



CITY PLANNING COMMISSION

July 25, 2012/Calendar No. 17

C 060495 ZMR

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation & Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33b:

1. changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;
2. changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
3. establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (DPR) on May 15, 2006; to establish an R3X district within a portion of a demapped park in order to facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program or Asset Sales Program.

RELATED ACTIONS

In addition to the 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 060496 HAR	Urban Development Action Area designation and project approval, and disposition of city-owned property;
C 060494 MMR	Amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park, the extinguishment of various record streets, the establishment of Cornelia Avenue; the adjustment of legal grades and authorization for any acquisition or disposition of real property.

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 060496 HAR).

ENVIRONMENTAL REVIEW

This application (C 060495 ZMR) in conjunction with the applications (C 060496 HAR and C 060494 MMR) 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 10HPD006R. 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 October 27, 2011.

UNIFORM LAND USE REVIEW

This application (C 060495 ZMR) in conjunction with the applications (C 060496 HAR and C 060494 MMR) was certified as complete by the Department of City Planning on April 9, 2012 and was duly referred to Community Board 3 and the Borough President, in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 3 held a public hearing on this application on May 9, 2012, and on May 22, 2012 by a vote of 24 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was not considered by the Borough President, who did not issue a recommendation.

City Planning Commission Public Hearing

On June 20, 2012 (Calendar No. 2), the City Planning Commission scheduled July 11, 2012, for a public hearing on this application (C 060495 ZMR). The hearing was duly held on July 11, 2012 (Calendar No. 12).

There was one speaker in favor, a representative of HPD, who described this application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for an amendment to the Zoning Map (C 060495 ZMR), in conjunction with the related applications (C 060494 MMR and C 060496 HAR), 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 060496 HAR).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no further significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, pursuant to sections 197-c and 201 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. 33b:

1. changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;
2. changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
3. establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

The above resolution (C 060495 ZMR), duly adopted by the City Planning Commission on July 25 (Calendar No. 17), 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, FAICP., Chair
KENNETH J.KNUCKLES,ESQ., Vice-Chairman
ANGELA BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARIN, SHIRLEY A. McCRAE, Commissioners

Application #: **C 060495 ZMR**

Project Name: **Wolfe's Pond Park Demapping**

CEQR Number: **10HPD006R**

Borough(s): **Staten Island**

Community District Number(s): **03**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation & Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33b:

- changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;
- changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
- establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

Applicant(s): NYC Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038 NYC Dept. of Parks and Recreation The Arsenal, Central Park, New York, NY 10021	Applicant's Representative: Gloria Farrell NYC Dept. of Housing Preservation and Development 100 Gold Street - room 9G-9 New York, New York 10038
--	---

Recommendation submitted by: Staten Island Community Board 3

Date of public hearing: May 9, 2012	Location: 655 Rossville Avenue, Suite 218, Staten Island 10309
--	---

Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
--	--

Date of Vote: May 22, 2012	Location: 6451 Hylan Blvd., Staten Island 10309
-----------------------------------	--

RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove	<input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions
---	---

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting # In Favor: 24 # Against: # Abstaining: Total members appointed to the board: 33

Name of CB/BB officer completing this form Frank Morano	Title Chairman of the Board	Date 5/24/2012
---	---------------------------------------	--------------------------