



CITY PLANNING COMMISSION

November 5, 2003/Calendar No. 24

C 020420 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. 27a, 27b, 27c and 27d:**

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

- a.** Richmond Road, a line 100 feet southerly of Old Town Road, Wilson Street, Cornelia Street, North Railroad Avenue, Burgher Avenue, South Railroad Avenue, a line 100 feet northeasterly of Evergreen Avenue, a line 390 feet northwesterly of Hylan Boulevard, Old Town Road, a line 150 feet northwesterly of Hylan Boulevard, Atlantic Avenue, a line 100 feet northwesterly of Hylan Boulevard, Alter Avenue, a line 200 feet northwesterly of Hylan Boulevard, Dongan Hills Avenue, a line 150 feet northwesterly of Hylan Boulevard, Naughton Avenue, Husson Street, a line midway between Buel Avenue and Dongan Hills Avenue, Zoe Street, Liberty Avenue, a line 200 feet southeasterly of Hancock Street, Seaview Avenue, a line 200 feet southeasterly of Hancock Street, Cromwell Avenue, a line 200 feet northwesterly of North Railroad Avenue, Liberty Avenue, North Railroad Avenue, Dongan Hills Avenue, a line 150 feet easterly of Richmond Road, and Cromwell Avenue; and
- b.** Quintard Street, a line midway between Laconia Avenue and Hurlbert Street, Benton Avenue, and a line 100 feet easterly of Hylan Boulevard;

2. changing from an R3-2 District to an R3-1 District property bounded by:

- a.** Hylan Boulevard, Kramer Street, a line midway between Kensington Avenue and Lamport Boulevard, McClean Avenue, Lamport Boulevard, Kramer Street, Norway Avenue, a line 150 feet southerly of Hylan Boulevard, Mallory Avenue, a line perpendicular to the northeasterly street line of Mallory Avenue distant 200 feet southeasterly (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line midway between Lamport Boulevard and Mallory Avenue, a line perpendicular to the last course and passing through a point on the northeasterly street line of Mallory Avenue distant 300 feet (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line 150 feet southerly of Hylan Boulevard, and Kensington Avenue;
- b.** Reid Avenue, Norway Avenue, McClean Avenue, Lamport Boulevard, Foch Avenue, Norway Avenue, Nugent Avenue, Winfield Street, Patterson Avenue, Quintard Street

and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Seaview Avenue and its southeasterly centerline prolongation, Quincy Avenue, Buel Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, Quincy Avenue, Graham Boulevard, Nugent Avenue, Stobe Avenue, Hylan Boulevard, Slater Boulevard, a line 150 feet southeast of Hylan Boulevard, Dongan Hills Avenue, a line 200 feet southeast of Hylan Boulevard, Liberty Avenue, a line midway between Hylan Boulevard and Simpson Street, Garretson Avenue, a line 200 feet southeast of Hylan Boulevard, Atlantic Avenue, Mason Avenue, and Quintard Street; and

- c. Major Avenue, Sand Lane, Mac Farland Avenue, Hasting Avenue, Major Avenue, Tomkins Avenue, McClean Avenue, Lily Pond Avenue, Father Capodanno Boulevard, a line 100 feet northeasterly of Ocean Avenue, a line 100 feet northwesterly of Robin Road, a line 100 feet southwesterly of Ocean Avenue, a line 100 feet southeasterly of Robin Road, Father Capodanno Boulevard, Drury Avenue, the southeasterly centerline prolongation of Ocean Avenue, the northwesterly boundary line of a park, a line 100 feet northeasterly of Sand Lane and its southeasterly prolongation, Oceanside Avenue, Mills Avenue, Robin Road, Sand Lane, Olympia Boulevard, Piave Avenue, McClean Avenue, and Linwood Avenue and excluding the property bounded by a line midway between McClean Avenue and Mac Farland Avenue, Hasting Avenue, a line 150 feet northwesterly of McClean Avenue, Florida Avenue, McClean Avenue, a line bisecting the angle formed by the northeasterly prolongation of the southeasterly street line of McClean Avenue and the northwesterly street line of Waterford Court, Ocean Avenue, a line 150 feet southeasterly of McClean Avenue, and Wallace Avenue; and

