, Westervelt Avenue, Cleveland Street, and a line 100 feet southwesterly of Westervelt Avenue; and
- d. Scribner Avenue and its easterly prolongation, Daniel Low Terrace, a line 150 feet northerly of Corson Avenue, Sherman Avenue, Corson Avenue, Freemont Street, a line midway between Corson Avenue and Brook Street, Westervelt Avenue, Brook Street, and a line 150 feet easterly of Jersey Street;

2. changing from an R4 District to an R3A District property bounded by:

- a. Carroll Place, Nicholas Street, St. Marks Place, Phelps Place and its northerly prolongation, Hamilton Avenue, St. Marks Place, Fort Place, Belmont Place, Vine Street, Daniel Low Terrace, Crescent Avenue, Westervelt Avenue, Hendricks Avenue, Sherman Avenue, Fort Place, Daniel Low Terrace, Scribner Avenue and its easterly prolongation, a line 150 feet easterly of Jersey Street, Crescent Avenue, Beechwood Avenue, Cleveland Street, and Westervelt Avenue;
- b. Brighton Avenue, Ely Street, a line 250 feet northwesterly of Corson Avenue, a line 100 feet southwesterly of Jersey Street, a line 150 feet northwesterly of Victory Boulevard, Woodstock Avenue, Castleton Avenue, Pine Street, Stanley Avenue, and Trumbell Place; and
- c. A line 300 feet southerly of Broad Street, Targee Street, Vanderbilt Avenue, Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell Avenue, a

line 100 feet westerly of Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, and Van Duzer Street;

3. changing from an R3-2 District to an R3A District property bounded by:

- a.** Castleton Avenue, Brighton Avenue, Trumbell Place, Stanley Avenue, Pine Street, Castleton Avenue, Havenwood Road, Forest Avenue, and a line 100 feet easterly of Randall Avenue;
- b.** a line 375 feet southerly of Broad Street, Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, a line 100 feet westerly of Van Duzer Street, Ramsey Place and its southerly prolongation, the northerly street line of Baring Place, and a line 200 feet westerly of Van Duzer Street;
- c.** a line 300 feet southerly of Broad Street, Warren Street, a line 200 feet northwesterly of Coursen Place, a line 200 feet southwest of Tompkins Avenue, Vanderbilt Avenue, Park Hill Court, Park Hill Avenue, a line 100 feet southwest of Park Hill Lane, Vanderbilt Avenue, Roff Street, Targee Street, Waverly Place, Wiederer Place, Osgood Avenue, and Targee Street; and
- d.** Vanderbilt Avenue, Targee Street, Manton Place and its northwesterly prolongation, Neckar Avenue, North Narrows Road, DeKalb Street, Richmond Road, a line 100 feet southwest of Pierce Street, a line 100 feet southeasterly of Richmond Road, Pierce Street, and Richmond Road;

4. changing an R3-1 District to an R3A District property bounded by a line 100 feet westerly of Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell Avenue, Van Duzer Street, Richmond Road, Concord Place, Longview Road, the southeasterly prolongation of Campus Road, and a line 125 feet westerly of Cedar Terrace and its northerly and southerly prolongations, Cedar Terrace, and the southerly prolongation of a line 100 feet westerly of Van Duzer Street;

5. changing an R3-1 District to an R3X District property bounded by:

- a.** Castleton Avenue, Woodstock Avenue, Victory Boulevard, Forest Avenue, and Havenwood Road; and
- b.** a southeasterly boundary line of Silver Lake Park and its southwest prolongation, a southerly boundary line of Marine Cemetery and its easterly prolongation, a line perpendicular to the northwesterly street line of Victory Boulevard distant 150 feet (as

measured along the street line) from the intersection of the northerly street line of Cheshire Place and the northwesterly street line of Victory Boulevard, Victory Boulevard, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Rugby Avenue, Foote Avenue, Clove Road, Little Clove Road, Cayuga Avenue, a line 100 feet southerly of Tioga Street, a line midway between Seneca Avenue and Ontario Avenue, Oswego Street, Logan Avenue, Schoharie Street, Ontario Avenue, a line 150 feet southerly of Victory Boulevard, Seneca Avenue, Niagara Street, a line 150 feet southwesterly of Clove Road, Genesee Street, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, Waldron Avenue, and Clove Road; and

