



CITY PLANNING COMMISSION

February 27, 2008/ Calendar No. 20

C 080202 ZMR

IN THE MATTER OF an application submitted by New York Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d and 21b changing from an R3X District to an R2 District property bounded by:

1. College Avenue, Bidwell Avenue, Lathrop Avenue, St. John Avenue, Watchogue Road, and a line midway between Glascoe Avenue, and Woolley Avenue; and
2. a line 150 feet southerly of Forest Avenue, Manor Road, Maine Avenue, South Greenleaf Avenue, Crowell Avenue, Wescott Boulevard, Kemball Avenue, a line 120 feet easterly of Jewett Avenue, Chandler Avenue, Jewett Avenue, Markham Place, Deems Avenue, Boulevard, Wardwell Avenue, a line 100 feet northerly of Boulevard, a line 100 feet westerly of Jewett Avenue, a line 135 feet southerly of Maine Avenue, Wardwell Avenue, College Avenue, North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, a line 90 feet northerly of Kingsley Avenue, Elias Place, Ravenhurst Avenue, Mundy Avenue, Egbert Avenue, and a line 170 feet easterly of Greenleaf Avenue;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

The application for an amendment to the zoning map was filed by the New York Department of City Planning (DCP) on December 5, 2007, to rezone an approximately 75 block area from R3X to R2 in a portion of the Westerleigh section of Staten Island, Community District 1.

BACKGROUND

The 75 block rezoning covers two separate areas of the Westerleigh neighborhood. Sub-area East is bounded by Kingsley, Ravenhurst and Egbert avenues to the north; Manor and South Greenleaf avenues to the east; Markham Place, and Cromwell and Kemball avenues to the south;

and Deems, Wardwell and North avenues to the west. Sub-area West is generally bounded by College Avenue to the north; Bidwell and St. John avenues to the east; Watchogue Road to the south; and Cromwell Avenue to the west.

Westerleigh is a predominantly residential neighborhood on Staten Island's North Shore.

Westerleigh is characterized by older, detached one-family homes, many of which are on large lots. The streets are very narrow, indicative of the late 19th and early 20th century origins of the area. The proposed rezoning area is bordered by R3X to the north, R2 and R3X zoning districts to east, R3X to the south, R2 to the west.

The rezoning is proposed by the in response to the concerns of Westerleigh's residents and the Council Member representing City Council District 49, who have seen one- family detached homes replaced with two-family homes in recent years. In response to these concerns, DCP undertook an analysis of the neighborhood and the development patterns that have been and will continue to shape the area's future growth. DCP crafted a carefully tailored rezoning to recognize the unique neighborhood character and other physical attributes of the area. The rezoning will help preserve the established low-density character of the Westerleigh area and ensure that future residential development will reinforce the existing patterns of one-family detached homes.

Existing Zoning

The existing R3X district permits one- and two-family detached homes on lots with a minimum width of 35 feet. The minimum front yard is 10 feet. Two on-site parking spaces are required

for a single family home; three are required for a two-family home. Maximum allowable FAR is .5, with a .1 attic allowance.

Proposed Zoning

The R2 district was determined to be the zoning district which best reflects the one-family detached character of the rezoning area. The R2 district permits one-family detached houses on lots having a width of at least 40 feet, and a minimum lot size of 3,800 square feet. The R2 zoning district allows a maximum FAR of .5 and no attic allowance. A fifteen-foot front yard and thirty-foot rear yard are required, except on corner lots. Two side yards are required for a total of 13 feet, with a 5 foot minimum.

In the rezoning area, 80% of the homes are one family detached residence, and 88% have lot widths of 40 feet or more. 55% of the homes have the minimum required lot area.

ENVIRONMENTAL REVIEW

This application (C 080202 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 08DCP026R. The lead is the City Planning Commission.

After a study of the environmental impact of the subject application (C 080202 ZMR), a negative declaration was issued on December 17, 2007.

UNIFORM LAND USE REVIEW

This application (C 080202 ZMR) was certified as complete by the Department of City Planning on December 17, 2007 and was duly referred to Community Board 1 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 1 held a public hearing on the application (C 080202 ZMR) on January 3, 2008, and on January 8, 2007, by a vote of 31 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application (C 080202 ZMR) was considered by the Borough President, who issued on January 11, 2008 a recommendation approving the proposed zoning map change.

City Planning Commission Public Hearing

On January 30, 2008, (Calendar No. 24), the City Planning Commission scheduled February 13, 2008, for a public hearing on the application (C 080202 ZMR). The hearing was duly held on February 13, 2008 (Calendar No. 55).

There were two speakers in favor of the application.

A representative of the Council Member from the 49th District appeared in favor of the application and read a statement from the Council Member supporting the application, A representative of the Westerleigh Improvement Society spoke in favor of the application, as well. He said that the existing infrastructure can not handle the potential increase of density that the R3X district allows, in comparison to the R2 district. He also noted that the great majority of existing buildings conform to the proposed zoning.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 080202 ZMR) is appropriate.

The Commission notes that the rezoning proposal was developed in response to concerns of the Westerleigh community that the current R3X zoning district designation allows for development that is out of character with the existing predominately one-family housing stock of the Westerleigh neighborhood.

The proposed R2 designation will limit future development options to those that will be more in character with the existing neighborhood, eighty percent of which are single- family homes.

The Commission believes this rezoning will protect neighborhood character, encourage more appropriate development, enhance the quality of life and is consistent with the character of existing development.

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, 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. 20d and 21b, changing from an R3X District to an R2 District property bounded by:

1. College Avenue, Bidwell Avenue, Lathrop Avenue, St. John Avenue, Watchogue Road, and a line midway between Glascoe Avenue, and Woolley Avenue; and
2. a line 150 feet southerly of Forest Avenue, Manor Road, Maine Avenue, South Greenleaf Avenue, Crowell Avenue, Wescott Boulevard, Kemball Avenue, a line 120 feet easterly of Jewett Avenue, Chandler Avenue, Jewett Avenue, Markham Place, Deems Avenue, Boulevard, Wardwell Avenue, a line 100 feet northerly of Boulevard, a line 100 feet westerly of Jewett Avenue, a line 135 feet southerly of Maine Avenue, Wardwell Avenue, College Avenue, North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, a line 90 feet northerly of Kingsley Avenue, Elias Place, Ravenhurst Avenue, Mundy Avenue, Egbert Avenue, and a line 170 feet easterly of Greenleaf Avenue;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

The above resolution (C 080202 ZMR), duly adopted by the City Planning Commission on February 27, 2008 (Calendar No. 20), 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
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO III, BETTY Y. CHEN, MARIA M. DEL TORO
RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRELY A. McRAE, JOHN MEROLO, Commissioners