125 GREAVES LANE

Greaves Lane

Staten Island Community District 3



Overview

APPLICANTS

- NBM Development LLC

REQUESTED ACTIONS

- Zoning Map Amendment to extend an existing C2-1 commercial overlay district over the remainder of the zoning lot.



Neighborhood Context



Neighborhood Context: Existing Land Uses and Zoning

Project Information

- 600' Radius
- Proposed Rezoning Area
- Development Site

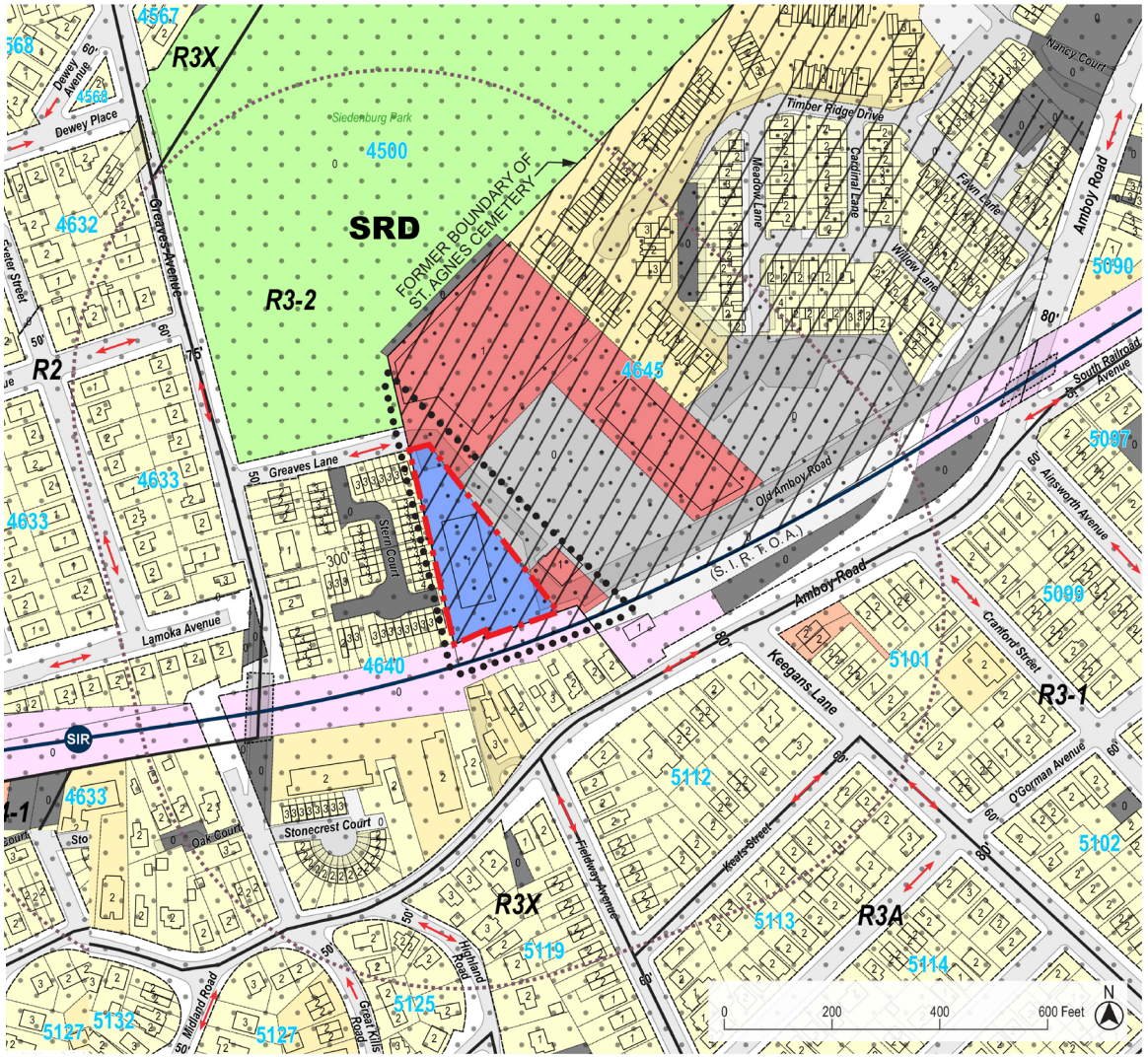
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass



Project Area

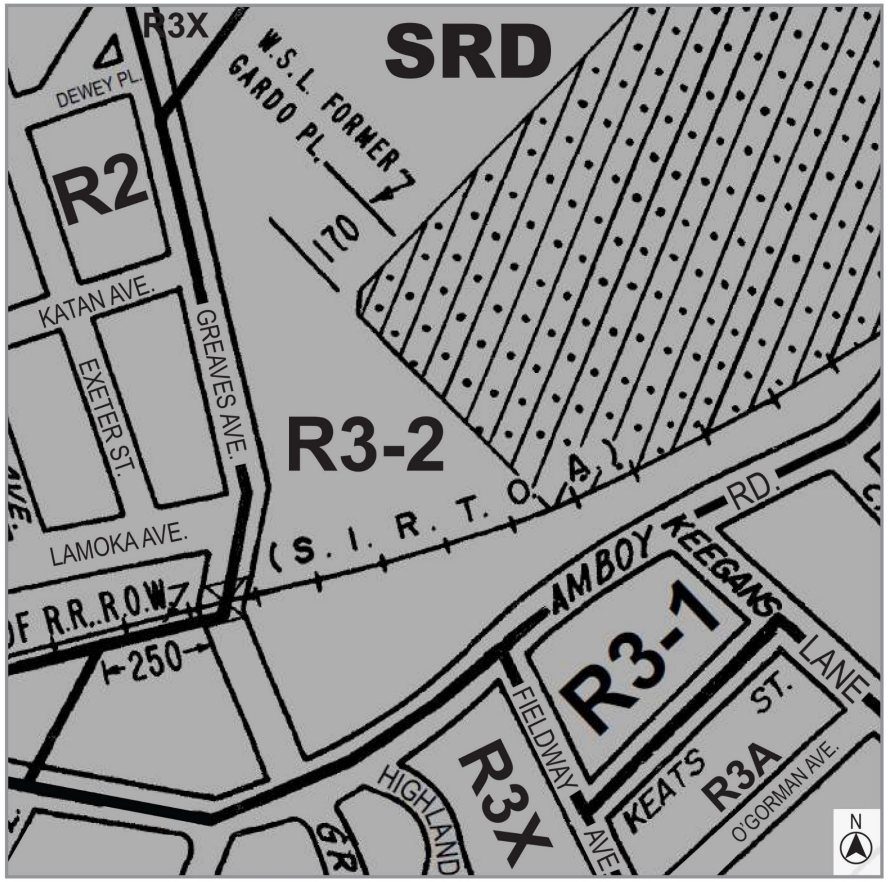


Project Area Tax Lots

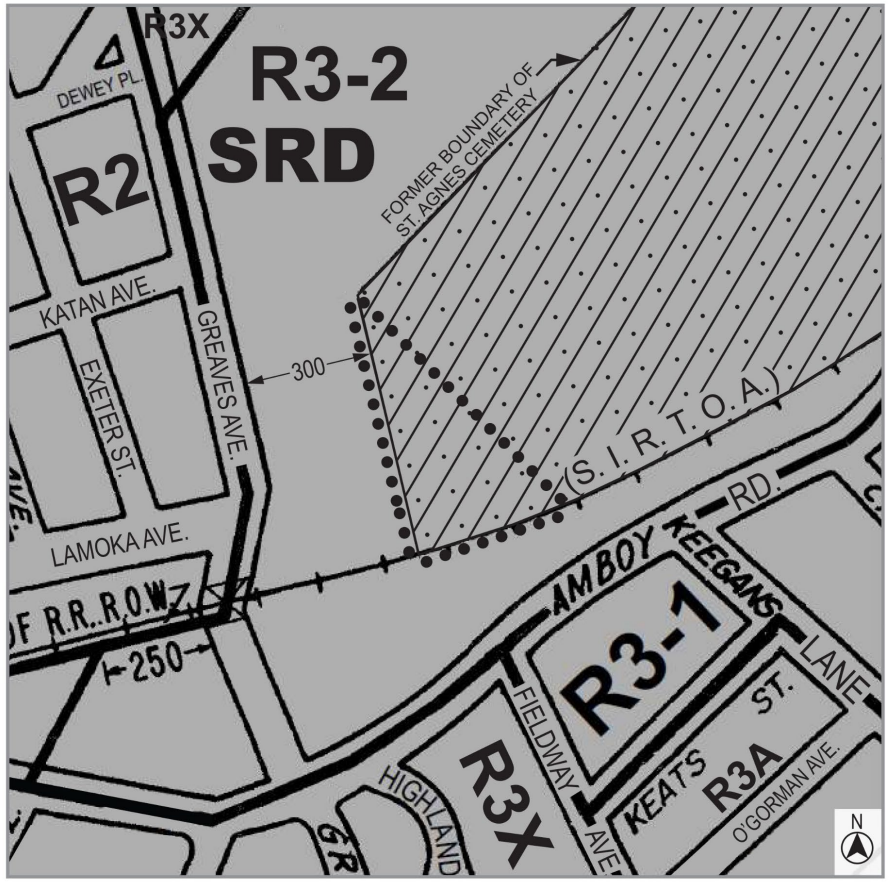
In 1998, the project site was subject to City Planning Commission (CPC) approval which included the following land use actions:

- Authorization pursuant to Section 107-68 of the Zoning Resolution (N 960491 RAR)
- Certification pursuant to Section 107-02 (N 960492 RCR)
- Modification of the Restrictive Declaration (M 780109(C) RAR)

Zoning Change Map



Current Zoning Map (33c)



Proposed Zoning Map (33C)

Area being rezoned is indicated with the dotted lines

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NYC PLANNING

Existing Conditions: Photos



View of the site facing south



View of the site facing west



Existing Conditions: Photos



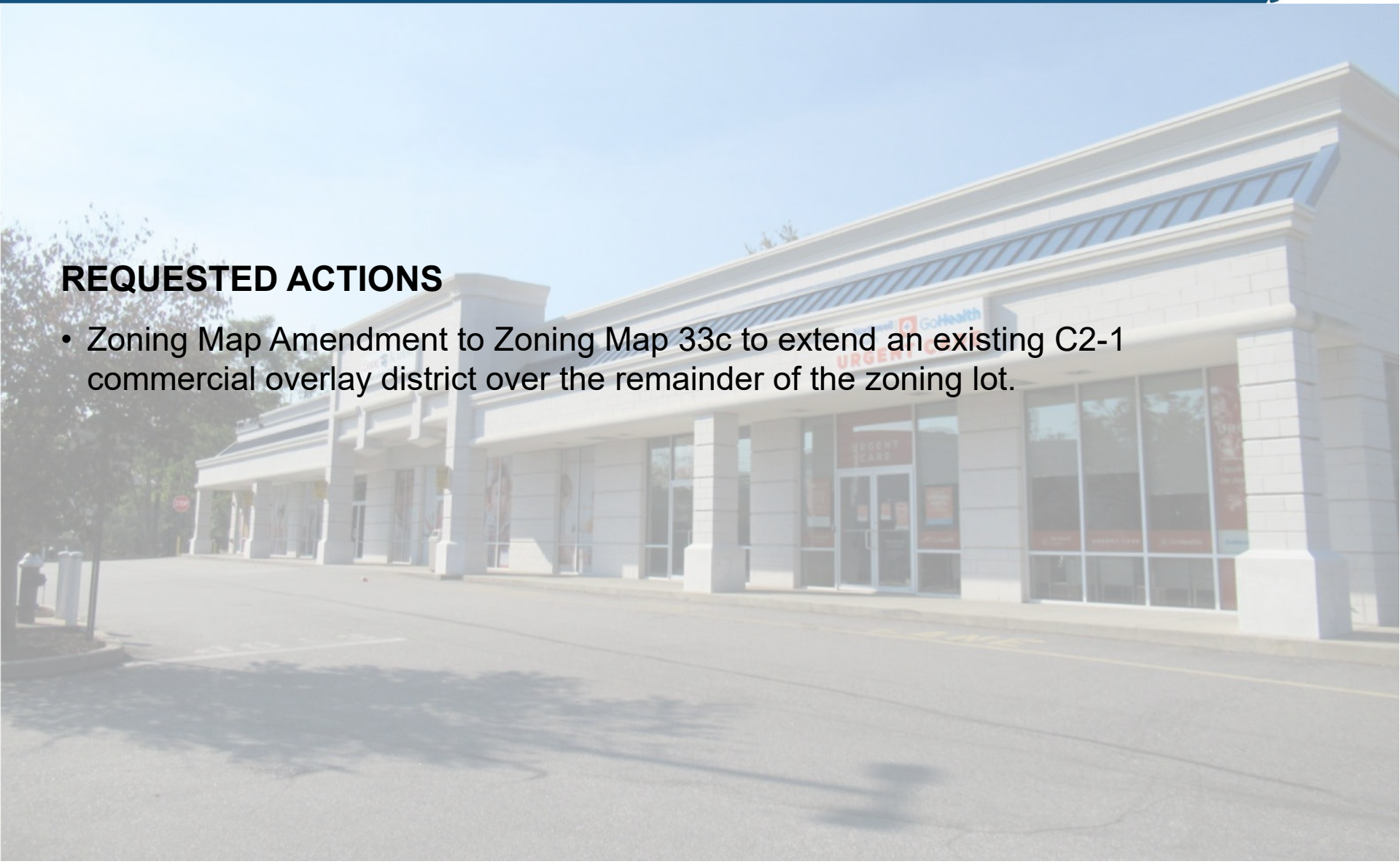
View of the site facing southeast from Greaves Lane



View of the site facing southwest from the parking lot adjacent to the site



Proposed Actions



REQUESTED ACTIONS

- Zoning Map Amendment to Zoning Map 33c to extend an existing C2-1 commercial overlay district over the remainder of the zoning lot.