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

- a.** a line midway between Rosewood Place and Victory Boulevard and its northeasterly prolongation, a line 100 feet southwesterly of Avon Place and its northwesterly prolongation, Edgar Terrace and its southwesterly prolongation, Fiedler Avenue, a line 100 feet northwesterly of Ward Avenue, and Cebra Avenue; and
- b.** Swan Street, a line 100 feet easterly of St. Pauls Avenue, a line 125 feet southerly of Grant Street, a line 100 feet southeasterly of Van Duzer Street, Clinton Street, a line 100 feet northwesterly of Bay Street, Baltic Street, a line 100 feet southeasterly of Van Duzer Street, Congress Street, a line 100 feet westerly of Bay Street, the northeasterly centerline prolongation of Boyd Street, Prospect Street and its northwesterly centerline prolongation, a line 150 feet northwesterly of Van Duzer Street, Wright Street, Van Duzer Street, Wright Street, Boyd Street, a line perpendicular to the northwesterly street line of Boyd Street distant 250 feet northeasterly (as measured along the street line) from the intersection of the northwesterly street line of Boyd Street and the northeasterly street line of Court Street, Tompkins Place and its northeasterly centerline prolongation, a line 200 feet southwesterly of Wright Street, Van Duzer Street, a line 100 feet southwesterly of Smith Terrace, a line perpendicular to the southwesterly street line of Smith Terrace and passing through the point of curvature at the cul-de-sac, a line perpendicular to the northerly street line of Willow Street distant 85 feet westerly (as measured along the street line) from the easterly terminus of Willow Street, Willow Street, a line perpendicular to the southerly street line of Willow Street distant 135 feet easterly (as measured along the street line) from the intersection of the southerly street line of Willow Street and the northeasterly street line of Stone Street, Van Duzer Street, St. Pauls Avenue, Occident Avenue, the southwesterly centerline prolongation of Catlin Avenue, Pommer Avenue, Ward Avenue, Cebra Avenue, a line 100 feet southeasterly of Ward Avenue, a line 100 feet southeasterly of Nixon Avenue, the northeasterly prolongation of the northwesterly street line of Dyson Street, a line 75 feet southeasterly

of Nixon Avenue, the southerly prolongation of the westerly street line of Homer Street, a line 100 feet northerly of Nixon Avenue, a line 100 feet southeasterly of Ward Avenue, the southeasterly centerline prolongation of Fiedler Avenue, and Homer Street;

partially within the Special Hillside Preservation District, as shown on a diagram (for illustrative purposes only) dated September 8, 2003 (C 030001 ZMR), Community District 1, Borough of Staten Island.

The application for an amendment of the Zoning Map was filed by the Staten Island Borough President on July 1, 2002, to rezone a 186 block area from R5, R4, R3-2, and R3-1 to R3A and R3X in the northeast north shore of Staten Island.

RELATED ACTIONS

In addition to the an amendment of the Zoning Map which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following text amendment being considered concurrently with this application:

N 040087 ZRR Zoning Text Amendment to ZR section 119-211

BACKGROUND

The area proposed to be rezoned from R5, R4, R3-2, and R3-1 to R3A and R3X consists of an approximately 186 block area approximately bounded by Richmond Terrace, Bay Street, the Staten Island Expressway, and Clove Lakes Park in the communities of St. George, Mud Lane, Stapleton, Sunnyside and New Brighton in Community District 1, Staten Island.

The Staten Island Borough President's Office is proposing this rezoning in response to community concerns that the R5, R4, R3-2 and R3-1 districts allow semi-detached and attached development that is not in character with the predominant detached existing housing.

