Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2023R0189

Package Submission Date
6/4/2025

Section 1. Project Summary

Project Name:	37-59 Hamilton Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Deirdre Carson	**2128016855**	**carson@gtlaw.com**

Applicant(s)		
Organization	First Name	Last Name
Hamilton Property Holdings LLC	**William**	**Stein**

Site Data	
Street Address: **59 Hamilton Avenue**	City Council District(s): **49**
Community District(s): **SI 1**	Zoning Sectional Map Number(s): **21c**
Existing Zoning District(s): **R6**	Special District(s): **HS**

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**250318ZMR**	
ZR		**No**	**250320ZRR**	

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
Hamilton Property Holdings LLC	William	Stein				

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Raina	Wong	Philip Habib &Associates, An AKRF Division				

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Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER
3. Indicate CEQR Process type: **Type II**

   Type II Category: **Green Fast Track** Date of Determination:

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

- the whole City? **No**
- the entirety of one or more Borough(s)? **No**
  - Borough(s):
- the entirety of one or more Community District(s)? **No**
  - Community District(s)
- Land or land underwater that is not associated with a tax block or lot? **No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **R6 (HS)**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **No**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Staten Island	**13**	**116**	**Yes**	**Yes**	**Staten Island**	**00013**	**0116**	**Yes**	**10/21/2022**
Staten Island	**13**	**119**	**Yes**	**Yes**	**Staten Island**	**00013**	**0119**	**Yes**	**10/21/2022**
Staten Island	**13**	**1**	**Yes**	**No**	**Staten Island**	**00013**	**0001**	**Yes**	**10/21/2022**
Staten Island	**13**	**127**	**Yes**	**No**	**Staten Island**	**00013**	**0127**	**Yes**	**10/21/2022**
Staten Island	**13**	**124**	**Yes**	**No**	**Staten Island**	**00013**	**0124**	**Yes**	**10/21/2022**
Staten Island	**13**	**121**	**Yes**	**No**	**Staten Island**	**00013**	**0121**	**Yes**	**10/24/2022**
Staten Island	**00013**	**0123**	**Yes**	**No**	**Staten Island**	**00013**	**0123**	**Yes**	**1/31/2023**
Staten Island	**00013**	**0006**	**Yes**	**No**	**Staten Island**	**00013**	**0006**	**Yes**	**1/24/2025**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
37	HAMILTON AVENUE	37 HAMILTON AVENUE	R01	49	21C	Yes	10/21/2022
41	HAMILTON AVENUE	41 HAMILTON AVENUE	R01	49	21C	Yes	10/21/2022
205	ST MARKS PLACE	205 ST MARKS PLACE	R01	49	21C	Yes	10/21/2022
59	HAMILTON AVENUE	59 HAMILTON AVENUE	R01	49	21C	Yes	10/21/2022
53	HAMILTON AVENUE	53 HAMILTON AVENUE	R01	49	21C	Yes	10/21/2022
47	HAMILTON AVENUE	47 HAMILTON AVENUE	R01	49	21C	Yes	10/24/2022
	HAMILTON AVENUE					Yes	1/31/2023
199	ST MARKS PLACE	199 ST MARKS PLACE	R01	49	21C	Yes	1/24/2025

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**Yes**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Appendix Special St. George District Plan	**128-Appendix**
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

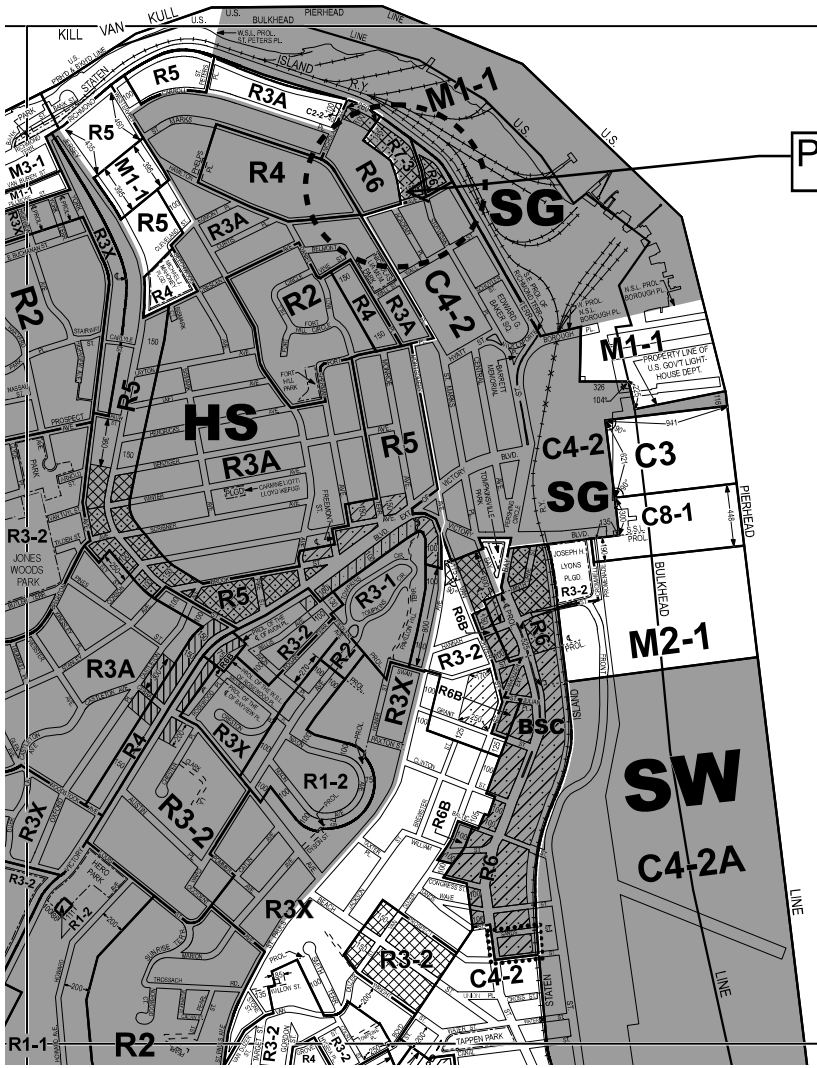
1. What is the total area of all zoning lots in the area to the be rezoned?

   40,000 to 69,999 square feet

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
21c	**R6 (HS)**	**R7-3, C2-4, (SG)**

-END OF FORM-



Proposed Project Area

U P P E R

B A Y

600 0 600 1200 1800 FEET

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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
12-20-2023 C 220426 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

		16b
21a	**21c**	22a
21b	21d	22b

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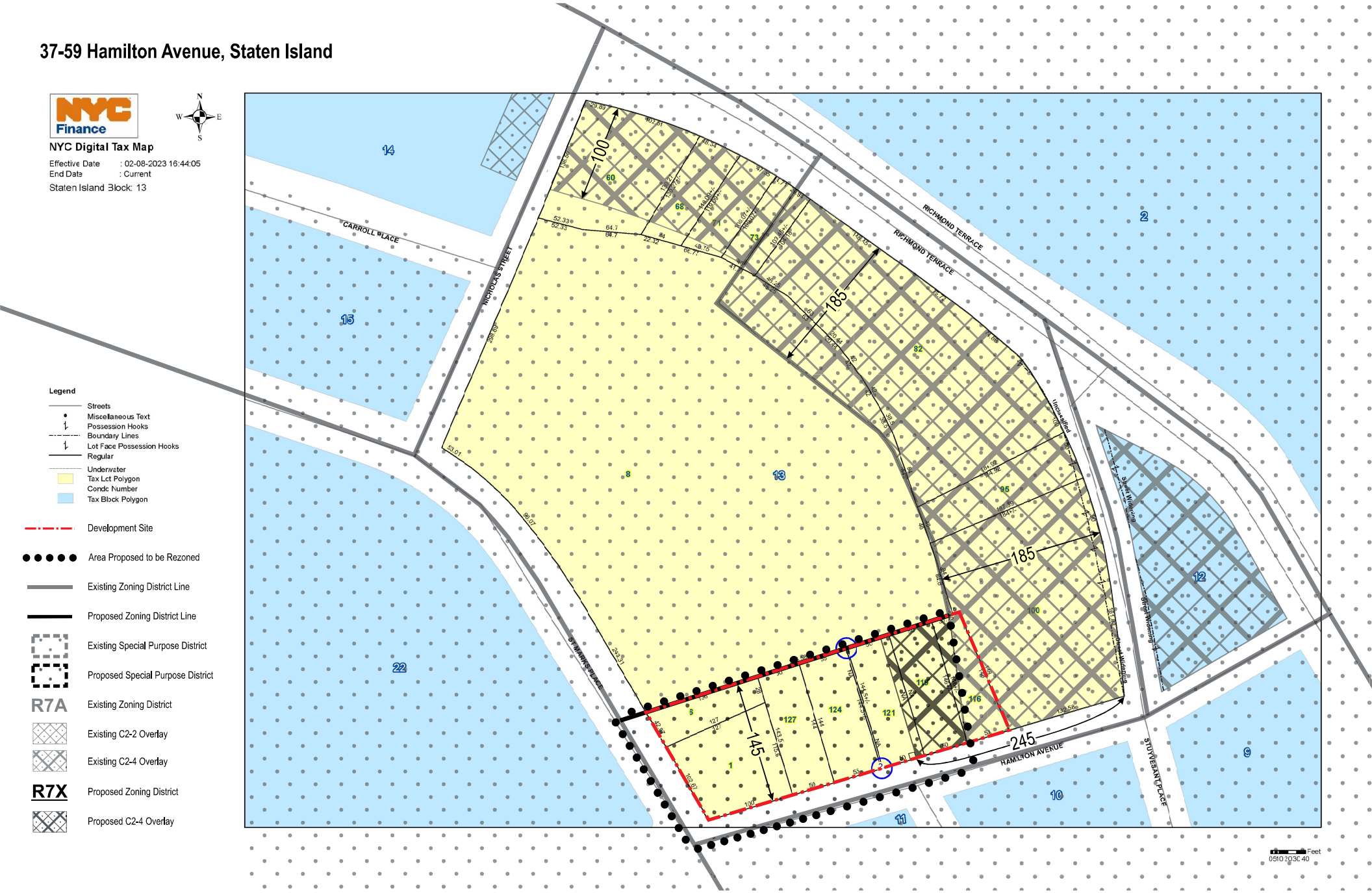
ZONING MAP **21c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