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

- a. Kramer Street, Hylan Boulevard, Linwood Avenue, McClean Avenue, Piave Avenue, Olympia Boulevard, Wills Place, Quincy Avenue, Tuscany Court, Oceanside Avenue, Wentworth Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Quintard Street and its southeasterly centerline prolongation, Patterson Avenue, Winfield Street, Nugent Avenue, Norway Avenue, Foch Avenue, Lamport Boulevard, McClean Avenue, and a line midway between Kensington Avenue and Lamport Boulevard; and
- b. Benton Avenue, Mason Avenue, Atlantic Avenue, a line 150 feet southeasterly of Hylan Boulevard, Evergreen Avenue, and a line 100 feet southeasterly of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003 (C 020420 ZMR), 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 February 27, 2002, to rezone from R3-2 and R3-1 to R3-1 and R3X a 247 block area in Community District 2 of Staten Island.

BACKGROUND

The area proposed to be rezoned consists of a 247 block area approximately bounded by Richmond Road, Hylan Boulevard, Lily Pond Avenue, Father Capodanno Boulevard, and Stobe Avenue in the communities of Midland Beach, Dongan Hills, Old Town, South Beach and Arrochar. The area consists primarily of one and two family semi-detached and detached homes built between 1940 and 1970. The area is zoned R3-2 and R3-1.

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 and that the R3-1 districts allow semi-detached development that is not in character with the predominant detached existing housing.

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 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 .5 FAR plus .1 attic allowance .

The proposed R3X district 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.

Land uses within the proposed rezoning area are 82.3% residential, .86% commercial, .51% community facility, 15.31% vacant and .86% other uses. Detached housing comprises 69.4% of the residential housing type. Semi-detached houses comprise 21.2%, attached houses comprise 8.1% and the remainder are mixed use buildings. Under the proposed zoning the conformance for building type is 88%, the lot width compliance is 86%, the lot area compliance is 82%, and the FAR compliance remains 78%.

ENVIRONMENTAL REVIEW

This application (C 020420 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 020420 ZMR) was certified as complete by the Department of City Planning on September 8, 2003, and was 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. 6), the City Planning Commission scheduled October 22, 2003, for a public hearing on this application (C 020420 ZMR). The hearing was duly held on October 22, 2003 (Calendar No. 16).

There were three speakers in favor of the application, and none in opposition.

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 is 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 northeast 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 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. The R3-1 requires 40 feet of lot width for detached buildings and 18 feet for semi-detached buildings. Eighty- six 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. The R3-1 requires a minimum lot area of 3,800 square feet for detached buildings and 1700 square feet for semi-detached buildings. Eighty-two 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 northeast 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. 27a, 27b, 27c and 27d:**

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

- a.** Richmond Road, a line 100 feet southerly of Old Town Road, Wilson Street, Cornelia Street, North Railroad Avenue, Burgher Avenue, South Railroad Avenue, a line 100 feet northeasterly of Evergreen Avenue, a line 390 feet northwesterly of Hylan Boulevard, Old Town Road, a line 150 feet northwesterly of Hylan Boulevard, Atlantic Avenue, a line 100 feet northwesterly of Hylan Boulevard, Alter Avenue, a line 200 feet northwesterly of Hylan Boulevard, Dongan Hills Avenue, a line 150 feet northwesterly of Hylan Boulevard, Naughton Avenue, Husson Street, a line midway between Buel Avenue and Dongan Hills Avenue, Zoe Street, Liberty Avenue, a line 200 feet southeasterly of Hancock Street, Seaview Avenue, a line 200 feet southeasterly of Hancock Street, Cromwell Avenue, a line 200 feet northwesterly of North Railroad Avenue, Liberty Avenue, North Railroad Avenue, Dongan Hills Avenue, a line 150 feet easterly of Richmond Road, and Cromwell Avenue; and