The zoning districts within the proposed rezoning areas are R5, R4, R3-2 and R3-1. The R5 district permits one- and two-family attached, semi-detached and detached houses, as well as multi-family buildings. The maximum FAR is 1.25. The R4 district permits one- and two-family attached, semi-detached and detached houses, as well as multi-family buildings. The maximum FAR for R4 is 0.75 (with a 0.15 attic allowance). 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 R3-1 district permits 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 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.

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.

There are 4,274 lots in the rezoning area. The land uses with the rezoning area 89% residential, 1.2% commercial, .67% community facility, 9% vacant and .04% other uses. Detached housing comprises 86.7% of the residential housing type. The rest are apartment buildings, semi-detached and attached houses.

Under the proposed zoning the conformance for building type is 89%, the lot width compliance is 83%, the lot area compliance is 81%, and the FAR compliance is 73%.

A related zoning text application (N 040087 ZRR) has been filed to address contextual districts within the Special Hillside Preservation District. The Special Hillside Preservation District (SHPD) guides development in the steep slope areas of Staten Island's serpentine ridge. In order to preserve steep slopes and hillsides, the SHPD applies stricter lot coverage controls than the underlying zoning both on Tier II sites and on sites where development or site alteration on a steep slope is proposed. These lot coverage controls are set forth in Tables I and II of Section 119-211. Tables I and II were created in 1987, before any contextual zoning districts had been created or mapped in the SHPD. Therefore, these lot coverage tables do not refer specifically to R3X or R3A districts, nor do they address all R1 districts.

This proposed text amendment to Tables I and II of Section 119-211 will modify the tables to cover all residential development by extending those controls to the areas proposed to be mapped R3X and R3A districts, and all R1 districts.

ENVIRONMENTAL REVIEW

This application (C 030001 ZMR), in conjunction with the application for the related action (N 040087 ZRR), 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 030001 ZMR) was certified as complete by the Department of City Planning on September 8, 2003, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related non-ULURP text change application (N 040087 ZRR), which was sent for information and review.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on September 8, 2003, and on September 8, 2003, by a vote of 33 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 October 2, 2003.

City Planning Commission Public Hearing

On October 8, 2003 (Calendar No. 10), the City Planning Commission scheduled October 22, 2003, for a public hearing on this application (C 030001 ZMR). The hearing was duly held on October 22, 2003 (Calendar No. 20), in conjunction with the public hearing on the application for the related action (C 040087 ZRR).

There were five speakers in favor of the application and one speaker in opposition.

A representative of 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

described 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. A representative of the Councilman from City Council District 49 stated that the rezoning would preserve the character of the north shore's older communities. A representative of the St. George Civic Association stated that the rezoning would help preserve the historic character of the St. George Community.

A property owner spoke in opposition to the rezoning. He stated that the rezoning would limit development potential on his property and that the property has been rezoned to lower density districts twice in the past.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the application for the related action, 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 northeast north shore communities which are characterized by detached homes. The current zoning has allowed construction of attached and semi-detached housing in these neighborhoods. In some cases, older historic 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 and R3A districts would limit future residential development to one- and two-family detached residences compatible with the present development pattern. Eighty-nine percent of the existing homes in the area proposed to be rezoned are detached 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 R5, R4 and 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. Eighty-three percent of lots in the area to be rezoned will comply to the new R3X and R3A lot width requirements. The R3X district requires a minimum lot area of 3,325 square feet while the R3A requires 2,325. Eight-one percent of the lots in the area proposed to be rezoned to R3X and R3A will comply to the lot area requirements.

The proposed Special Hillside Preservation District text amendment extends lot coverage controls to zoning districts that are not presently covered by the text. These lot coverage controls are integral to the successful application of the SHPD in Staten Island. The Commission believes that extending the SHPD lot coverage controls to all R3 and R1 districts will maintain the integrity and intent of the special district.