37-59 Hamilton Avenue, Staten Island



37-59 Hamilton Avenue, Staten Island

Area Map

Block: 13, Lots: 1, 6, 116 (p/o), 119, 121, 123, 124 & 127

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

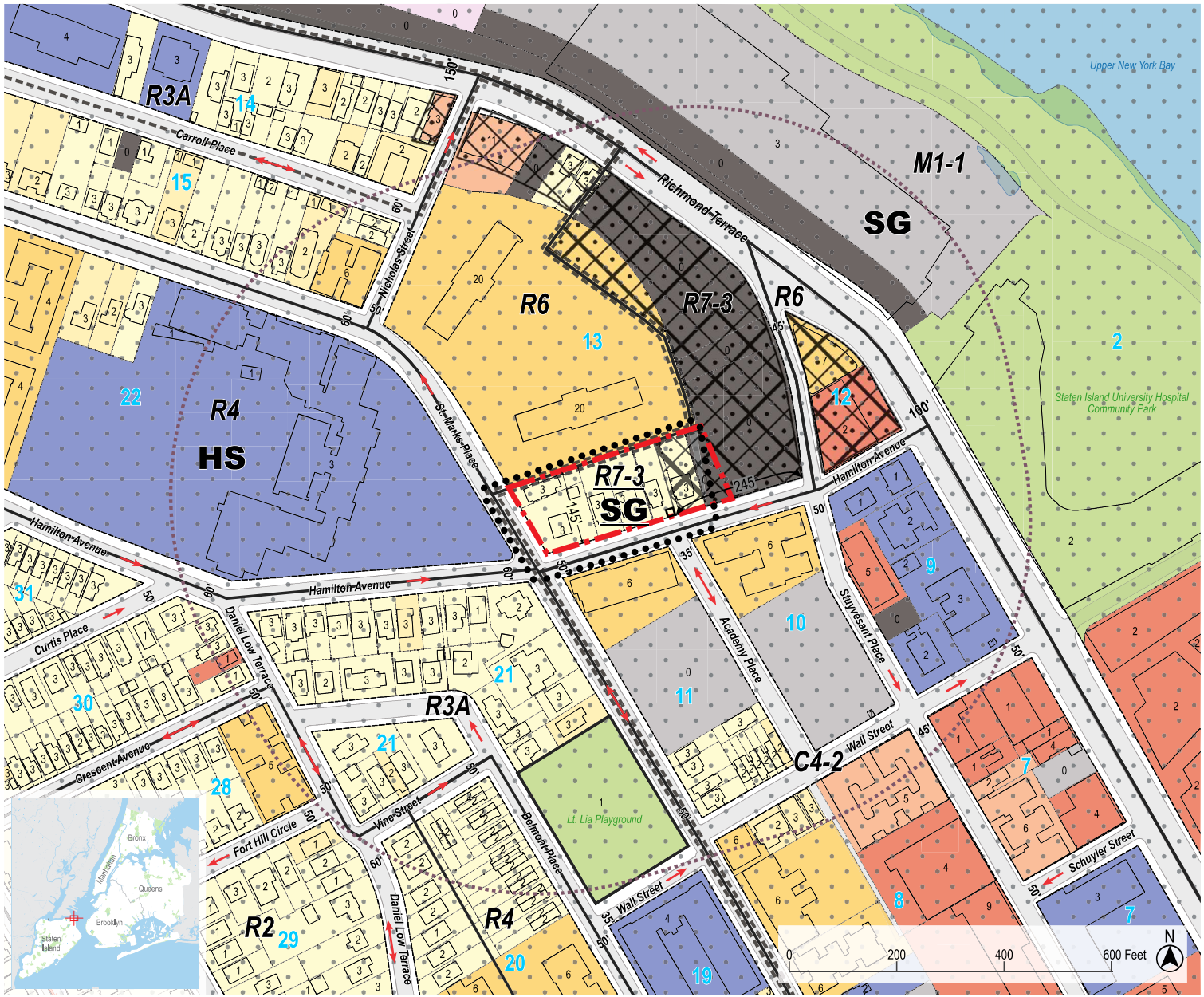
Existing Commercial Overlays & Zoning Districts

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

- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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



January 2025

Urban Cartographics

Project Description
37-59 Hamilton Avenue Rezoning
March 28, 2025

I. Introduction

Hamilton Property Holdings LLC (the "Applicant") seeks several land use actions (collectively, the "Rezoning") for its property located at 37-59 Hamilton Avenue and 199-205 St. Marks Place (Staten Island Block 13, Lots 1, 6, p/o 116, p/o 119, 121, 123, 124 and 127)[1] (the "Project Area") in the St. George neighborhood of Staten Island Community Board 1. Specifically, the Applicant seeks:

1. A zoning map amendment to:
    a. rezone the Project Area from the existing R6 zoning district to an R7-3 zoning district;
    b. extend an existing C2-4 overlay 60 feet to the west to cover the eastern portion of the Project Area;
    c. remove the Project Area from the Special Hillsides Preservation District (the "SHPD"); and
    d. place the Project Area within the Upland Subdistrict of the Special St. George District (the "SSGD").
2. Zoning text amendments:
    a. to *Appendix F* of the Zoning Resolution of the City of New York (the "ZR" or the "Zoning Resolution") to establish a Mandatory Inclusionary Housing ("MIH") area coincident with the Project Area; and
    b. to Appendix maps 1 through 5 of Article XII, Chapter 8 (Special St. George District) to include the Project Area within the Upland Subdistrict of the SSGD and to establish base heights for the Project Area.

The Rezoning would allow the Applicant to redevelop the Project Area and the remaining portions of tax lots 116 and 119 (collectively, the "Development Site"), currently improved with six one- and two-family detached dwellings and a single garage serving one of the tax lots, with an 18-story, 315,567 square-foot ("sf") mixed-use residential, commercial, and community facility building with 369 dwelling units, of which 111 would be permanently affordable, 7,000 sf of community facility and 1,250 sf of commercial uses (the "Development"). A total of 146 parking spaces (39 required and 107 permitted) would be provided within the building. The Development would also provide approximately 3,880 sf of open space along the zoning lot's frontage on Hamilton Avenue for use by both residents and members of the public. The community facility floor area would be provided along the zoning lot's St. Marks Place frontage while the commercial floor area would be provided on Hamilton Avenue in the eastern portion of the building, and be accessible from the public open space.

[1] The remaining portions of Lots 116 and 119 are already in the proposed zoning districts.

II. Background

The Project Area has been zoned R6, which allows for medium density multi-family buildings, since the enactment of the 1961 Zoning Resolution. Over the last several decades, various land use actions have been approved affecting either the Project Area or the surrounding area.

The Special Hillsides Preservation District

In 1987, the City Planning Commission (the "CPC") established the Special Hillsides Preservation District (the "SHPD") (CPC Report N870002 ZRR). The SHPD was designed to: reduce hillside erosion, landslides and excessive stormwater runoff, preserve hillsides having unique aesthetic value, protect, maintain and enhance natural features, and protect the neighborhood character of the district. The SHPD spans approximately 1,900 acres and includes portions of the St. George Neighborhood to the northeast (such as the Project Area) and Snug Harbor to the northwest. The SHPD touches the Staten Island Expressway to the south. The SHPD was modified in 1992 (to modify certain filing requirements) and 1999 (to change the definition of "steep slope" and introduce the term "steep slope buffer") (CPC Reports N 900691 ZRR and N 990687 ZRR). In 1999, a C2-2 overlay was added on block 13 just east of the Project Area to a depth of 100 feet parallel to Stuyvesant Place (000017 ZMR A-1779).

The boundaries of the SHPD were modified in 2021 when a site referred to as "River North," immediately to the east of the Project Area, was removed from the SHPD and mapped into the SSGD (discussed in more detail below).

The Project Area's block is the only portion of the SHPD zoned R6. The rest of the district is zoned for the lower densities contemplated in R1 – R5 districts.

The Special St. George District

In 2008, the CPC established the Special St. George District (the "SSGD") to the east and south of the Project Area (CPC Report N 080425 ZRR). The SSGD originally spanned 12 blocks within the St. George neighborhood of Community Board 1 in Staten Island. As initially created, the SSGD was roughly bounded by Hamilton Avenue on the north, Richmond Terrace on the east, Victory Boulevard, Van Duzer and Bay Streets on the south and Montgomery Avenue on the west. The SSGD was designed to build upon the St. George neighborhood's existing strengths, such as serving as a civic center and a transit hub, to bolster a thriving, pedestrian-friendly business and residence district. The SSGD was devised to facilitate this by requiring continuous ground floor retail along certain streets, allowing tall slender buildings to capitalize on St. George's hillside topography while maintaining waterfront vistas, and accommodating an appropriate level of off-street parking while reducing its visual impact.

