# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 857 and 858**

**(Res. Nos. 1773 and 1774)**

**By Council Members Salamanca and Moya**

## SUBJECT

**STATEN ISLAND CB-1 - TWO APPLICATIONS RELATED TO 252 VICTORY**

**BOULEVARD**

**C 210361 ZMR (L.U. No. 857)**

City Planning Commission decision approving an application submitted by Victory Boulevard Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;

3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and

4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

**N 210362 ZRR (L.U. No. 858)**

City Planning Commission decision approving an application submitted by Victory Boulevard Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendment to change an R3-2 and R3X districts to a R6B district and to extend an existing C1-3 commercial overlay and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 to facilitate the construction of a five-story, 63,629-square-foot mixed-use building with 46 dwelling units, 12 of which would be permanently affordable, along with community facility and commercial uses located at 252 Victory Boulevard in the Tompkinsville neighborhood of Staten Island Community District 1.

## PUBLIC HEARING

**DATE:** September 24, 2021

**Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 12, 2021

The Subcommittee recommends that the Land Use Committee approve with the decisions of the City Planning Commission on L.U. Nos. 857 and 858.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli