



IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the Princes Bay Lighthouse Complex, consisting of the 1864 Lighthouse, the 1868 Keeper's House, the 1869 Carriage House, and the land on which these buildings are situated, at 6204 Hylan Blvd (Block 7644, Lot 100 in part), by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-0392), Borough of Staten Island, Community District 1.

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 the 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.

On June 28, 2016 the Landmarks Preservation Commission (LPC) designated the Princes Bay Lighthouse Complex, located on publicly owned land at 6204 Hylan Blvd (Block 7644, Lot 100 in part) as a City Landmark. The landmark site includes the part of Lot 100 consisting of the 1864 Lighthouse, the 1868 Keeper's House, the 1869 Carriage House, and the land on which these buildings are situated. The Lighthouse is approximately 40 feet tall, and is constructed of rusticated brownstone. The Lighthouse is circular in plan and vertically organized according to the tripartite division of the classical column-base, shaft and capital. The Keeper's House is a vernacular with Italianate style elements two-and-a-half-story, rusticated brownstone dwelling, with an attached one-story, and fifteen-foot long connecting passageway. The Carriage House is a one-story fieldstone structure with Italianate style elements. The complex contains the second oldest lighthouse of the eight extant lighthouses on Staten Island.

The Prince's Bay Lighthouse Complex is located in the neighborhood of Prince's Bay on the South Shore of Staten Island CD 3 within an area mapped with an R1-1 zoning district in the Special South Richmond Development District. The subject landmark is surrounded by open space. The lighthouse property, along with 194 acres on the Raritan Bay side of Hylan

Boulevard, is owned by New York State and managed by the New York State Department of Environmental Conservation as a nature preserve known as the Mount Loretto Unique Area. The lighthouse complex is situated within the Mount Loretto Unique Area on a high bluff overlooking the waterfront of Prince's Bay to the southwest. Prince's Bay is a gently curving inlet of the Raritan Bay, located a few miles east of the southern tip of Staten Island. In addition, Lemon Creek Park and Wolfe's Pond Park, two New York City parks, are located to the northeast of the subject landmark and the Mount Loretto Unique Area. The Mount Loretto Resurrection Cemetery is also located to the north of the subject landmark.

According to the Landmark Preservation Commission's designation report, the Prince's Bay Lighthouse Complex is one of New York City's oldest surviving lighthouse complexes. For over 100 years it served a critical role in guiding ships sailing along the coast of Staten Island bound for ports in New York and New Jersey. The Prince's Bay Lighthouse Complex is the only lighthouse complex within the five boroughs to be constructed largely of rusticated brownstone. The Lighthouse Complex was built as part of the federal government's efforts to provide an integrated system of navigational aids throughout the United States in the early 19th through 20th centuries. The Lighthouse was built to provide safe maritime transportation in New York Harbor, which contained the nation's leading port from the early 19th through the mid-20th centuries. The Prince's Bay Lighthouse is a prominent and dramatic feature on Staten Island, overlooking Raritan Bay, and represents the maritime industry that once thrived on Staten Island.

The Prince's Bay Lighthouse Complex occupies an irregularly shaped corner lot with a lot area of 2,899,570 square feet. It contains approximately 1,600 feet of frontage on the mapped street Hylan Boulevard to the north and 707 feet of frontage along the mapped street Sharrott Avenue to the east. The property has a lot depth of approximately 1,700 feet. The northeast corner and southeast corner of lot 100 contain easements. The Prince's Bay Lighthouse Complex contains 3 buildings: the 40 foot tower, the 2 ½-story Keeper's house, and the one-story Carriage House. The estimated gross floor area is 1,839 square feet (approximately 0 FAR).

Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with

transfer of development rights from landmark sites are not applicable in R1-R5 zoning districts. Therefore, no additional analysis has been conducted.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Department is not aware of any conflicts between the subject landmark designation and the Zoning Resolution, projected public improvements or any plans for development growth, improvement, or renewal in the vicinity of the landmark.

CARLWEISBROD, Chairman

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