The SSGD was expanded northeast in 2013 (CPC Report N 30316 ZRR) to create the "North Waterfront Subdistrict" in connection with the then-proposed observation wheel (the "New York

Wheel"). The expanded SSGD authorized special permits for the Empire Outlet mall and hotel (CPC Report C 130318 ZRY) and the New York Wheel (CPC Report C 130317 ZSR).

River North

In 2021, portions of tax lots 116 and 119 within the Development Site and an area to the north and east were removed from the SHPD, remapped as part of the SSGD and upzoned from an R6 district with a partial C2-2 overlay to an R7-3 district with a C2-4 overlay. This rezoning was granted in conjunction with a special permit and zoning text amendment to facilitate the River North mixed-use development on Richmond Terrace and Stuyvesant Place (CPC Reports C 210289 ZMR, N 210290 ZRR, and C 210291 ZSR). In seeking the special permit and text amendment, River North sought to develop a 592,014-sf development with three mixed-use buildings, comprised of approximately 750 housing units, including 225 permanently affordable units, and 18,800 square feet of non-residential uses located on the ground floor and cellar levels of the buildings. The special permits authorized certain bulk modifications. After approval by CPC (and modification by the City Council), River North has evidently surrendered the special permits and will build as-of-right.

III. Description of the Surrounding Area

The Development Site is located in the southwestern portion of Staten Island Block 13, an irregularly-shaped block bounded by Nicholas Street on the northwest, Richmond Terrace and Stuyvesant Place on the northeast, Hamilton Avenue on the south and St. Mark's Place on the west. The western side of the block, including the Project Area, is zoned R6, the densest zoning district within the SHPD. The eastern and northeastern portions of the block have recently been rezoned to R7-3/C2-4 (SSGD) to facilitate the development of River North. The area rezoned to facilitate River North includes 4,970 sf of the Development Site on Tax Lot 116 and 119. There is a significant drop in elevation along Hamilton from St. Marks Place to Richmond Terrace with St. Marks Place at the top of the hill and Richmond Terrace at the bottom.

To the north of the Development Site, within the R6 and the SHPD portion of the block, is Castleton Park Apartments, which consists of two 20-story residential buildings built in 1976. The two buildings were developed prior to the creation of SHPD and are designed in the typical "towers in the park" style that was fostered by the 1961 Zoning Resolution. The Castleton Park Apartments sit on a plateau above the northeastern portion of the block fronting on Richmond Terrace. To the east of the Development Site is the River North development site, described above.

Across Richmond Terrace are parcels devoted to uses compatible with the waterfront, such as the site of the New York Wheel, which was approved to be built to a height of over 625 feet in 2013 but has been abandoned.[2] The New York Wheel site is adjacent to a parking structure containing approximately 820 parking spaces. To the southeast of the parking area is the stadium in which the Staten Island FerryHawks play, an associated parking facility and the Empire Outlets Mall, which contains approximately 340,000 sf of retail floor area. South and southeast of the mall are the Staten Island Ferry Terminal and Staten Island Railroad (SIR) terminal.

[2] This site is now the subject of an RFP from the EDC.

The area immediately to the south of the Development Site and inland is zoned C4-2 within the SSGD. The C4-2 district encompasses many residential and mixed-use buildings, including two 6-story residential buildings directly across Hamilton Avenue from the Development Site. As the borough's civic center, it contains numerous public buildings such as Borough Hall, the St. George Library, part of the College of Staten Island (CUNY), the USPS, courthouse buildings (old and new), government office buildings and other public facilities.

Immediately to the west of the Development Site, and across St. Marks Place, is Curtis High School, which was designated by the Landmarks Preservation Commission (the "LPC"), as an individual landmark (LP-1214) within an R4 zoning district (SHPD). North of the high school is a neighborhood primarily developed with one- and two-family homes within R3A and R4 zoning districts. Many of these homes are located within the St. George/New Brighton Historic District, which was designated by the LPC (LP-1883) in July 1994.

There are a variety of types of open space in the vicinity of the Property. St. George Park, a small playground, is one block south of the Development Site. Lt. Lia Playground, a bigger playground is on St. Marks Place and Wall Street (one block south of the Development Site), and Mahoney and Davis Playgrounds are on Crescent Avenue and Jersey Street (.4 miles away) and contain basketball courts. Along the waterfront are The North Shore and St. George Esplanades and open space in the Empire Outlet Mall. While it is unclear what the final development on River North will look like, the developers there have previously proposed open space for public use immediately to the east of the Development Site.

The area is transit rich and is located within the Outer Transit Zone. The Development Site is roughly a quarter mile from the Staten Island Ferry Terminal which offers direct ferry service to lower Manhattan. The Staten Island Railroad (SIR), which runs north-south along Staten Island's eastern side, is .4 miles from the Development Site. MTA bus service originating from and terminating at the Ferry Terminal includes 14 local routes and 9 Limited-Stop routes that operate during peak hours. The S42 (east-west) and S52 (north-south) buses stop at the intersection of St. Marks Place and Hamilton Avenue, including a stop directly in front of the Development Site and the S40 and S42 run along Richmond Terrace, two block to the east.

IV. Description of the Project Area

The Project Area consists of contiguous tax lots 1, 6, p/o 116, p/o 119, 121, 123, 124 and 127, on Staten Island Block 13 within the St. George neighborhood, and is currently improved with six one- and two-family detached dwellings and a single garage serving Tax Lot 1. All of the lots are owned by the Applicant.

The Project Area contains 145.54 feet of frontage along St. Marks Place and 302.58 feet of frontage along Hamilton Avenue, both narrow streets with widths of 60 and 50 feet respectively. There is a significant drop in elevation along Hamilton from St. Marks Place to Richmond Terrace with St. Marks Place at the top of the hill and Richmond Terrace at the bottom.

The Project Area is within an R6 zoning district which allows medium-density residential development of 2.20 FAR under standard residence development (narrow street), 2.43 FAR under height factor, 3.90 FAR with the provision of qualifying affordable housing under the UAP program, and community facility uses at 4.8 FAR (ZR 23-22, 23-732, and 24-11). The SHPD regulations limit development on zoning lots as determined by the average steepness of the slope ("Tier I" or "Tier II" sites). Steep slope areas (average slope greater than 25%) and buffer areas around the steep slopes are considered "areas of no disturbance" and limit the as-of-right development. As-of-right development also requires preservation of trees. Modification of these requirements may be obtained pursuant to CPC authorizations.

V. Description of the Development Site

The Development Site consists of the Project Area and the currently unimproved 4,970 sf of Lots 116 and 119 that are already in the R7-3/C2-4 zoning district in the Upland Subdistrict of the SSGD (the "Previously Rezoned Portions"). The lots in the Project Area and the Previously Rezoned Portions will all be merged into a single zoning lot with an area of 53,039 sf.

The Development Site has 145.54 feet of frontage along St. Marks Place and 357 feet of frontage along Hamilton Avenue (52.42 feet more than the Project Area), both narrow streets with widths of 60 and 50 feet respectively.

The Previously Rezoned Portions are within the SSGD, not the SHPD, and are therefore not subject to the SHPD regulations. The R7-3 zoning district has a maximum FAR of 6.0 with qualifying affordable housing, (either UAP or MIH, where required such as on the Development Site should the Rezoning be approved), all of which can be used for residential uses. Since minimum and maximum base heights within the SHPD are established pursuant to Appendix map 3, the Application proposes base heights between 30 and 65 feet along Hamilton Avenue (to match the current requirement across Hamilton Avenue) and between 60 and 85 feet along St. Marks Place. The maximum building height for an R7-3 district within the SHPD is 185 feet (23-434).

VI. Description of the Proposed Development

The Rezoning would facilitate the Development, an 18-story mixed-use development containing commercial, community facility, and residential uses. The Development would have a total floor area of approximately 315,567 sf (5.97 FAR), comprised of approximately 1,250 sf of commercial floor area, approximately 7,000 sf of community facility floor area, and 307,317 sf of residential floor area. The Development would contain approximately 369 dwelling units. The applicant is proposing MIH Option 2, under which the Proposed Development would contain 30 percent, or approximately 92,195 sf of, affordable housing floor area, which would yield approximately 111 affordable units.

The Development will comply with the bulk regulations in effect for R7-3 zoning districts within the SSGD. Although a single building, the Development will be designed to appear as a grouping of separate buildings, varying in height from approximately 38 feet to 185 feet in height above base plane, with the taller components of the Development at the bottom of the slope on which the

Development will be built. The required rear yard (20 feet deep below a building height of 75 feet and 30 feet above such height) would be provided beyond 100 feet of St. Marks Place.

The 7,000 sf of community facility would be located at the base of the building along St. Marks Place at the top of the hill. The main residential lobby and entrance would be located towards the top of the hill along Hamilton Avenue, just off the intersection with St. Marks Place.

