



CITY PLANNING COMMISSION

May 9, 2011 / Calendar No. 6

N 110078 ZRR

IN THE MATTER OF an application submitted by Jhong Uhk Kim, 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 arterial setback requirement in Community District 3, Borough of Staten Island.

The application (N 110078 ZRR) for amendment of the Zoning Resolution was filed by Jhong Uhk Kim on September 8, 2010 to facilitate the location of a new 12,510 square feet commercial building at the sidewalk of an arterial in the Bay Terrace/Great Kills area of Staten Island, Community District 3.

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:

C 110077 ZMR	Amendment of the Zoning Map
N 110079 RAR	Authorization for Modification of Size and Access of an Accessory Group Parking Facility

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 110077 ZMR).

ENVIRONMENTAL REVIEW

This application (N 110078 ZRR), in conjunction with the application for the related actions (C 110077ZMR, N 110079RAR), 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 11DCP031R. 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 110077 ZMR).

PUBLIC REVIEW

On January 23, 2012, this text amendment application (N 110078 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 110077 ZMR) which was certified as complete by the Department of City Planning on January 23, 2012 in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), and along with a non-ULURP action (N 110079RAR), which was referred for information and comment.

Community Board Public Hearing

Community Board 3 held a public hearing on this application (C 110078 ZRR) on February 8, 2012, and on February 28, 2012, by a vote of 20 in favor, with 2 opposed and 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Staten Island Borough President who issued a recommendation approving the application on March 7, 2012.

City Planning Commission Public Hearing

On March 28, 2012 (Calendar No. 8) the City Planning Commission scheduled April 11, 2012 for a public hearing on this application (C 110078 ZRR) in conjunction with the public hearing on the application for the related zoning text amendment (N 110077 ZMR). The hearing was duly held on April 11, 2012 (Calendar No. 15).

There were two speakers in favor, as described in the report on the related application for an amendment to the Zoning Map (C 110077 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 11-074.

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

CONSIDERATION

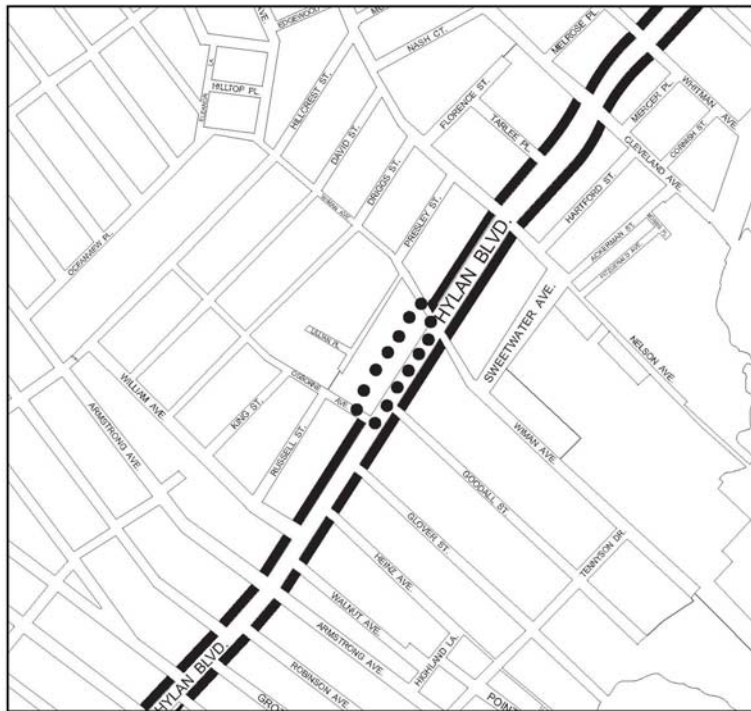
The Commission believes that this amendment to the Zoning Resolution is appropriate. A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the amendment of the Zoning Resolution (C 110077 ZMR).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the quality of 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 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 ARTERIAL SETBACK SHOWN ON
 SOUTH RICHMOND SPECIAL DISTRICT PLAN**
 ON SECTIONAL MAP IN ARTICLE 10 CHAPTER 7 APPENDIX A
2.4 Arterial Setback Plan

New York, Referral Date
 January 23, 2012

BOROUGH OF
STATEN ISLAND



NOTE:

- Indicates a 20 Foot Setback if there is no parking within the setback.
 35 Foot Setback if parking is provided within the setback.
- The area enclosed by the dotted line delineates area deleted from the
 arterial setback provision within the Special South Richmond District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

The above resolution (N 110078 ZRR), duly adopted by the City Planning Commission on May 9, 2012 (Calendar No. 6), 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,
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, ANNA HAYES LEVIN, ORLANDO MARIN,
SHRILEY A. MCRAE, Commissioners.**