

Buday & Schuster Architects ,LLP

John Buday, AIA

Robert E. Schuster, AIA

DATE : June 5, 2012

TO : THE NEW YORK CITY COUNCIL
Sub-Committee on Zoning and Franchises

RE: PROPOSED "ONE STORY COMMERCIAL BUILDING"

(with accessory drive-thru)

Hylan Boulevard/Wiman Avenue/Russell Street

Block: 5276, Lots: 12, 14, 16, 18, 26, 28, 30, 35, 37, 40, 41 (tentative: 12).

Special South Richmond Development District (SSRDD)

Staten Island, New York 10308

NYC Department of City Planning Application Numbers: N110077ZMR

N110078ZRR

N110079RAR

The New York City Council Calendar Numbers:

LU0613-2012

LU0614-2012

DESCRIPTION OF PROPOSAL

Introduction

The applicant, Jhong Uhk Kim is requesting the following land use actions:

1. an application for a Zoning Map change (from R3A and R3A/C2-1 to R3A/C2-2);
2. an application for a zoning Text Amendment to Section 107-06 (District Plan Appendix A) to remove a 20' arterial setback on the west side of Hylan Boulevard between Osborne Avenue and Wiman Avenue; and

to facilitate the development of a one story commercial building with accessory drive-thru and accessory parking area for (46) vehicles, on property at the above referenced location.

Area Description

The area surrounding the project site is characterized by residential uses with a commercial corridor along Hylan Boulevard.

The areas westerly of the site is zoned R3A and is developed with one and two family detached and semi-detached residences. The areas to the north, east and south of the site is zoned R3-1 and is developed also with one and two family detached and semi-detached residences.

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Hylan Boulevard, south of Nelson Avenue is mapped with C1-1, C1-2 and C2-1 overlays to a depth of 100 to 150 feet. Portions of the Hylan Boulevard frontages, south of Goodall Street, were recently re-zoned to establish C1-2 overlays, as part of application C 110069 ZMR, which was approved by the City Planning Commission on December 1, 2010. These commercial frontages along Hylan Boulevard are developed with 1-2 story commercial buildings, some with open accessory parking.

The Block on which the project site is located (Block: 5276), which is bounded by Hylan Boulevard, Wiman Avenue, Russell Street, and Osborne Avenue is zoned R3A with a 100-foot deep C2-1 overlay fronting on Hylan Boulevard. The R3A portion is developed which consists of one family detached and semi-detached residences. The R3A/C2-1 portion consists of one and two story commercial and mixed use building uses, including a non-conforming tire sales and installation establishment (Use Group 17 pursuant to a variance granted by the Board of Standards and Appeals). There are no landmarked buildings, institutions, medical facilities, schools, parks or other buildings of interest in the immediate area.

The area is serviced by local and express bus service along Hylan Boulevard. The nearest bus stops are north of site, at the intersection of Hylan Boulevard and Nelson Avenue and south of site, at the intersection of Hylan Boulevard and Osborne Avenue.

Site Description

The project site which is owned entirely by the applicant, consist of 11 tax lots (Block 5276, Lots 12, 16, 18, 37, 14, 26, 28, 30, 35, 40, & 41) with a total lot area of 39,227 sq. ft. (excluding widened areas along Russell Street and Wiman Avenue.)

Tax Lot 12, 40'x100' in size, is occupied by a vacant one family, one story "bungalow style" framed residence constructed in 1963.

Tax Lot 16, 40'x100' in size, is occupied by a vacant one family, one story "bungalow style" framed residence constructed in 1957.

Tax Lot 18, 40'x100' in size, is occupied by a vacant one family, two story "bungalow style" framed residence constructed in 1949.

Tax Lot 37, 25'x100' in size, is occupied by a vacant 1 ½ to 2 story frame/stucco vacant commercial building constructed in 1937.

The remainder of the tax lots (Lots 14, 26, 28, 30, 35, 40 and 41) are vacant lots.

Project Description

The applicant is proposing to demolish the 3 existing vacant residences and 1 existing vacant commercial building and construct a new single story, commercial building with accessory drive thru window and an accessory parking area for 46 vehicles. This project is being

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proposed as a business venture with the intent of attempting to stimulate a resurgence of economic development and interest in an aging commercial corridor of Staten Island.

The proposed building, with internal loading berth and trash container will be located at the street lines of Hylan Boulevard and Wiman Avenue at the east end of subject property. The building's floor area will be 12,510 s. f. (0.32 FAR) and a lot coverage of 31% of the lot area.