The parking garage entrance would be located further downhill, towards the middle of the Development's Hamilton Avenue frontage. The Development would have 146 parking spaces located on the first, second, and third levels of the Development primarily below grade, due to the sloping nature of the Development Site. Beyond the garage entrance, along the most eastern frontage along Hamilton Avenue, at the bottom of the hill, the Development Site would have approximately 3,880 sf of open space with seating available for use by residents and members of the public and accessible via stairs and a ramp from the sidewalk. Both the residential portion of the building and the 1,250-sf commercial space (a café and co-working space) would be accessible from the open space.

The Development would have amenities which might include: furnished rooftops, a dog run, indoor and outdoor lounges, a game room, a music practice room, a basketball court, a racquetball court, a business center, and access to the café and co-working space.[3]

VII. Actions Necessary to Facilitate the Proposed Development

The Rezoning requires the following actions:

1. A zoning map amendment to:
    a. rezone the Project Area from the existing R6 zoning district to an R7-3 zoning district;
    b. extend an existing C2-4 overlay 60 feet to the west to cover a portion of the Project Area;
    c. remove the Project Area from the SHPD; and
    d. place the Project Area within the Upland Subdistrict of the SSGD.
2. Zoning text amendments:
    a. to *Appendix F* of the ZR to establish a MIH area coincident with the Project Area; and
    b. to Appendix maps 1 through 5 of Article XII, Chapter 8 (Special St. George District) to include the Project Area within the Upland Subdistrict within the SSGD and to establish base heights for the Project Area.

Zoning Map Amendment

The CPC's report adopting the River North rezoning notes that the R6 zoning district has remained unchanged since 1961 and that the City's planning effort in the area has been to focus on "developing underutilized land within close proximity to the St. George Terminal to spur economic

[3] The list of amenities is to serve as example of potential amenities the Development may contain.

development on Staten Island's North Shore." The report noted that, despite efforts, the area "has not kept pace or provided the critical mass of residents needed to support the new businesses and institutions."

The Project Area is within the SHPD and development is limited due to its R6 zoning district coupled with the SHPD regulations. The R6 zoning district, which permits a maximum residential FAR of 3.9 (with .9 FAR – 1.7 FAR of qualifying affordable housing depending on the width of the street), is at odds with the rest of the SHPD which consists primarily of low-rise low-density residential zoning districts with FARs ranging from .5 to a maximum of 2.0. Should the Rezoning occur, the R7-3 zoning district would allow for flexibility to develop in harmony with the Development Site's existing topography, allowing the Development to rise to the maximum permitted building height towards the bottom of the hill while preserving upland views at the top of the hill—one of the goals of the SSGD.

The Proposed Development would also be contextual with the other developments on the block. As explained above, the block was zoned R6 in 1961, anticipating development of multifamily buildings, in contrast with the remainder of the neighborhood. In 1976, the 20-story "tower in a park" style Castleton Park Apartments were constructed. While not redeveloped yet, River North continued the trend by rezoning its site to an R7-3 zoning district. Thus, allowing the Rezoning to facilitate the proposed 18-story Development would be consistent with the context of a block that was always intended to have higher density than the surrounding area.

The Rezoning is also consistent with the City's overarching land use policy to align infrastructure and transit rich areas with the production of affordable housing. The Development Site is currently underbuilt and underutilized given its location in close proximity to mass transit, the civic center, the North Shore waterfront and esplanade, and the recently constructed Empire Outlets. The area is ideally situated for development to continue to serve as a residential hub. The Rezoning would provide the area with 369 dwelling units (111 affordable) in a borough where housing, especially affordable housing, is needed. Extending the C2-4 commercial overlay 60 feet affords the Development the ability to have local retail (a café) to serve this blossoming neighborhood, while not being unduly intrusive in an otherwise primarily residential setting.

Zoning Text Amendment

A text amendment is also required to amend maps within the Zoning Resolution. Appendix maps 1 through 5 of Article XII, Chapter 8 need to be amended to include the Project Area within the Upland Subdistrict of the SSGD. Pursuant to section 128-33, all base heights within SSGD are identified on Appendix Map 3. Accordingly, the Rezoning Proposes to modify Appendix Map 3 to require the Development Site's St. Marks Place frontage to have a minimum base height of 60 feet and a maximum base height of 85 feet. This will allow the Building to maintain the proposed 75 foot base height. The Hamilton Avenue frontage would have a 30-foot minimum base height and a 60-foot maximum base height, which mirrors the minimum and maximum base heights required across Hamilton Avenue.

Additionally, because the Rezoning would increase the maximum residential floor area on the Development Site, the Rezoning requires an amendment to Appendix F (Inclusionary Housing

Designated Areas and Mandatory Inclusionary Housing Areas) to include the Project Area as a mandatory inclusionary housing area. The Applicant proposes complying with Option 2, under which 30 percent of residential floor area must be for housing units affordable to households with income at a weighted average of 80 percent of the AMI. This would result in construction of approximately 111 affordable housing units.

VIII. Conclusion

The Rezoning would replace the Project Area's existing R6 zoning district within the SHPD with an R7-3 zoning district, having a partial C2-4 overlay, within the Upland Subdistrict of the SSGD. This action allowing greater residential density and requiring affordable housing would create approximately 369 new dwelling units, including approximately 111 permanently affordable units on the Development Site. The Development Site is appropriate for the greater density that the Rezoning would facilitate, and it would be in context with the character of the block consisting of the Castleton Park Apartments and River North. The Rezoning would allow an underdeveloped and underutilized site, currently located in an R6 zoning district that is inconsistent with the SHPD, and is ideally located near commercial, transit, and civic hubs in Staten Island, to be developed with a vibrant mixed-use development containing housing, retail, community facility, and open space available for public use.

37-59 Hamilton Avenue

June 4th, 2025

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE XII
Special Purpose Districts

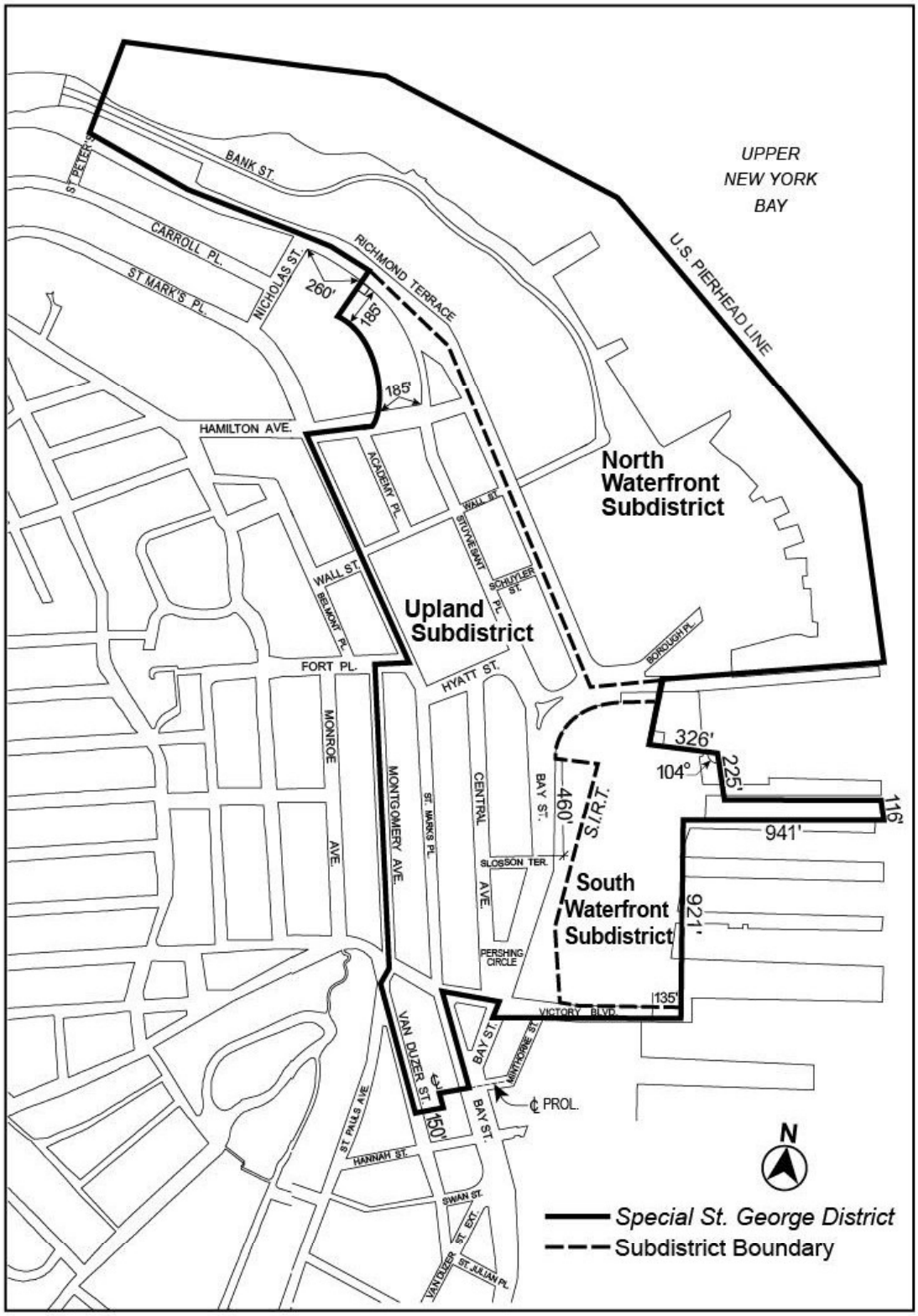
Chapter 8 – Special St. George District (SG)

Appendix – Special St. George District Plan

* * *

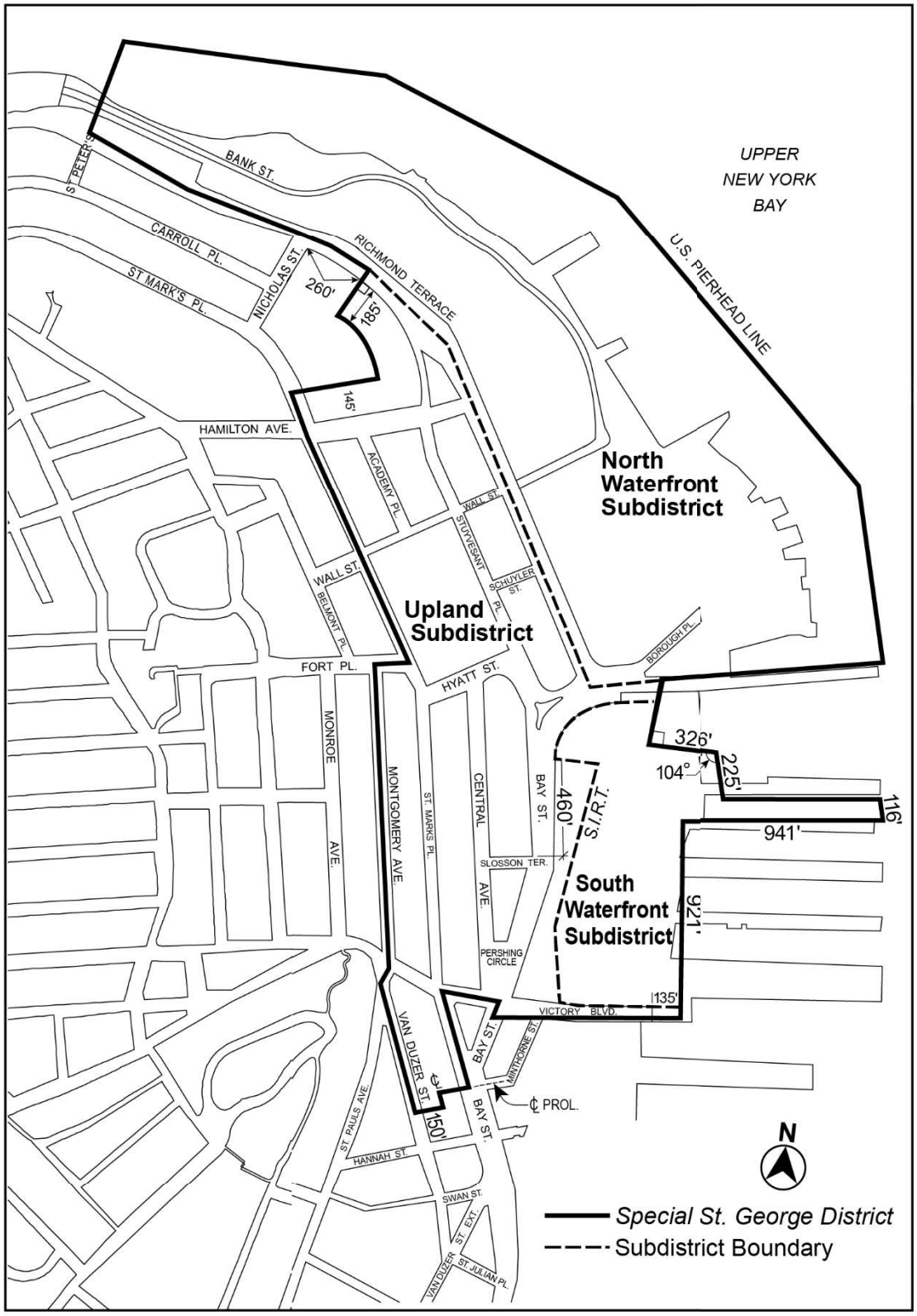
Map 1 – Special St. George District and Subdistricts [date of adoption]

[EXISTING]



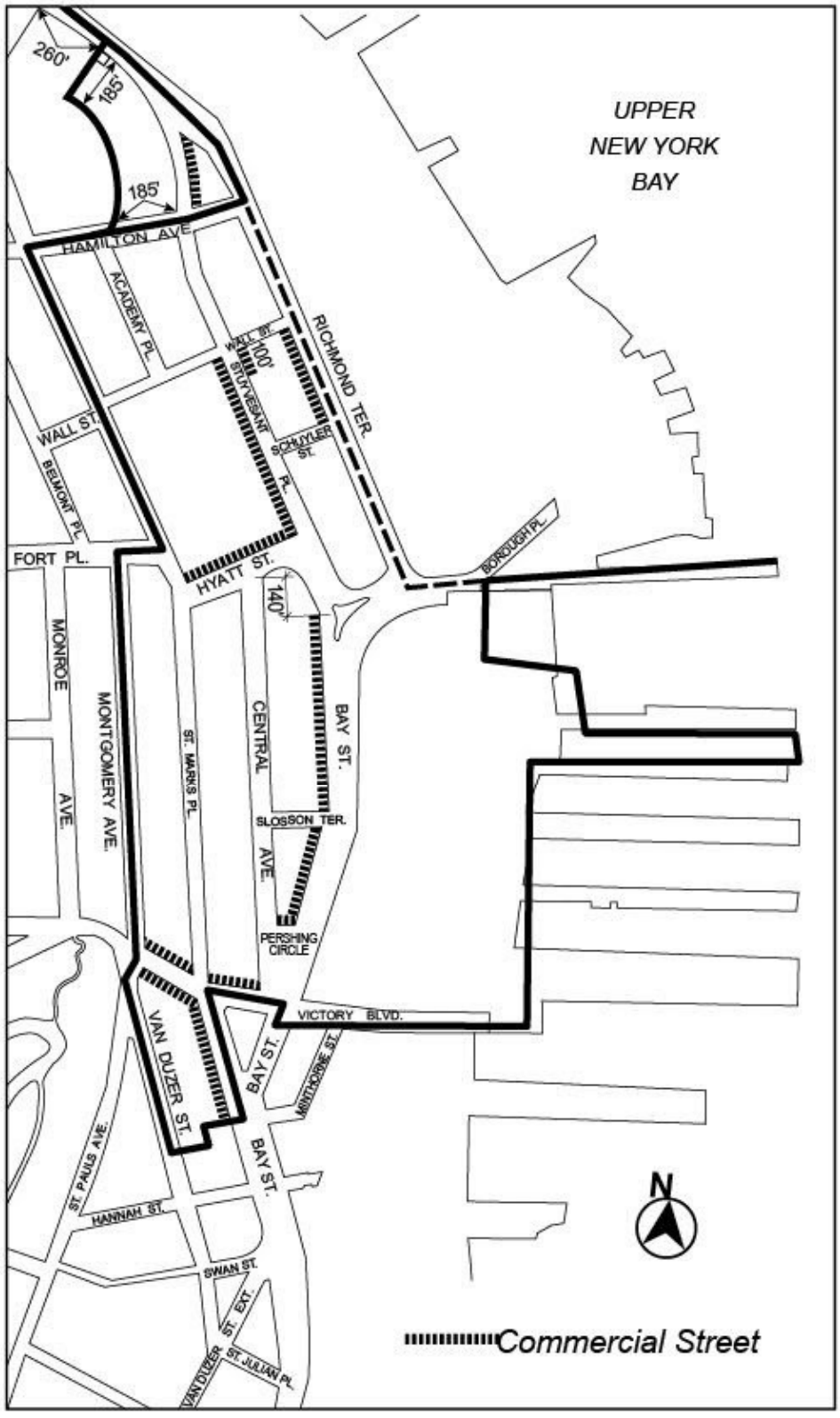
[PROPOSED]

[PROPOSED]

