



CITY PLANNING COMMISSION

May 25, 2011 / Calendar No. 8

N 080483 ZRR

IN THE MATTER OF an application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7) Appendix A, relating to modification of designated open space boundaries in Community District 3, Borough of Staten Island.

The application (N 080483 ZRR) for amendment of the Zoning Resolution was filed by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC on June 3, 2008 to modify the boundaries of Designated Open Space (DOS) within the Special South Richmond Development District in connection with a proposal to reconfigure a group parking facility that will serve an existing shopping center (Block 6145, Lots 40 and 300) and an adjacent development proposal consisting of two new commercial buildings in the Woodrow section of Community District 3 in Staten Island.

RELATED ACTIONS

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

N 080486 RCR	Certification for a zoning lot containing Designated Open Space
N 080484 RAR	Authorization for Modification of Topography
C 080482 ZMR	Amendment of the Zoning Map
N 080485 RAR	Authorization for Modification of Size and Access of an Accessory Group Parking Facility
N 110040 RAR	Authorization for Modification of Topography; Authorization for Tree Removal

BACKGROUND

A full description of the background and requested actions appears in the report on the related application for an amendment of the Zoning Map (C 080482 ZMR).

ENVIRONMENTAL REVIEW

This application (N 080483 ZRR), in conjunction with the application for the related actions (C 080482ZMR, N 080484RAR, N 080485RAR, N 080486RCR, N 110040RAR), 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 07DCP051R. The lead agency is the City Planning Commission.

A summary of the environmental review and the conditional negative declaration appears in the report on the related application for an amendment to the Zoning Map (C 080482 ZMR).

PUBLIC REVIEW

On June 29, 2009, this text amendment application (N 080483 ZRR) was duly referred to Community Board 3 and the Borough President for information and review in accordance with the procedure for referring non-ULURP matters along with the application for an amendment of the Zoning Map (C 080482 ZMR) which was certified as complete by the Department of City Planning on February 28, 2011 in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the non-ULURP actions (N 080484RAR, N 080485RAR, N 080486RCR, N 110040RAR) which were referred for information and comment.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on March 16, 2011, and on March 22, 2011, by a vote of 30 in favor, with 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application.

A summary of the recommendation of the Community Board appears in the report on the related application for an amendment to the Zoning Map (C 080482 ZMR).

Borough President Recommendation

This application was considered by the Staten Island Borough President who issued a recommendation approving the application on April 5, 2011 with no comments.

City Planning Commission Public Hearing

On April 13, 2011 (Calendar No. 6), the City Planning Commission scheduled April 27, 2011 for a public hearing on this application (N 080483 ZRR) and the related amendment to the Zoning Map (C 080482 ZMR). The hearing was duly held on April 27, 2011 (Calendar No.9).

There were four speakers in favor, as described in the report on the related application for an amendment to the Zoning Map (C 080482 ZMR), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application 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 08-076.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

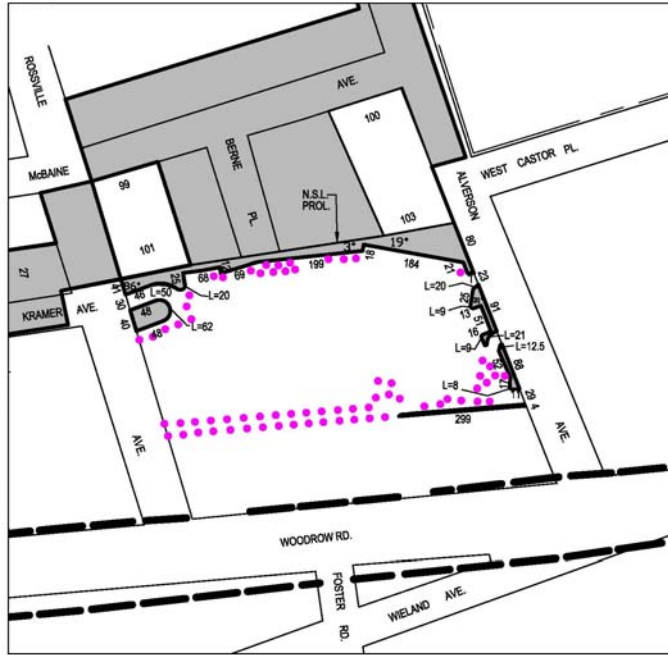
The Commission believes that this amendment to the Zoning Resolution is appropriate. A full consideration appears in the report on the related application for the amendment of the Zoning Resolution (C 080482 ZMR).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment subject to the applicant executing a conditional negative declaration that provided a mechanism whereby to avoid any potential hazardous material impacts have been incorporated by the City Planning Commission as conditions of the resolution for the related authorization (N 080484 RAR), thereby satisfying the requirements of the conditional negative declaration; 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 Section 200 of the New York City Charter, that based on the environmental determination and 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 as follows:

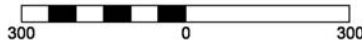


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
CHANGE IN DESIGNATED OPEN SPACE
ON THE SOUTH RICHMOND SPECIAL DISTRICT PLAN

35a

BOROUGH OF
 STATEN ISLAND

SCALE IN FEET



NOTE:

..... The areas enclosed by the dotted lines is changed within the Special South Richmond Development District.

■ Indicates area of designated open space network.

The above resolution (N 080483 ZRR), duly adopted by the City Planning Commission on May 25, 2011, (Calendar No. 8), 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 M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHRILEY A. MCRAE, KAREN A. PHILLIPS, Commissioners.