- b. Quintard Street, a line midway between Laconia Avenue and Hurlbert Street, Benton Avenue, and a line 100 feet easterly of Hylan Boulevard;

2. changing from an R3-2 District to an R3-1 District property bounded by:

- a. Hylan Boulevard, Kramer Street, a line midway between Kensington Avenue and Lamport Boulevard, McClean Avenue, Lamport Boulevard, Kramer Street, Norway Avenue, a line 150 feet southerly of Hylan Boulevard, Mallory Avenue, a line perpendicular to the northeasterly street line of Mallory Avenue distant 200 feet southeasterly (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line midway between Lamport Boulevard and Mallory Avenue, a line perpendicular to the last course and passing through a point on the northeasterly street line of Mallory Avenue distant 300 feet (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line 150 feet southerly of Hylan Boulevard, and Kensington Avenue;
- b. Reid Avenue, Norway Avenue, McClean Avenue, Lamport Boulevard, Foch Avenue, Norway Avenue, Nugent Avenue, Winfield Street, Patterson Avenue, Quintard Street and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Seaview Avenue and its southeasterly centerline prolongation, Quincy Avenue, Buel Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, Quincy Avenue, Graham Boulevard, Nugent Avenue, Stobe Avenue, Hylan Boulevard, Slater Boulevard, a line 150 feet southeast of Hylan Boulevard, Dongan Hills Avenue, a line 200 feet southeast of Hylan Boulevard, Liberty Avenue, a line midway between Hylan Boulevard and Simpson Street, Garretson Avenue, a line 200 feet southeast of Hylan Boulevard, Atlantic Avenue, Mason Avenue, and Quintard Street; and
- c. Major Avenue, Sand Lane, Mac Farland Avenue, Hasting Avenue, Major Avenue, Tomkins Avenue, McClean Avenue, Lily Pond Avenue, Father Capodanno Boulevard, a line 100 feet northeasterly of Ocean Avenue, a line 100 feet northwesterly of Robin Road, a line 100 feet southwesterly of Ocean Avenue, a line 100 feet southeasterly of Robin Road, Father Capodanno Boulevard, Drury Avenue, the southeasterly centerline prolongation of Ocean Avenue, the northwesterly boundary line of a park, a line 100 feet northeasterly of Sand Lane and its southeasterly prolongation, Oceanside Avenue, Mills Avenue, Robin Road, Sand Lane, Olympia Boulevard, Piave Avenue, McClean Avenue, and Linwood Avenue and excluding the property bounded by a line midway between McClean Avenue and Mac Farland Avenue, Hasting Avenue, a line 150 feet northwesterly of McClean Avenue, Florida Avenue, McClean

Avenue, a line bisecting the angle formed by the northeasterly prolongation of the southeasterly street line of McClean Avenue and the northwesterly street line of Waterford Court, Ocean Avenue, a line 150 feet southeasterly of McClean Avenue, and Wallace Avenue; and

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

- a.** Kramer Street, Hylan Boulevard, Linwood Avenue, McClean Avenue, Piave Avenue, Olympia Boulevard, Wills Place, Quincy Avenue, Tuscany Court, Oceanside Avenue, Wentworth Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Quintard Street and its southeasterly centerline prolongation, Patterson Avenue, Winfield Street, Nugent Avenue, Norway Avenue, Foch Avenue, Lamport Boulevard, McClean Avenue, and a line midway between Kensington Avenue and Lamport Boulevard; and
- b.** Benton Avenue, Mason Avenue, Atlantic Avenue, a line 150 feet southeasterly of Hylan Boulevard, Evergreen Avenue, and a line 100 feet southeasterly of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003 (C 020420 ZMR),
Community District 2, Borough of Staten Island.

The above resolution (C 020420 ZMR), duly adopted by the City Planning Commission on November 5, 2003 (Calendar No. 24), 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