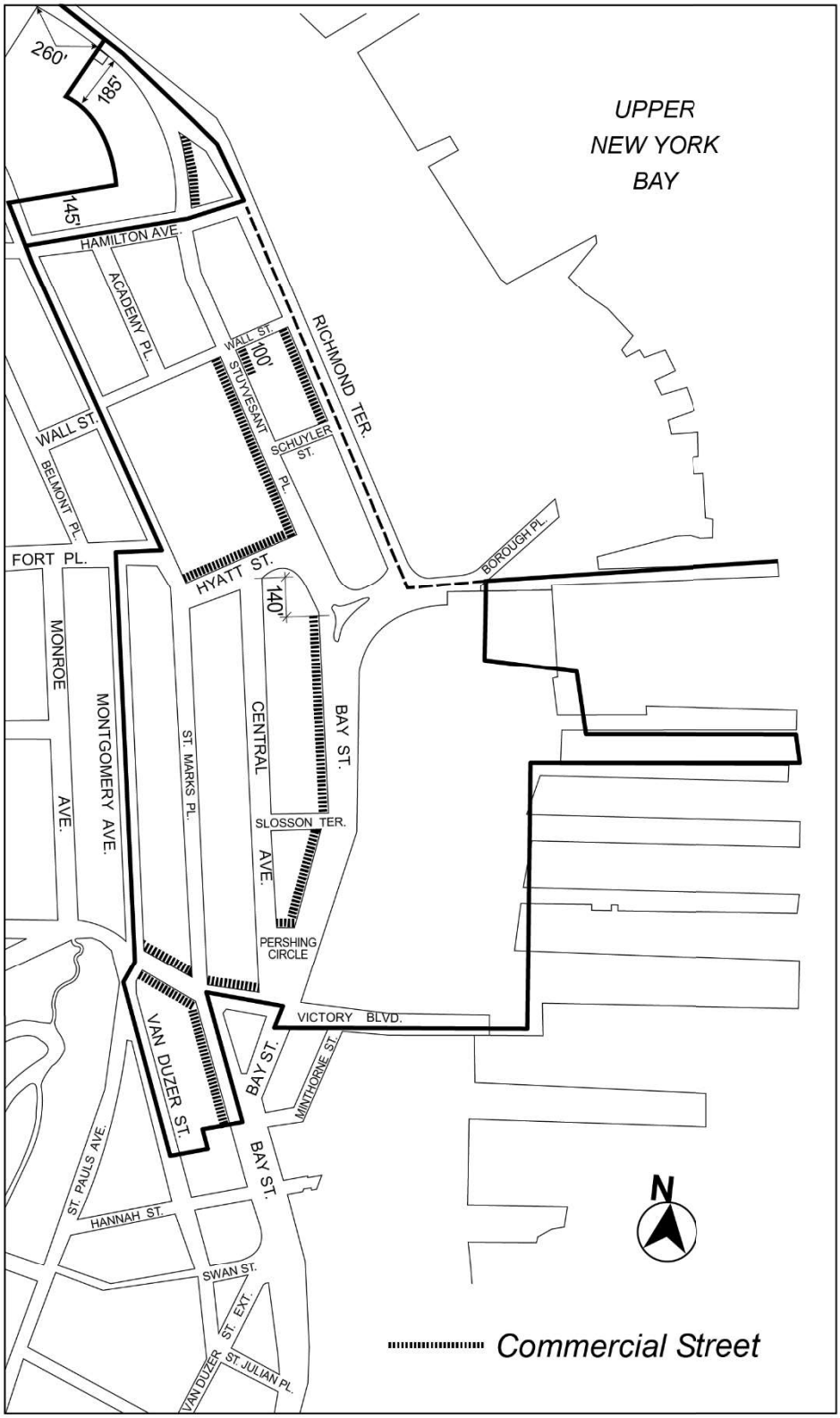

UPPER
NEW YORK
BAY
U.S. PIERHEAD LINE
BANK ST.
ST. PETER'S
CARROLL PL.
ST MARK'S PL.
NICHOLAS ST.
RICHMOND TERRACE
260'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
SCHUYLER ST.
BOROUGH PL.
North
Waterfront
Subdistrict
Upland
Subdistrict
WALL ST.
BELMONT PL.
FORT PL.
HYATT ST.
MONROE AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL AVE.
BAY ST.
460'
S.I.R.T.
326'
104°
225'
116'
941'
SLOSSON TER.
South
Waterfront
Subdistrict
921'
PERSHING CIRCLE
135'
VICTORY BLVD.
VAN DUZER ST.
150'
BAY ST.
MINTHORNE ST.
℄ PROL.
ST. PAULS AVE.
HANNAH ST.
SWAN ST.
VAN DUZER ST. EXT.
ST. JULIAN PL.
N
Special St. George District
Subdistrict Boundary

Map 2 – Commercial Streets [date of adoption]

[EXISTING]

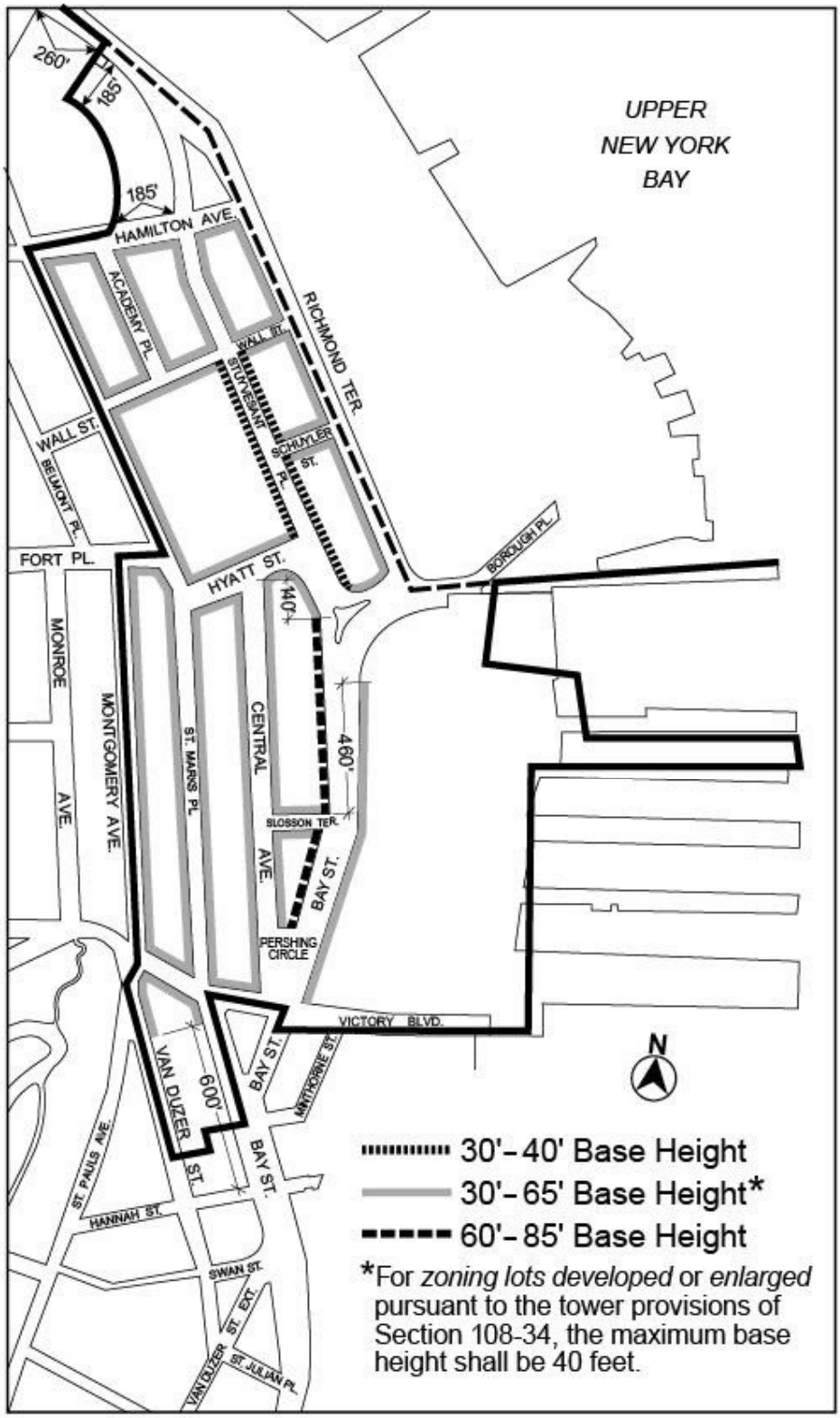


[PROPOSED]


260'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
100'
STUYVESANT PL.
SCHUYLER ST.
RICHMOND TER.
UPPER
NEW YORK
BAY
WALL ST.
BELMONT PL.
FORT PL.
HYATT ST.
140'
BOROUGH PL.
MONROE AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL AVE.
BAY ST.
SLOSSON TER.
PERSHING CIRCLE
VICTORY BLVD.
VAN DUZER ST.
BAY ST.
MINTHORNE ST.
ST. PAULS AVE.
HANNAH ST.
BAY ST.
SWAN ST.
ST. EXT.
VAN DUZER
ST. JULIAN PL.
N
Commercial Street

Map 3 – Minimum and Maximum Base Heights [date of adoption]

