



Legislation Details (With Text)

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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 110069 ZMR, a Zoning Map amendment (L.U. No. 278).

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

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 1-18-11

Date	Ver.	Action By	Action	Result
1/18/2011	*	Committee on Land Use	Approved by Committee	
1/18/2011	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 633

Resolution approving the decision of the City Planning Commission on ULURP No. C 110069 ZMR, a Zoning Map amendment (L.U. No. 278).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on December 3, 2010 its decision dated December 1, 2010 (the "Decision"), on the application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to rezone approximately 28 blocks along the corridors of Richmond Avenue and Hylan Boulevard in Community Districts 2 and 3 which are predominately developed with commercial uses; and to map commercial overlays in three residentially zoned areas of Staten Island (ULURP No. C 110069 ZMR (the "Application"));

WHEREAS, the Application is related to Application N 110070 ZRY (L.U. No. 279), a text amendment to address the issue of out of context medical offices and day care centers in lower-density residential districts in Staten Island and Community Board 10 in the Bronx and to allow appropriate residential development in certain commercial districts in Staten Island;

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 January 11, 2011;

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 September 13, 2010 which included (E) designation (E-262) for hazardous materials, air quality and noise (CEQR No. 11DCP023Y);

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 110069 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 Nos. 20d, 26c, 27a, 33c and 33d:

1. eliminating from within an existing R3 -1 District a C 1-2 District bounded by Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, and Richmond Avenue;
2. eliminating from within an existing R3X District a C1-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 150 feet westerly of Richmond Avenue;
3. establishing within an existing R3-1 District a C1-2 District bounded by:
 - a. Eton Place, a westerly boundary line of Willowbrook Park and its northerly prolongation, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - b. Saxon Avenue, Steinway Avenue, a line 200 feet northeasterly of Travis Avenue, a line 100 feet southeasterly of Richmond Avenue, Travis Avenue, and Richmond Avenue;
 - c. Slater Boulevard, a line 150 feet southeasterly of Hylan Boulevard, a line midway between Slater Boulevard and Seaver Avenue, a line 100 feet southeasterly of Hylan Boulevard, a line 40 feet southwestly of Seaver Avenue, and Hylan Boulevard;
 - d. Goodall Street, a line 100 feet southeasterly of Hylan Boulevard, Walnut Avenue, and Hylan Boulevard;
 - e. Armstrong Avenue, a line 100 feet southeasterly of Hylan Boulevard, Groton Street, and Hylan Boulevard;
 - f. Littlefield Avenue, a line 100 feet southeasterly of Hylan Boulevard, Winchester Avenue, and Hylan Boulevard; and
 - g. a line 40 feet northeasterly of Oceanic Avenue, a line 100 feet southeasterly of Hylan Boulevard, Oceanic Avenue, a line 175 feet southeasterly of Hylan Boulevard, Richmond Avenue, and Hylan Boulevard;

4. establishing within an existing R3-1 District a C2-2 District bounded by:
 - a. Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, a line 150 feet easterly of Richmond Avenue, a line 520 feet southerly of Victory Boulevard, and Richmond Avenue;
 - b. Walnut Avenue, a line 75 feet southeasterly of Hylan Boulevard, Armstrong Avenue, and Hylan Boulevard; and
 - c. Groton Street, a line 100 feet southeasterly of Hylan Boulevard, Littlefield Avenue, and Hylan Boulevard;
5. establishing within an existing R3-2 District a C1-2 District bounded by:
 - a. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - b. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, the easterly prolongation of a line 100 feet northerly of Knapp Street, a line 100 feet westerly of Richmond Avenue, Rivington Avenue, and Richmond Avenue; and
 - c. Travis Avenue, Richmond Avenue, and Draper Place;
6. establishing within an existing R3-2 District a C2-2 District bounded by Rockland Avenue, a line 100 feet easterly of Richmond Avenue, and Saxon Avenue, and Richmond Avenue;
7. establishing within an existing R3A District a C1-2 District bounded by:
 - a. William Avenue, Hylan Boulevard, Armstrong Avenue, and a line 150 feet northwesterly of Hylan Boulevard; and
 - b. Ridgecrest Avenue, Hylan Boulevard, Richmond Avenue, and a line 100 feet northwesterly of Hylan Boulevard;
8. establishing within an existing R3X District a C1-2 District bounded by:
 - a. Forest Street, Richmond Avenue, a line 75 feet southerly of Forest Street, and a line 100 feet westerly of Richmond Avenue; and
 - b. Draper Place, Richmond Avenue, and Travis Avenue;
9. establishing within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and

10. establishing within an existing R5 District a C1-2 District bounded by Naughton Avenue, a line 150 feet northwesterly of Hylan Boulevard, the northwesterly centerline prolongation of Slater Boulevard, Hyland Boulevard, Seaver Avenue, and Joyce Street;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010, and subject to the conditions of CEQR Declaration E-262, Community Districts 2 and 3, 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 January 18, 2011, on file in this office.

City Clerk, Clerk of The Council