



Legislation Details (With Text)

File #: Res 0177-2010 **Version:** * **Name:** LU 55 - Zoning, Clove Lakes Civic Association (100120ZMR)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 4/14/2010

Enactment date: **Enactment #:**

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 100120 ZMR, a Zoning Map amendment (L.U. No. 55).

Sponsors: Leroy G. Comrie, Jr., Mark S. Weprin

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 4/14/10

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 4/8/2010 | * | Committee on Land Use | Approved by Committee | |
| 4/14/2010 | * | City Council | Approved, by Council | Pass |

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 177

Resolution approving the decision of the City Planning Commission on ULURP No. C 100120 ZMR, a Zoning Map amendment (L.U. No. 55).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on February 26, 2010 its decision dated February 24, 2010 (the "Decision"), on the application submitted by Clove Lakes Civic Association, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to rezone an approximately 20 block area from R3X and R3-1 districts to an R2 district, to rezone an R3X to an R3-2 district, and expand the Special Hillside District in the Sunnyside section of Staten Island, Community District 1 (ULURP No. C 100120 ZMR) (the "Application");

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 April 7, 2010;

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 November 30, 2009 (CEQR No. 10DCP009R);

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, and based on the environmental determination and consideration described in this report, C 100120 ZMR, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 21b:

1. changing from an R3-1 District to an R2 District property bounded by:
 - a. Waldron Avenue, a line 150 feet northeasterly of Clove Road, Victory Boulevard, and Clove Road; and
 - a. a line 140 feet southeasterly of Victory Boulevard, a line 100 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 150 feet northeasterly of Clove Road, Dudley Avenue, and Clove Road;
2. changing from an R3X District to an R2 District property bounded by a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a line 230 feet northeasterly of Melrose Avenue and its northwesterly prolongation, Waldron Avenue, a line 270 feet northeasterly of Melrose Avenue, a line midway between Victory Boulevard and Waldron Avenue, Cheshire Place, Victory Boulevard, a line 420 feet northeasterly of Grand Avenue, a line midway between Victory Boulevard and Glenwood Avenue, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Highland Avenue, a line 95 feet northwesterly of Sunnyside Terrace and its northeasterly prolongation, a line 95 feet northeasterly of Clove Road, a line 60 feet southeasterly of Van Courtlandt Avenue, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 100 feet southwesterly of Grand Avenue, Glenwood Avenue, Grand Avenue, Victory Boulevard, a line 150 feet northeasterly of Clove Road, Waldron Avenue, Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, a line 400 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 145 feet northeasterly of Clove Road, Cheshire Place, and Clove Road;
3. changing from an R3X District to an R3-2 District property bounded by Cheshire Place, a line 145 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 400 feet northeasterly of Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, and Clove Road; and
2. establishing a Special Hillside Preservation District (HS) bounded by Victory Boulevard, Highland Avenue, Howard Avenue, and Clove Road;

as shown on a diagram (for illustrative purposes only) dated November 30, 2009, Community District 1, Borough of Staten Island.

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 April 14, 2010, on file in this office.

City Clerk, Clerk of The Council