The also Commission believes that the mapping of the contextual district in this portion of the northeast north shore is consistent with the character of existing development. The R3X and R3A zoning districts will promote development patterns that will reinforce the low density character of the area by allowing the construction of only one and two-family 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. 21a, 21b, 21c, and 21d:

1. changing from an R5 District to an R3A District property bounded by:

- a.** Richmond Terrace, a line 100 feet northeasterly of Westervelt Avenue, Carroll Place, and Westervelt Avenue;
- b.** Richmond Terrace, Nicholas Street, Carroll Place, and St. Peters Place;
- c.** a line passing through two points: one on the westerly street line of Westervelt Avenue distant 855 feet southerly (as measured along the street line) from the intersection of the westerly street line of Westervelt Avenue and the southerly street line of Richmond Terrace and the other on the easterly street line of Jersey Street distant 830 feet southerly (as measured along the street line) from the intersection of the easterly street line of Jersey Street and the southerly street line of Richmond Terrace, Westervelt Avenue, Cleveland Street, and a line 100 feet southwesterly of Westervelt Avenue; and
- d.** Scribner Avenue and its easterly prolongation, Daniel Low Terrace, a line 150 feet northerly of Corson Avenue, Sherman Avenue, Corson Avenue, Freemont Street, a line midway between Corson Avenue and Brook Street, Westervelt Avenue, Brook Street, and a line 150 feet easterly of Jersey Street;

2. changing from an R4 District to an R3A District property bounded by:

- a. Carroll Place, Nicholas Street, St. Marks Place, Phelps Place and its northerly prolongation, Hamilton Avenue, St. Marks Place, Fort Place, Belmont Place, Vine Street, Daniel Low Terrace, Crescent Avenue, Westervelt Avenue, Hendricks Avenue, Sherman Avenue, Fort Place, Daniel Low Terrace, Scribner Avenue and its easterly prolongation, a line 150 feet easterly of Jersey Street, Crescent Avenue, Beechwood Avenue, Cleveland Street, and Westervelt Avenue;
- b. Brighton Avenue, Ely Street, a line 250 feet northwesterly of Corsen Avenue, a line 100 feet southwesterly of Jersey Street, a line 150 feet northwesterly of Victory Boulevard, Woodstock Avenue, Castleton Avenue, Pine Street, Stanley Avenue, and Trumbell Place; and
- c. A line 300 feet southerly of Broad Street, Targee Street, Vanderbilt Avenue, Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell Avenue, a line 100 feet westerly of Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, and Van Duzer Street;

3. changing from an R3-2 District to an R3A District property bounded by:

- a. Castleton Avenue, Brighton Avenue, Trumbell Place, Stanley Avenue, Pine Street, Castleton Avenue, Havenwood Road, Forest Avenue, and a line 100 feet easterly of Randall Avenue;
- b. a line 375 feet southerly of Broad Street, Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, a line 100 feet westerly of Van Duzer Street, Ramsey Place and its southerly prolongation, the northerly street line of Baring Place, and a line 200 feet westerly of Van Duzer Street;
- c. a line 300 feet southerly of Broad Street, Warren Street, a line 200 feet northwesterly of Coursen Place, a line 200 feet southwesterly of Tompkins Avenue, Vanderbilt Avenue, Park Hill Court, Park Hill Avenue, a line 100 feet southwesterly of Park Hill Lane, Vanderbilt Avenue, Roff Street, Targee Street, Waverly Place, Wiederer Place, Osgood Avenue, and Targee Street; and
- d. Vanderbilt Avenue, Targee Street, Manton Place and its northwesterly prolongation, Neckar Avenue, North Narrows Road, DeKalb Street, Richmond Road, a line 100 feet southwesterly of Pierce Street, a line 100 feet southeasterly of Richmond Road, Pierce Street, and Richmond Road;

4. changing an R3-1 District to an R3A District property bounded by a line 100 feet westerly of Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell

Avenue, Van Duzer Street, Richmond Road, Concord Place, Longview Road, the southeasterly prolongation of Campus Road, and a line 125 feet westerly of Cedar Terrace and its northerly and southerly prolongations, Cedar Terrace, and the southerly prolongation of a line 100 feet westerly of Van Duzer Street;

5. changing an R3-1 District to an R3X District property bounded by:

- a. Castleton Avenue, Woodstock Avenue, Victory Boulevard, Forest Avenue, and Havenwood Road; and
- b. a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a southerly boundary line of Marine Cemetery and its easterly prolongation, a line perpendicular to the northwesterly street line of Victory Boulevard distant 150 feet (as measured along the street line) from the intersection of the northerly street line of Cheshire Place and the northwesterly street line of Victory Boulevard, Victory Boulevard, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Rugby Avenue, Foote Avenue, Clove Road, Little Clove Road, Cayuga Avenue, a line 100 feet southerly of Tioga Street, a line midway between Seneca Avenue and Ontario Avenue, Oswego Street, Logan Avenue, Schoharie Street, Ontario Avenue, a line 150 feet southerly of Victory Boulevard, Seneca Avenue, Niagara Street, a line 150 feet southwesterly of Clove Road, Genesee Street, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, Waldron Avenue, and Clove Road; and

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

- a. a line midway between Rosewood Place and Victory Boulevard and its northeasterly prolongation, a line 100 feet southwesterly of Avon Place and its northwesterly prolongation, Edgar Terrace and its southwesterly prolongation, Fiedler Avenue, a line 100 feet northwesterly of Ward Avenue, and Cebra Avenue; and
- b. Swan Street, a line 100 feet easterly of St. Pauls Avenue, a line 125 feet southerly of Grant Street, a line 100 feet southeasterly of Van Duzer Street, Clinton Street, a line 100 feet northwesterly of Bay Street, Baltic Street, a line 100 feet southeasterly of Van Duzer Street, Congress Street, a line 100 feet westerly of Bay Street, the northeasterly centerline prolongation of Boyd Street, Prospect Street and its northwesterly centerline prolongation, a line 150 feet northwesterly of Van Duzer Street, Wright Street, Van Duzer Street, Wright Street, Boyd Street, a line perpendicular to the northwesterly street line of Boyd Street distant 250 feet northeasterly (as measured along the street

line) from the intersection of the northwesterly street line of Boyd Street and the northeasterly street line of Court Street, Tompkins Place and its northeasterly centerline prolongation, a line 200 feet southwesterly of Wright Street, Van Duzer Street, a line 100 feet southwesterly of Smith Terrace, a line perpendicular to the southwesterly street line of Smith Terrace and passing through the point of curvature at the cul-de-sac, a line perpendicular to the northerly street line of Willow Street distant 85 feet westerly (as measured along the street line) from the easterly terminus of Willow Street, Willow Street, a line perpendicular to the southerly street line of Willow Street distant 135 feet easterly (as measured along the street line) from the intersection of the southerly street line of Willow Street and the northeasterly street line of Stone Street, Van Duzer Street, St. Pauls Avenue, Occident Avenue, the southwesterly centerline prolongation of Catlin Avenue, Pommer Avenue, Ward Avenue, Cebra Avenue, a line 100 feet southeasterly of Ward Avenue, a line 100 feet southeasterly of Nixon Avenue, the northeasterly prolongation of the northwesterly street line of Dyson Street, a line 75 feet southeasterly of Nixon Avenue, the southerly prolongation of the westerly street line of Homer Street, a line 100 feet northerly of Nixon Avenue, a line 100 feet southeasterly of Ward Avenue, the southeasterly centerline prolongation of Fiedler Avenue, and Homer Street;

partially within the Special Hillside Preservation District, as shown on a diagram (for illustrative purposes only) dated September 8, 2003 (C 030001 ZMR), Community District 1, Borough of Staten Island.

The above resolution (C 030001 ZMR), duly adopted by the City Planning Commission on November 5, 2003 (Calendar No. 28), 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