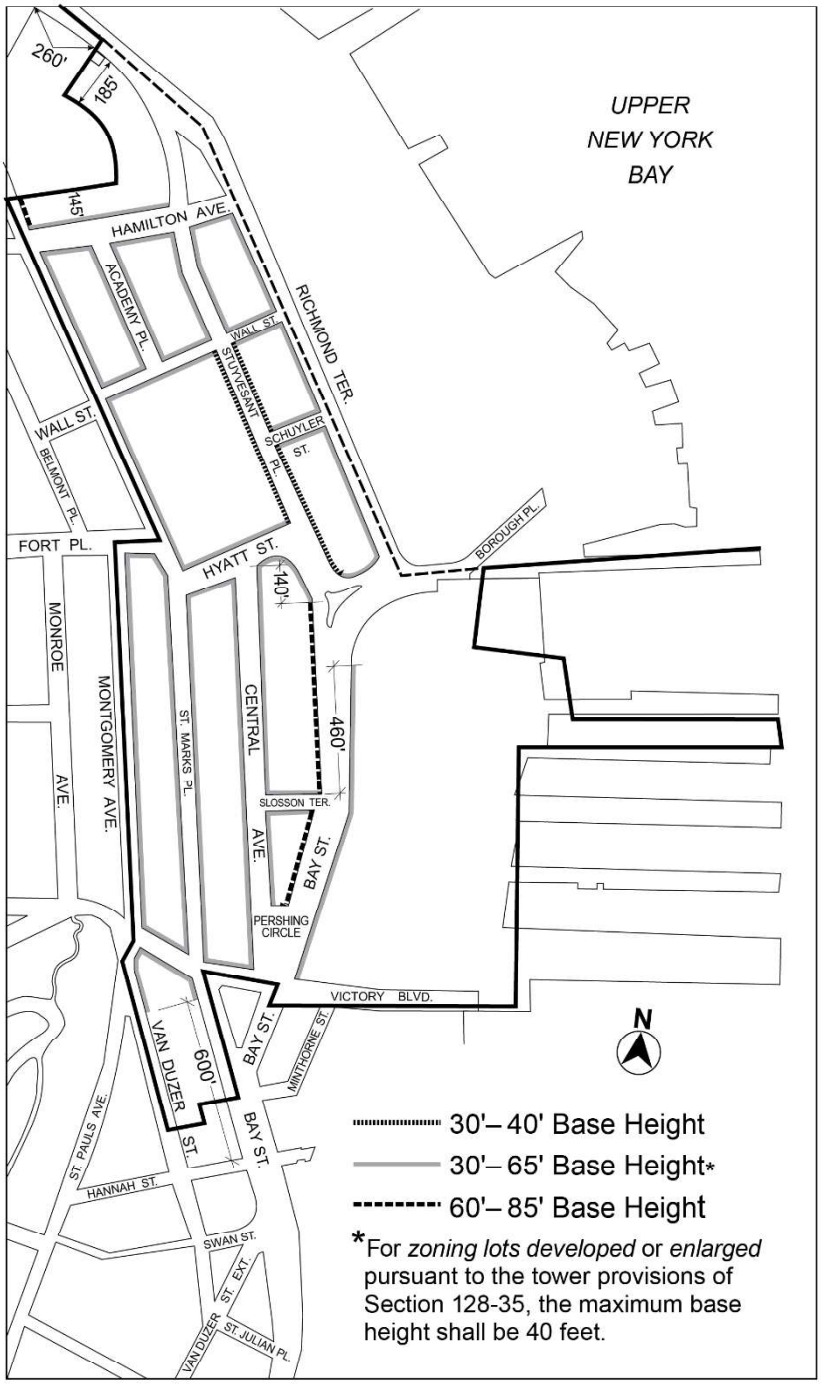
[EXISTING]



[PROPOSED]

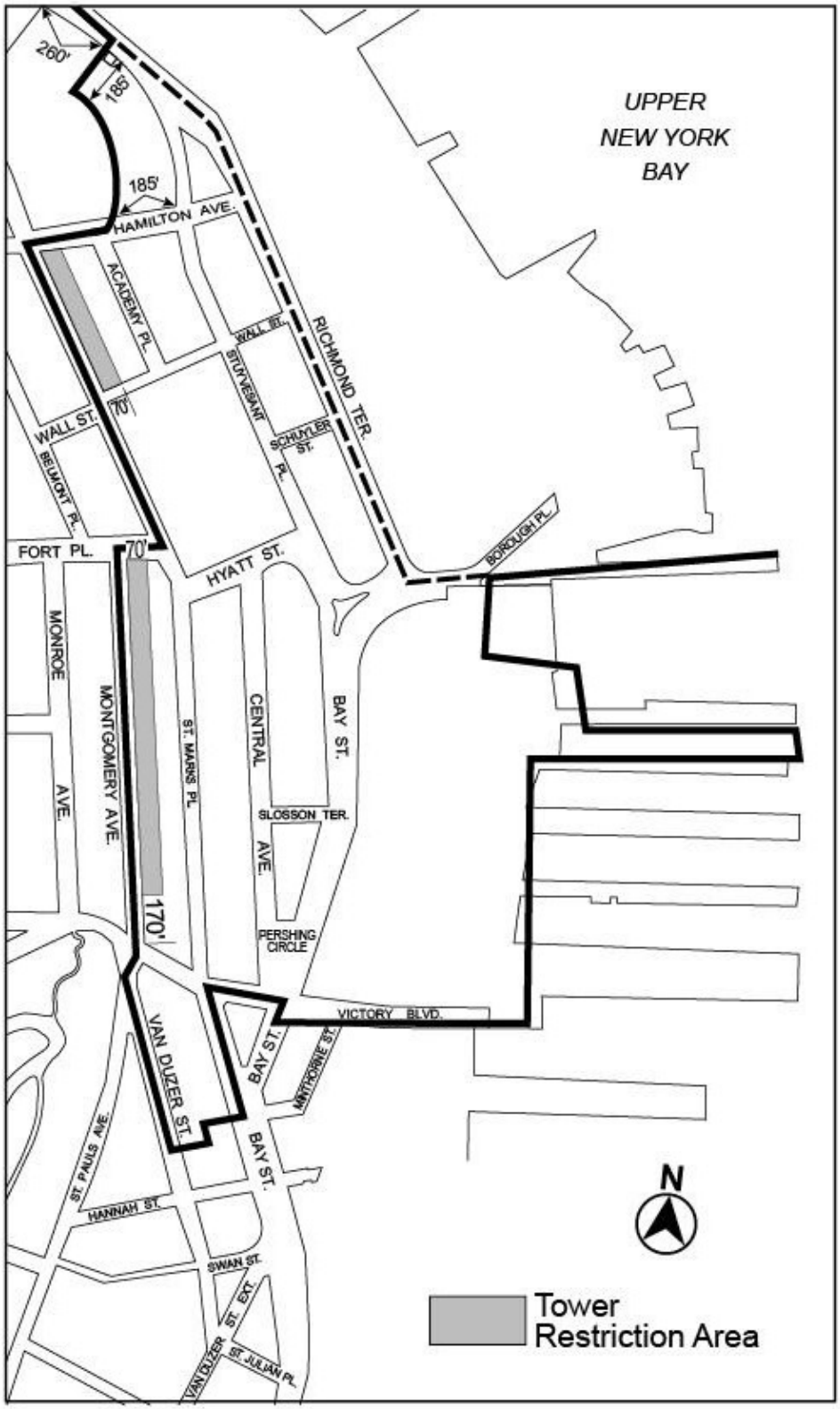
128A_3 11/10/21
Appendix A
Special St. George District Plan

Map 3. Minimum and Maximum Base Heights

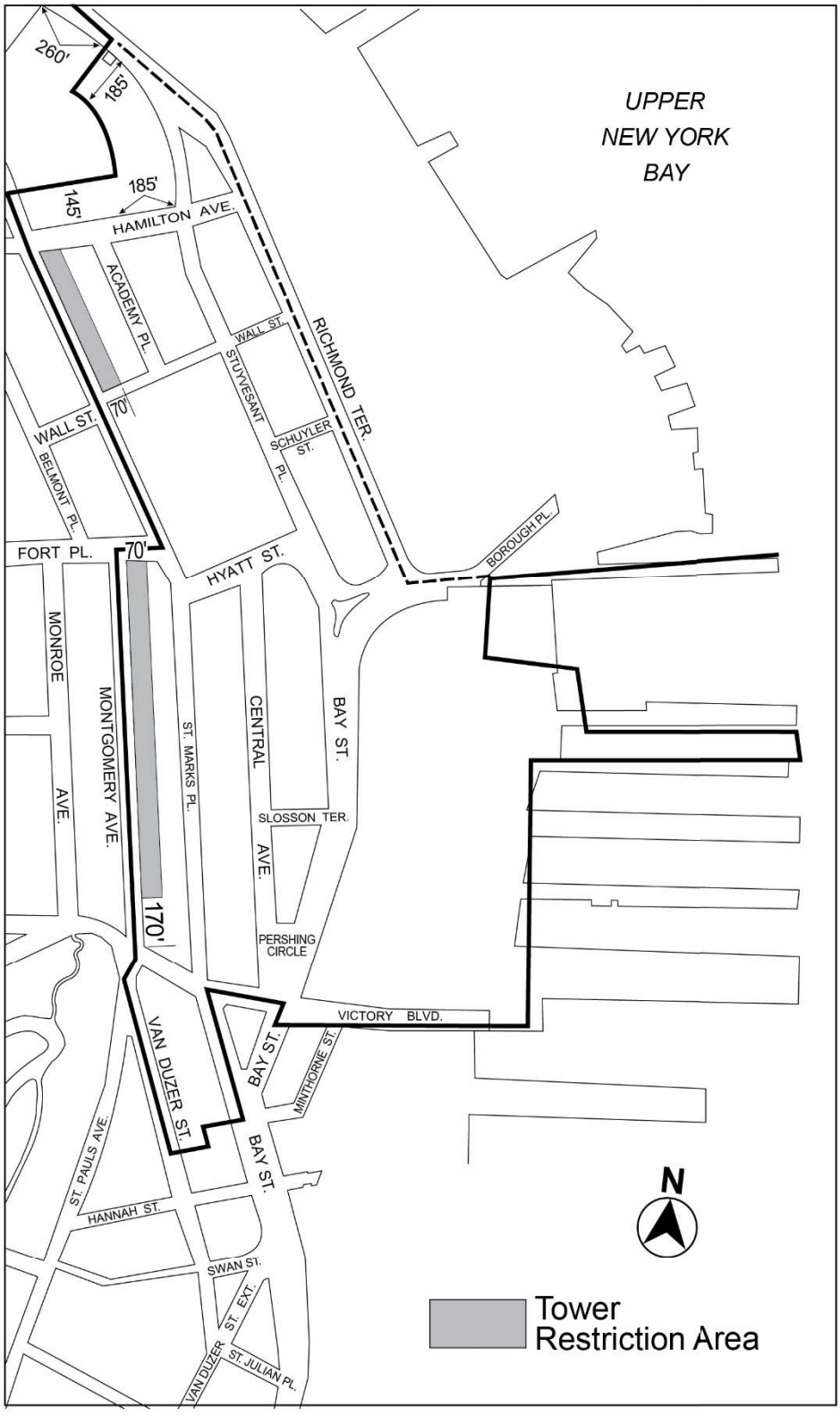


Map 4 – Tower Restriction Areas [date of adoption]

