



## Legislation Details (With Text)

**File #:** Res 0549-2004 **Version:** \* **Name:** LU 228 - ULURP, The Tides at Charleston, Staten Island (030450ZSR)  
**Type:** Resolution **Status:** Adopted  
**In control:** Subcommittee on Zoning and Franchises

**On agenda:** 8/12/2004

**Enactment date:** **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 030450 ZSR (L.U. No. 228), grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution to modify the minimum distance between buildings requirements of Section 23-71, (Minimum Distance between Buildings in a Single Zoning Lot), in an R3-2 District, within the Special South Richmond Development District.

**Sponsors:** Melinda R. Katz

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 8/12

Date	Ver.	Action By	Action	Result
8/10/2004	*	Committee on Land Use	Approved by Committee	
8/12/2004	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 549

**Resolution approving the decision of the City Planning Commission on ULURP No. C 030450 ZSR (L.U. No. 228), grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution to modify the minimum distance between buildings requirements of Section 23-71, (Minimum Distance between Buildings in a Single Zoning Lot), in an R3-2 District, within the Special South Richmond Development District.**

**By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on July 19, 2004 its decision dated July 14, 2004 (the "Decision") on the application submitted by the P.C. Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution to modify the minimum distance between buildings requirements of Section 23-71 (Minimum Distance between Buildings in a Single Zoning Lot), in connection with a proposed 190-unit residential development, on a zoning lot located west of Arthur Kill Road between Kreischer Street and Allentown Lane (Block 7596, Lots 116, 200, and part of Lot 1), within a Large-Scale Residential Development, in an R3-2 District, within the Special South Richmond Development District, Community District 3, Borough of Staten Island (ULURP No. C 030450 ZSR) (the "Application");

WHEREAS, the Application is related to Applications Numbers C 030449 ZMR (L.U. No. 182), an amendment to the Zoning Map and N 030453 ZAR (L.U. No. 238), an authorization pursuant to Section 62-722;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 78-312(f) of the Zoning Resolution;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on August 9, 2004 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on April 12, 2004. This Negative Declaration supersedes the Negative Declaration issued on August 16, 1999 in connection with the Kalien Commons development (CEQR No. 95DCP058R);

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment; and

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, the Council approves the Decision.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 12, 2004, on file in this office.

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City Clerk, Clerk of The Council