



IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 27b, 27d, and 34a:

1. eliminating from within an existing R3-2 District a C1-1 District bounded by Quincy Avenue, Slater Boulevard, and Father Capodanno Boulevard, and Graham Boulevard;
2. establishing within an existing R3-2 District a C1-3 District bounded by a line 210 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 240 feet southeasterly of Quincy Avenue, Iona Street, a line 270 feet southeasterly of Quincy Avenue, Slater Boulevard, Father Capodanno Boulevard, and Graham Boulevard; and
3. establishing a Special Coastal Risk District bounded by:
 - a. Olympia Boulevard, Slater Boulevard, a line 370 feet southeasterly of Patterson Avenue, Naughton Avenue, a line 200 feet northwesterly of Quincy Avenue, Dongan Hills Avenue, Quincy Avenue, a line 100 feet southwesterly of Liberty Avenue, a line 40 feet northwesterly of Quincy Avenue, Liberty Avenue, a line 90 feet northwesterly of Quincy Avenue, Seaview Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, a line 270 feet southeasterly of Quincy Avenue, Iona Street, a line 240 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 210 feet southeasterly of Quincy Avenue, Graham Boulevard, Father Capodanno Boulevard, a line 40 feet southwesterly of Jefferson Avenue, a line 105 feet southeasterly of Jay Street, a line 180 feet southwesterly of Jefferson Avenue, Father Capodanno Boulevard, a line 140 feet northeasterly of Hunter Avenue, Jay Street, a line 175 feet northeasterly of Hunter Avenue, Baden Place, and Jefferson Avenue; and
 - b. Riga Street, Dugdale Street, a line 100 feet northwesterly of Riga Street, a line 250 feet southwesterly of Aviston Street, Amherst Avenue, a line 100 feet southwesterly of Aviston Street, Riga Street, Aviston Street, Mill Road, Old Mill Road, a line 85 feet northeasterly of Kissam Avenue and its southeasterly prolongation, the northwesterly, southwesterly, northwesterly and northeasterly boundary lines of Great Kills Park, the northeasterly prolongation of a northwesterly boundary line of Great Kills Park, Emmet Avenue, Cedar Grove Avenue, the southwesterly and southerly street line of Delwit Avenue, the southeasterly terminus of Emmet Avenue and its northeasterly prolongation, and Emmet Avenue;

Borough of Staten Island, Community Districts 2 and 3, as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-423.

This application for a zoning map amendment was filed by the New York City Department of City Planning on April 19, 2017, in conjunction with a related zoning text amendment (N 170374 ZRR), which would affect all or portions of 69 tax blocks in the Staten Island neighborhoods of Oakwood Beach, Graham Beach, and Ocean Breeze, Community Districts 2 and 3.

RELATED ACTION

In addition to the zoning map amendment (C 170373 ZMR) that is the subject of this report, implementation of the proposed plan also requires action by the City Planning Commission (CPC or Commission) on the following application, which is being considered concurrently with this application:

N 170374 ZRR Zoning text amendment to establish the East Shore subdistrict of the Special Coastal Risk District

BACKGROUND

The New York City Department of City Planning (DCP) is seeking a zoning map amendment and a zoning text amendment for portions of the Oakwood Beach, Graham Beach, and Ocean Breeze neighborhoods of Staten Island, Community Districts 2 and 3. Together, these applications would apply a special zoning designation to limit development in these highly flood vulnerable areas and ensure that land use regulations are aligned with the long-term plans for the neighborhoods as indicated by the New York State Enhanced Buyout Program. The special zoning designation would limit future development to low-density buildings and create a new discretionary action to ensure sufficient review of new developments' potential effects on wetlands, neighborhood character, and public safety while allowing owners of existing homes to improve the safety of their buildings. In addition, the proposal would align commercial zoning with existing development patterns and uses.

The 40-block project area within the Ocean Breeze and Graham Beach neighborhoods is generally bounded by Olympia Boulevard to the north, Jefferson and Hunter Avenues to the west, Slater Boulevard and Seaview Avenue to the east, and Father Capodanno Boulevard to the south. The 29-block project area within the Oakwood Beach neighborhood is generally bounded by Amherst

Avenue to the north, Delwit Avenue to the west, and Great Kills Park to the east and south. The predominant built form in these areas is single- and two-family detached and semi-detached residences on narrow lots, with a strip of commercial buildings providing local retail and service uses fronting Father Capodanno Boulevard in Graham Beach.

In the months following Hurricane Sandy, the New York State Office of Storm Recovery (GOSR) designated the Oakwood Beach, Ocean Breeze, and Graham Beach neighborhoods as Enhanced Buyout Areas due to the areas' high degree of flood risk and the communities' desire to participate in the program. Within these defined areas the State offered to buy homes and vacant lots at pre-storm value. These areas were determined to be most at risk in future disasters due to their low-lying elevations and proximity to the coast. The stated goal of the program was to acquire private property, demolish existing structures, and permanently convert the land to open space to serve as buffers to future storms. However, participation in the program was voluntary and not all property owners opted to participate. Even so, the buyout program has dramatically redefined the character of the neighborhoods by creating new expanses of deed-restricted open space. Those residents who remain in the neighborhoods will continue to be at risk from flooding and, in times of drought, subject to the risk of wildfires.

Through the Resilient Neighborhoods initiative, DCP identified instances where local zoning updates could address specific neighborhood conditions and risks. In some of the most at-risk and environmentally sensitive areas of the floodplain—particularly Oakwood Beach, Graham Beach, and Ocean Breeze—zoning changes are needed to reflect planning goals for the area, so that future development does not substantially increase the population of an area vulnerable to flooding or impair the ecological function of sensitive natural features, while allowing owners of existing homes to improve the safety of their buildings. In Broad Channel and Hamilton Beach, Queens, actions (N 170267 ZRQ, N 170257 ZRQ) to apply special zoning provisions were recently adopted to limit growth in areas of unusual future flood risk, while supporting the retrofitting of existing buildings. In other areas of the floodplain, where development is supported by infrastructure and consistent with land use planning objectives for such areas, other zoning strategies will make sense to promote retrofitting and development that increases compliance with floodplain construction standards. In each area under study, potential zoning changes have been identified in close consultation with area stakeholders.

Oakwood Beach, Graham Beach, and Ocean Breeze are subareas of the East Shore of Staten Island, which was selected for study through the Resilient Neighborhoods initiative because it is among the most vulnerable areas in the city to flooding. The East Shore overall, and the Buyout Areas in particular, face flood hazards from storm surges generated by large storm events like Hurricane Sandy, as well as from intense rainfall events. Even with planned coastal protection projects that may drastically reduce risk across much of the East Shore, the Buyout Areas will remain at high risk of flooding, risk that is projected to increase over time due to climate change. The proposed zoning text for this area is intended to limit the population at risk from projected flood hazards, and was developed through close consultation with a Community Advisory Committee comprised of representatives from Community Boards 2 and 3, the Midland Beach, New Dorp Beach, and South Beach Civic Associations, local elected officials, and other organizations over the course of three years through the Resilient Neighborhoods study for the East Shore.

Oakwood Beach, Graham Beach, and Ocean Breeze are currently zoned R3-1 and R3X with limited areas mapped with R3-2. A C1-1 commercial overlay is mapped in Graham Beach along Father Capodanno Boulevard. Most of the Graham Beach and Ocean Breeze neighborhoods are zoned R3-1, a low-density district that allows for semi-detached one- and two-family homes, and detached homes. Graham Beach and Ocean Breeze also include areas zoned R3-2, which is the lowest density zoning district in which multiple dwelling buildings are permitted. R3-2 districts allow a variety of housing types, including low-rise attached houses, small apartment buildings, and detached and semi-detached one- and two-family residences. Much of Oakwood Beach is zoned R3X, a low-density contextual district that permits only one- and two-family detached homes.

A C1-1 commercial overlay is mapped in Graham Beach along Father Capodanno Boulevard and extending inland, over the entire city blocks, to Quincy Avenue between Graham and Slater Boulevards. C1 overlays are typically mapped within residential districts to allow a range of local retail and service establishments to serve the surrounding neighborhood. When C1 overlay districts are mapped within R1 through R5 residential districts, the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use, but most retail uses generally require one accessory parking space per 150 square feet of commercial floor space in C1-1 districts. If the number of spaces required is less than 10, the parking requirements are waived. In Staten Island's Lower Density Growth Management Area

(LDGMA), commercial zoning requires non-residential uses on the ground floor. If they were redeveloped, these existing blocks, while containing existing residential uses, would require commercial or community facility uses on the ground floor.

