



Legislation Details (With Text)

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Title: Resolution approving the decision of the City Planning Commission on Application No. N 060464 ZRR, for an amendment to the text of the Zoning Resolution of the City of New York, relating to Article X, Chapter 7 (Special South Richmond Development District), concerning Section 107-06 (District Plan Appendix A) creating new Areas LL and SH, Section 107-40 (Special Use, Bulk and Parking regulations and Section 107-60 (Authorizations) relating to the new Areas, Staten Island (L.U. No. 306).

Sponsors:

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 11/15/06

Date	Ver.	Action By	Action	Result
11/2/2006	*	Committee on Land Use	Approved by Committee	
11/15/2006	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 620

Resolution approving the decision of the City Planning Commission on Application No. N 060464 ZRR, for an amendment to the text of the Zoning Resolution of the City of New York, relating to Article X, Chapter 7 (Special South Richmond Development District), concerning Section 107-06 (District Plan Appendix A) creating new Areas LL and SH, Section 107-40 (Special Use, Bulk and Parking regulations and Section 107-60 (Authorizations) relating to the new Areas, Staten Island (L.U. No. 306).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on October 13, 2006 its decision dated October 11, 2006 (the "Decision"), on the application submitted by the Department of City Planning and Council Member Andrew J. Lanza, pursuant to Section 201 of the New York City Charter, for an amendment to the text of the Zoning Resolution of the City of New York (Application No. N 060464 ZRR), Community District 3, Borough of Staten Island (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 060465 ZMR (L.U. No. 305), an amendment to the Zoning Map to rezone an approximately two-block area in the Prince's Bay area of Staten Island from R3-2 to R3X and R3X to R1-2 Districts;

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 the Decision and Application on November 1, 2006;

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

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on October 11, 2006 (CEQR No. 06DCP098R);

RESOLVED:

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

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in Graytone or Underlined is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicate where unchanged text appears in the Zoning Resolution

Article X - Special Purpose Districts

Chapter 7

Special South Richmond Development District

* * *

107-40

SPECIAL USE, BULK AND PARKING REGULATIONS

107-41

Type of Residence

* * *

107-411

Non-profit residences for the elderly in Area SH

In Area SH, as shown on the District Plan, any #development# or #enlargement# comprised of #non-profit residences for the elderly# shall be permitted upon certification of the Chairperson of the City Planning Commission that:

- (a) such #development# or #enlargement# will contain not more than 250 #dwelling units# of #non-profit residences for the elderly#, individually or in combination with other #developments# or #enlargements# within Area SH that have received prior certification pursuant to this Section;
- (b) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter, and;
- (c) such #residences# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#, maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply.

Any #development# or #enlargement# that results in a total of more then 250 #dwelling units# of #non-profit residences for the elderly# in Area SH shall be permitted only upon authorization of the City Planning Commission pursuant to Section 107-672 (In Area SH)

**107-42
Minimum Lot Area and Lot Width for Residences**

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in the table in this Section shall apply, which shall vary by building height. Where two or more #buildings# that are #single-# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

* * *

District	Type of #Residence#	#Lot Area# (in sq.ft.)	Minimum Lot Width (in feet)	Minimum Height (in stories)
* * *				
R3A	#detached#	3,325	35	1-3
R3X*	#detached#	3,800 4,750 5,700	40 50 60	1-2 3 4
* * *				

* In Area LL as shown on the District Plan, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet. However, the minimum #lot area# and minimum #lot width# set forth in this table shall apply to any #development# on a #zoning lot# having an area of at least 1.5 acres for which applications for certifications pursuant to Sections 107-08 (Future Subdivision) and 107-123 (Public schools) have been filed prior to March 1, 2003.

* * *

**107-46
Yard and Court Regulations**

* * *

**107-462
Side yards**

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, the #side yards# shall relate to the height of the #building# as set forth in the following table, except that in R1, R2, R3, R4A and R4-1 Districts, on a #corner lot#, one #side yard# shall be at least 20 feet in width:

REQUIRED SIDE YARDS

District	Type of #Residence#	Height (in #stories#)	Number of #Side Yards# Required	Required Total Width	Required Minimum Width of any #Side Yard
* * *					
R3A R4A	#detached#	1-4	2	15	5
R3X*	#detached# #detached# #detached#	1-2 3 4	2 2 2	15 20 25	5 8 10
R4-1	#detached# #semi-detached#	1-4 1-4	2 1	15 9	5 9

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply.

* In area LL, as shown on the District Plan, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet. However, the minimum #side yard# widths set forth in this table shall apply to any #development# on a #zoning lot# having an area of at least 1.5 acres for which applications for certifications pursuant to Sections 107-08 (Future Subdivision) and 107-123 (Public schools) have been filed prior to March 1, 2003.

* * *

**107-60
AUTHORIZATIONS**

**107-61
General Provisions**

On application, the City Planning Commission may grant authorizations for modifications of specified regulations of this Chapter or of the underlying districts in accordance with the provisions of Sections 107-62 to 107-68 107-69 inclusive, relating to Authorizations.

The Commission may prescribe appropriate conditions and safeguards in connection with the grant of such authorizations.

* * *

107-67
Uses and Bulk Permitted in Certain Areas

107-671
In Areas F and K

In Areas F and K, as shown in the District Plan, the City Planning Commission may authorize one or more uses in the Use Groups specified in this Section not permitted by the underlying district regulations.

* * *

107-672
In Area SH

The City Planning Commission may authorize developments or enlargements that will result in more than 250 dwelling units of non-profit residences for the elderly in Area SH provided such developments or enlargements comply with the use and bulk regulations of R3-2 Districts, except that the maximum floor area ratio, maximum lot coverage and minimum required open space shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply).

In order to grant such authorization, the Commission shall find:

- (a) that such developments or enlargements are part of a superior site plan,
- (b) that such residences are compatible with the character of the surrounding area, and;
- (c) that the streets providing access to such residences are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

* * *

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 November 15, 2006, on file in this office.

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City Clerk, Clerk of The Council