DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

May 6, 2022

Ira Gluckman, R.A.
Borough Commissioner
Department of Buildings
10 Richmond Terrace,
Borough Hall, 2nd Floor
Staten Island, NY 10301

Re: Applic. Nos. C 210291 ZSR, N 210281 LDR, C 210289 ZMR, & N 210290 ZRR
River North
24 Stuyvesant Place
Block 13, Lots 82, 92, 100 and p/o 8
R7-3/C2-4 District
Special St. George District
Borough of Staten Island
Community District 1

Dear Commissioner Gluckman:

Please be advised that the application (C 210291 ZSR) submitted by Richmond SI Owner, LLC for the grant of a special permit pursuant to Section 128-62 of the Zoning Resolution:

1. to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yard);

2. the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);

3. the height and setback requirements of Section 128-33 (Maximum Base Height) and Section 128-34 (Maximum Building Height); and

4. the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property located at the above referenced location, was approved by the City Planning Commission on September 1, 2021 (Cal. No. 21), and by the City Council, with modifications, on November 10, 2021 (Res. No. 1798), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 210291 ZSR) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 128-62 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway – 31st Floor, New York, NY 10271-0001
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DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 210289 ZMR - Zoning map amendment to (a) rezoning a R6 zoning district with a C2-2 overlay at a depth 100 feet within the SHPD to an R7-3 zoning district with a C2-4 commercial overlay at a depth of 185 feet and to be located within the SSGD; and (b) rezoning a R6 zoning district with a C2-2 overlay to a R6 zoning district with a C2-4 overlay and to be located within the SSGD which was approved by the City Planning Commission on September 1, 2021 (Cal. No. 19), and by City Council, with modifications, on November 10. 2021 (Res. No. 1796), on which date said Resolution of Approval became effective.

N 210290 ZRR - Zoning text amendment to the Special St. George District (SSGD) to establish bulk regulations for R7 zoning districts, a new special permit to modify bulk and other requirements, and establish a Mandatory Inclusionary Housing Area, which was was approved by the City Planning Commission on September 1, 2021 (Cal. No. 20), and by City Council, with modifications, on November 10. 2021 (Res. No. 1797), on which date said Resolution of Approval became effective

In connection with the application (C 210291 ZSR), the applicant executed a Restrictive Declaration (N 210281 LDR) which was submitted for recordation on May 3, 2022, and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Dominick Answini at (212)-720-3676.

Enclosed for your information are the following:

1. a copy of applications C 210291 ZSR, C 210289 ZMR &, N 210290 ZRR;

2. a copy of the City Planning Commission reports for applications C 210291 ZSR, C 210289 ZMR &, N 210290 ZRR, dated on September 1, 2021 (Cal. Nos. 21, 19 & 20, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 210291 ZSR, C 210289 ZMR & N 210290 ZRR, dated November 11, 2021 (Res. Nos.1798, 1796 & 1797, respectively)

4. a copy of the Restrictive Declaration (N 210281 LDR), dated April 29, 2022, executed by Richmond SI Owner 1 LLC, and submitted for recordation in the Office of the Richmond County Clerk on May 3, 2022; and

5. the following approved drawings prepared by FXCollaborative Architects LLP:

Dwg. No.	Title	Last Date Revised
Z-002	ZONING ANALYSIS	11/01/2021
Z-003	ZONING ANALYSIS	11/01/2021
Z-004	ZONING SITE PLAN	11/01/2021

Z-110	WAIVER PLAN	11/01/2021
Z-200	WAIVER SECTIONS	11/01/2021
Z-201	WAIVER SECTIONS	11/01/2021
Z-202	WAIVER SECTIONS	11/01/2021
Z-203	WAIVER SECTIONS	11/01/2021
Z-500	PUBLIC OPEN SPACE PLAN	11/01/2021
Z-501	MATERIAL PLAN, SEATING AND LIGHTING	11/01/2021
Z-502	PLANTING AND GRADING PLAN	11/01/2021
Z-503	PLAZA DETAILS	11/01/2021
Z-504	PUBLIC OPEN SPACE SECTIONS	11/01/2021
Z-505	PUBLIC OPEN SPACE SECTIONS	11/01/2021
Z-506	PUBLIC OPEN SPACE SECTIONS	11/01/2021
Z-507	ACTIVE PUBLIC OPEN SPACE PLAN	11/01/2021
Z-508	ACTIVE PUBLIC OPEN SPACE MATERIAL, SEATING AND LIGHTING PLAN	11/01/2021
Z-509	ACTIVE PUBLIC OPEN SPACE PLANTING AND GRADING PLAN	11/01/2021
Z-510	ACTIVE PUBLIC OPEN SPACE DETAILS	11/01/2021
Z-511	ACTIVE PUBLIC OPEN SPACE SECTIONS	11/01/2021

Sincerely,

Steven Lenard

cc: S. Amron
LURBDOB_DL
K. Ramnarine
A. Greenidge
Y. Li
A. Farishta
J. Helferty
A. Mccabe
D. Answini
Applicant