The proposed actions would reduce the depth of the commercial overlay districts to retain commercial zoning on Father Capodanno Boulevard, while eliminating it in the low-lying areas along the narrow upland streets, which are subject to high flood elevations. The proposed actions would also replace the C1-1 designation with a C1-3 designation where the overlay is retained. This change would reflect existing development patterns, and would better support the reconstruction of existing buildings containing commercial uses in new, flood-resistant structures by reducing the amount of parking that would be required in such an instance. C1-3 districts require one parking space per 400 square feet of commercial floor area, with requirements of less than 25 spaces waived.

The proposed zoning text amendment (N 170374 ZRR) would establish an East Shore subdistrict within the Special Coastal Risk District (SCRD) in the area comprising the New York State Buyout Areas. The SCRCD, first established and mapped as part of recent zoning changes in Broad Channel and Hamilton Beach (N 170257 ZRQ, N 170267 ZRQ), was created to address issues specific to a limited number of coastal neighborhoods facing current and future flood risks of exceptional magnitude or character. Each subdistrict within the special district applies a set of regulations appropriate to the particular risks and attributes present in the area.

The proposed subdistrict of the SCRCD for the Buyout Areas would modify the regulations of the existing underlying R3-1, R3X, and R3-2 districts to limit future residential development to single-family detached residences. This change would establish appropriate limits on population density based on the area's flood risk and plans for open space established through the New York State Buyout Program. In addition, community facilities that include sleeping or overnight accommodations would be prohibited, and two different existing LDGMA restrictions on community facility uses (one which applies to R3-1 and R3A districts, the other to R3-2 districts) would be modified by making them apply uniformly across the SCRCD. The first limits the size of doctor's offices in residential districts. This is an existing LDGMA limitation in R3-1 and R3A districts; it now would apply to R3-2 districts in the SCRCD as well. The second imposes a floor area penalty on buildings that combine community facility and residential uses in a single building. This is an existing LDGMA limitation in R3-2 districts, designed to discourage mixed

medical/residential buildings, and the proposal would make this penalty applicable to R3-1 and R3A districts in the SCRD as well.

The proposed Subdistrict would require a CPC authorization for new construction or enlargement of an existing building beyond the existing footprint. The authorization is intended to ensure sufficient review of any proposed development for effects on open space plans, wetlands, existing infrastructure, or public safety. To authorize the construction of such a development¹, the CPC would be required to find that the proposed development minimizes adverse impacts on wetlands and planned open space or drainage projects, minimizes new paving and impervious surfaces, provides access using the same built and improved public streets that serve other existing buildings, and incorporates features where appropriate to minimize risks to public safety from natural hazards. Additionally the CPC would have the ability to modify bulk regulations (except the floor area ratio, or FAR) to the extent necessary to buffer development from wetlands or wetland adjacent areas.

Construction of more than one new development² on a currently existing zoning lot would also be allowed by CPC authorization. A density factor of 9,500 square feet of lot area per development³ would apply in all zoning districts within the subdistrict. Lands delineated as wetland would be excluded from this calculation, to better reflect the buildable area of the lot. In authorizing such construction, the CPC could modify bulk regulations (except FAR) to allow for developments⁴ to be sited in a manner that would achieve a superior site plan in which, in addition to the findings made for authorization of construction of a single development⁵, the CPC finds that the configuration of developments⁶ facilitates the preservation of wetlands, open space, and natural resources, and limits the need for new roadways, in a manner that would not be possible without such modification. In addition, the CPC would be required to find that the scale and character of

¹ In the corrected report, the phrase “single-family dwelling” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

² In the corrected report, the phrase “single-family detached dwelling” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

³ In the corrected report, the word “residence” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

⁴ In the corrected report, the word “residences” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

⁵ In the corrected report, the word “residence” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

⁶ In the corrected report, the word “residence” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

the proposed development is consistent with the surrounding area and that new developments⁷ are generally sited close to other existing residences.

ENVIRONMENTAL REVIEW

This application (C 170373 ZMR) and the related application (N 170374 ZRR) were 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DCP150R. The lead agency is the CPC.

After a study of the potential environmental impacts of the proposed action in the Environmental Assessment Statement dated April 21, 2017, a Negative Declaration was issued on April 24, 2017. The Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-423). The (E) designation requirements related to air quality, noise, and hazardous materials would apply to all three projected development sites, as described below.

The (E) designation text related to air quality for the projected development sites is as follows:

Block 3832, Lot 21 (Projected Development Site 1)

Any new commercial development must ensure that the emission point of the stack is at least 18 feet above grade and that the heating, ventilating and air conditioning stack(s) is located at least 57 feet away from the lot line facing Iona Street and at least 41 feet away from the lot line facing Quincy Avenue, to avoid any potential significant air quality impacts.

Block 3848, Lot 13 (Projected Development Site 2)

⁷ In the corrected report, the word “residences” was replaced with the word “development” to clarify that all new development, including community facilities, would be subject to CPC authorization.

Any new commercial development must ensure that the emission point of the stack is at least 18 feet above grade and that the heating, ventilating and air conditioning stack(s) is located at least 26 feet away from the lot line facing Sioux Street to avoid any potential significant air quality impacts.

Block 3850, Lot 27 (Projected Development Site 3)

Any new commercial development must ensure that the emission point of the stack is at least 18 feet above grade and that the heating, ventilating and air conditioning stack(s) is located at least 22 feet away from the lot line facing Sioux Street to avoid any potential significant air quality impacts.

The (E) designation text related to noise for the projected development sites is as follows:

Block 3832, Lot 21 (Projected Development Site 1)

In order to ensure an acceptable interior noise environment, future commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation in order to maintain an interior noise level of 50 dB(A). In order to maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Block 3848, Lot 13 (Projected Development Site 2)

In order to ensure an acceptable interior noise environment, future commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation in order to maintain an interior noise level of 50 dB(A). In order to maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Block 3850, Lot 27 (Projected Development Site 3)

In order to ensure an acceptable interior noise environment, future commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall

attenuation in order to maintain an interior noise level of 50 dB(A). In order to maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The (E) designation requirements related to hazardous materials would apply to all three projected development sites. The text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such

remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With the implementation of the above (E) designation (E-417), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

The CPC has determined that, subject to above, the proposed action will have no significant effect on the environment.

UNIFORM LAND USE REVIEW

This application (C 170373 ZMR) was certified as complete by DCP on April 24, 2017, and was duly referred to Community Boards 2 and 3, and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related action (N 170374 ZRR), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearings

Community Boards 2 and 3 held public hearings on May 7, 2017 and May 10, 2017, respectively, on this application (C 170373 ZMR). On May 16, 2017, Community Board 2, by a vote of 17 in favor, 11 opposed and with one abstention, adopted a resolution recommending approval of the application. On May 24, 2017, Community Board 3, by a vote of 27 in favor, none opposed and with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 170373 ZMR) was considered by the Borough President, who issued a recommendation on June 20, 2017 to approve the application.

City Planning Commission Public Hearing

On June 21, 2017 (Calendar No. 3), the CPC scheduled July 12, 2017 for a public hearing on this application (C 170373 ZMR). The hearing was duly held on July 12, 2017 (Calendar No. 20), in conjunction with the application for the related action.

One speaker testified in opposition to the application. The speaker, a Staten Island resident, expressed concern that the proposal would introduce new approvals that would make development in the proposed SCRD more difficult and could increase the cost of development. The speaker stated that, as an alternative, the City should either complete the buyout of all properties and return land to nature to serve as buffers, or create rules that allow tower-in-the-park style development that can withstand flooding and is of sufficient density to support the cost of flood insurance.

In addition, two comments were received electronically. A Staten Island resident who served as a member of the East Shore Community Advisory Committee submitted a comment in support of the applications. The commenter noted that the proposal was a good step toward increasing the resilience of the East Shore. A local business owner expressed concern that the proposed reduction of the commercial zoning would affect several properties owned by the commenter within the existing commercial overlay. The commenter suggested that the commercial zoning be kept in its current position.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170373 ZMR) was reviewed by the City Coastal Commission 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 30, 2013 and by the New York State Department of State on February 3, 2016, 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 17-018.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 170373 ZMR), in conjunction with the related application for a zoning text amendment (N 170374 ZRR), is appropriate.

The proposed actions would help limit flood vulnerability and guide future development in a manner that is consistent with long-term plans for the area. The current zoning rules in the New York State Buyout Areas do not reflect the existing and planned future conditions in these areas and would permit uses and building typologies that would increase vulnerability to flooding and conflict with plans for open space, ecological improvement, and public safety.

The Commission believes that establishing an East Shore subdistrict within the SCRD, proposed as part of the related application for a zoning text amendment (N 170374 ZRR), will reflect federal, State and City plans for the areas and limit new residential development in locations highly vulnerable to flooding and other natural hazards, and where efforts have been initiated to create contiguous open space. The East Shore subdistrict of the SCRD would limit future residential⁸ development to single-family detached residences, which are an appropriate building type for the area, and limit overall density within the area. The proposed actions would allow the elevation of existing buildings to occur as-of-right, so that existing buildings to remain can be made safer, and would allow the construction of new buildings pursuant to CPC authorization. In addition, to further reduce risks to public safety, the Commission believes that it is appropriate to prohibit community facilities that include sleeping or overnight accommodations, and to apply LDGMA limitations on certain community facility uses consistently across R3X, R3-1, and R3-2 districts such that the strictest limitations always apply. Taken together, these changes would discourage growth in a flood-vulnerable and environmentally sensitive area, and ensure that new development does not conflict with planned open space or infrastructure improvements in the area.

The proposed changes to the commercial overlay district in Graham Beach will better reflect existing development patterns, and make it easier to reconstruct commercial buildings to improve flood resilience or in response to a future flood event.

The Commission notes that these proposals were developed and refined over the last three years through an extensive public outreach process and in close collaboration with a Community

⁸ In the corrected report, the word “residential” was added to specify that residential development is restricted to single-family detached residences.

Advisory Committee and with Community Boards 2 and 3, area Civic Associations, local property owners, and local elected officials.

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, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this 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 hereby amended by changing the Zoning Map, Section Nos. 27b, 27d, and 34a:

1. eliminating from within an existing R3-2 District a C1-1 District bounded by Quincy Avenue, Slater Boulevard, and Father Capodanno Boulevard, and Graham Boulevard;
2. establishing within an existing R3-2 District a C1-3 District bounded by a line 210 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 240 feet southeasterly of Quincy Avenue, Iona Street, a line 270 feet southeasterly of Quincy Avenue, Slater Boulevard, Father Capodanno Boulevard, and Graham Boulevard; and
3. establishing a Special Coastal Risk District bounded by:
 - a. Olympia Boulevard, Slater Boulevard, a line 370 feet southeasterly of Patterson Avenue, Naughton Avenue, a line 200 feet northwesterly of Quincy Avenue, Dongan Hills Avenue, Quincy Avenue, a line 100 feet southwesterly of Liberty Avenue, a line 40 feet northwesterly of Quincy Avenue, Liberty Avenue, a line 90 feet northwesterly of Quincy Avenue, Seaview Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, a line 270 feet southeasterly of Quincy Avenue, Iona Street, a line 240 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 210 feet southeasterly of Quincy Avenue, Graham Boulevard, Father Capodanno Boulevard, a line 40 feet southwesterly of Jefferson Avenue, a line 105 feet southeasterly of Jay Street, a line 180 feet southwesterly of Jefferson Avenue, Father Capodanno Boulevard, a line 140 feet northeasterly of Hunter Avenue, Jay Street, a line 175 feet northeasterly of Hunter Avenue, Baden Place, and Jefferson Avenue; and

- b. Riga Street, Dugdale Street, a line 100 feet northwesterly of Riga Street, a line 250 feet southwesterly of Aviston Street, Amherst Avenue, a line 100 feet southwesterly of Aviston Street, Riga Street, Aviston Street, Mill Road, Old Mill Road, a line 85 feet northeasterly of Kissam Avenue and its southeasterly prolongation, the northwesterly, southwesterly, northwesterly and northeasterly boundary lines of Great Kills Park, the northeasterly prolongation of a northwesterly boundary line of Great Kills Park, Emmet Avenue, Cedar Grove Avenue, the southwesterly and southerly street line of Delwit Avenue, the southeasterly terminus of Emmet Avenue and its northeasterly prolongation, and Emmet Avenue;

Borough of Staten Island, Community Districts 2 and 3, as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-423.

The above resolution (C 170373 ZMR), duly adopted by the City Planning Commission on August 9, 2017 (Calendar No. 32), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN
EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN,
LARISA ORTIZ**, *Commissioners*