Accessory parking area, drive thru window, circulation, bicycle racks, and densely planted buffer areas, which exceed the minimum design standards shall be located at the rear and west side of proposed building. Ingress and egress to the accessory parking area would be via a 27' wide curb-cut along Wiman Avenue. Egress from the parking area would also be provided from a 24' wide curb-cut along Hylan Boulevard, which would be limited to right turns only onto Hylan Boulevard. There will be no curb-cuts or access on Russell Street. The frontage on Russell Street as well as the area adjacent to the two existing homes immediately adjacent to the site, will be heavily landscaped with trees and shrubs.

The proposed uses anticipated shall consist of typical retail uses such as bank, retail stores, restaurant, etc. which are intended to serve the immediate surrounding neighborhood. The design of proposed building consists of a steel framed structure, masonry exterior, flat roof and ample building fenestration (storefronts and entrances) along the Hylan Boulevard and Wiman Avenue facades. Environmentally friendly building design features shall also include the use of a vegetative (green) roof, permeable pavers/paving and LED parking area lighting.

Action(s) Necessary to Facilitate Proposal

1. ZONING MAP AMENDMENT

The zoning map change involves the elimination of the existing C2-1 District on the project site that fronts on Hylan Boulevard and to establish a C2-2 District over the entire project site.

The proposed C2-2 does not change the uses currently allowed under the existing C2-1, but allows for a lower requirement for accessory parking, from 1 per 150 sf of floor area vs. 1 per 300 sf of floor area. Under the current proposal the parking requirements of a C2-1 zoning district for general retail or service uses as proposed herein would generate a parking requirement for 81 vehicles. A parking area of that magnitude would be completely out of character with the size and scale of the existing commercial corridor and surrounding residential neighborhood that currently exists. Under the proposed C2-2 district, 42 spaces would be required. A parking area of 46 vehicles is proposed, which would be more appropriate to the types of small scale retail or service uses contemplated. Furthermore, the traffic/parking study submitted in connection with City Environmental Quality Review (CEQR) confirms that the proposed 46 spaces will exceed the anticipated demand at this location.

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In addition, with the proposed development and a requirement of 42 spaces, all such spaces would be infeasible within a commercial overlay area with a depth of 100 feet from Hylan Boulevard. Consequently, an overlay that extends over the entire project site extending to Russell Street would be needed. To mitigate any impacts on the residential properties fronting on Russell Street, no access or egress would be provided on this street. Instead this frontage on Russell Street as well as the area adjacent to the two existing homes immediately adjacent to the site, would be heavily landscaped with trees and shrubs.

2. TEXT AMENDMENT

This proposal involves zoning text amendment to Section 107-06 (District Plan Appendix A) of the Zoning Resolution to remove a designated arterial setback line as shown on Appendix A of SSRDD District Plan along the west side of Hylan Boulevard from Osborne Avenue to Wiman Avenue.

Within the SSRDD along portions of arterial streets as indicated on the District Plan, a 20' building setback (35' with parking) is required. This portion of Hylan Boulevard along the project site is designated as an arterial street.

This modification will allow the proposed building to be located directly on the street line without any required setback.

There would not be any beneficial purpose to require adherence to the 20'-0" setback requirement at this location as most, if not all, existing buildings on both sides of Hylan Boulevard do not conform to this setback requirement. Most of the commercial buildings in the area are currently built to or close to the Hylan Boulevard street line. With elimination of the 20' street setback line, and allowing the proposed building to be constructed on the street line, it will afford the opportunity to maintain continuity of the long established existing commercial corridor.

Conclusion

Based on the foregoing, the applicant respectfully requests your favorable determination for the Zoning Map Change and Text Amendment as described above.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 613614 Res. No. _____

in favor in opposition

Date: 6/5/12

(PLEASE PRINT)

Name: ROBERT SCHUSTER

Address: 98 LINCOLN AVE S1 NY

I represent: MAYOR KIM

Address: 4051 HYUN BLVD S1 NY

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 613, 614 Res. No. _____

in favor in opposition

Date: 6/5/12

(PLEASE PRINT)

Name: JHONG W. KIM

Address: 501 MORNINGSTAR RD

I represent: 4051 PROJECT

Address: 4051 HYUN BLVD S1 NY 10308

◆ Please complete this card and return to the Sergeant-at-Arms ◆