[EXISTING]

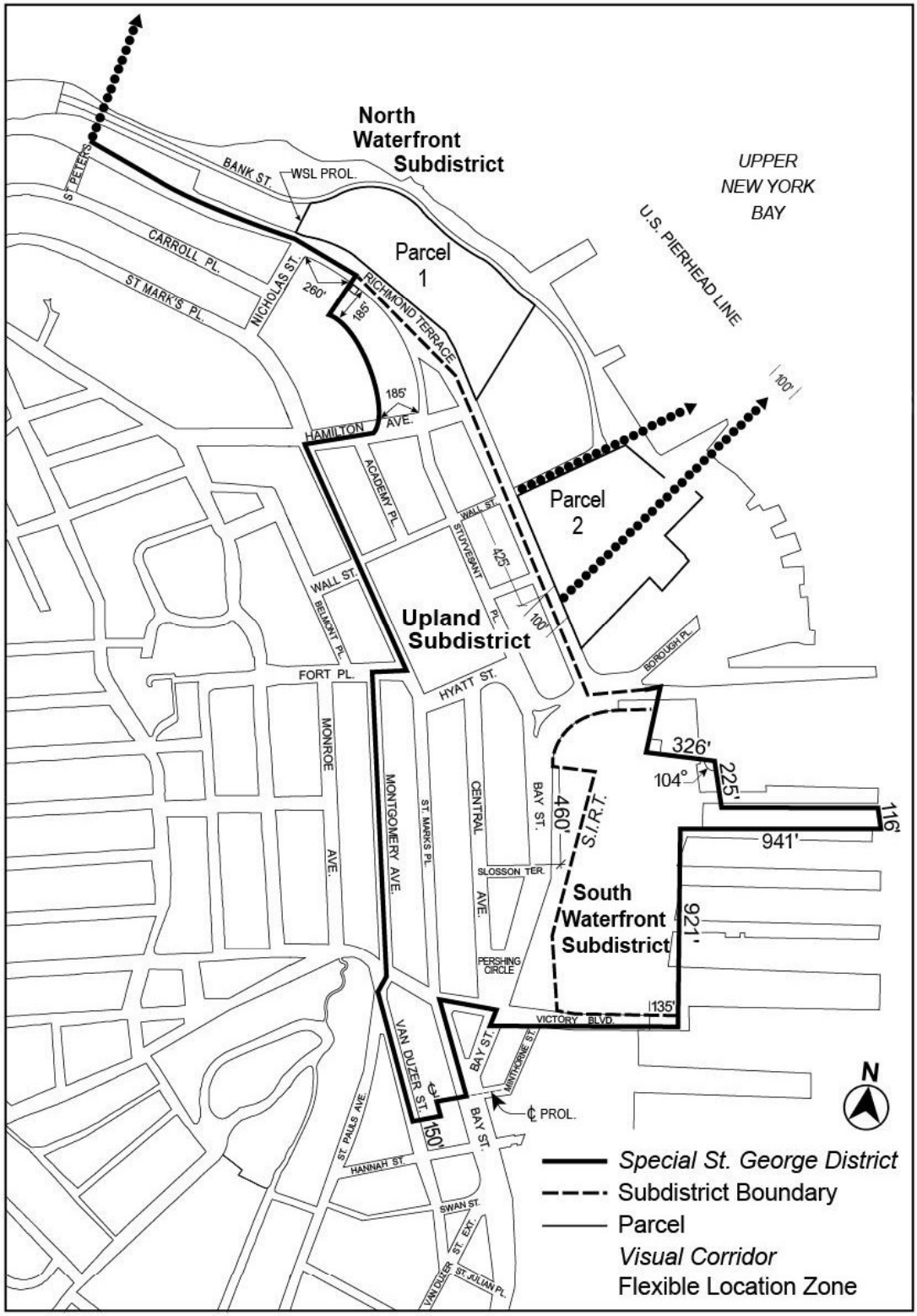


[PROPOSED]

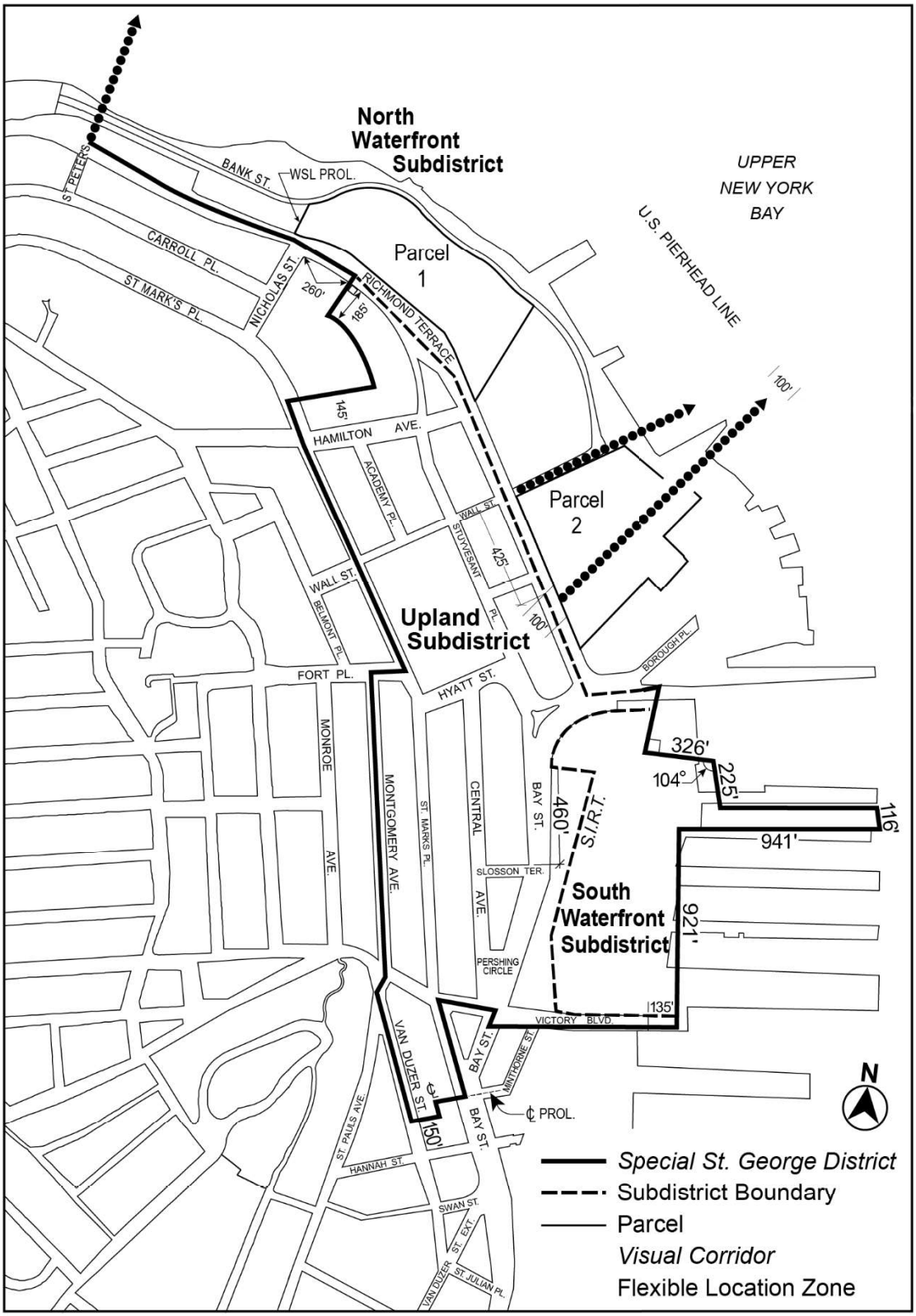

260'
185'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
SCHUYLER ST.
RICHMOND TER.
70'
WALL ST.
BELMONT PL.
FORT PL.
70'
HYATT ST.
BOROUGH PL.
UPPER
NEW YORK
BAY
MONROE
AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL
AVE.
BAY ST.
SLOSSON TER.
170'
PERSHING
CIRCLE
VICTORY BLVD.
VAN DUZER ST.
BAY ST.
MINTHORNE ST.
ST. PAULS AVE.
BAY ST.
HANNAH ST.
SWAN ST.
ST. EXT.
VAN DUZER
ST. JULIAN PL.
N
Tower
Restriction Area

Map 5 – Visual Corridors and Parcels [date of adoption]

[EXISTING]



[PROPOSED]


North Waterfront Subdistrict
Upland Subdistrict
South Waterfront Subdistrict
Parcel 1
Parcel 2
UPPER NEW YORK BAY
U.S. PIERHEAD LINE
BANK ST.
WSL PROL.
ST PETERS
CARROLL PL.
ST MARK'S PL.
NICHOLAS ST.
260'
185'
RICHMOND TERRACE
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
425'
100'
BELMONT PL.
FORT PL.
HYATT ST.
BOROUGH PL.
326'
104°
225'
116'
941'
460'
S.I.R.T.
BAY ST.
CENTRAL AVE.
SLOSSON TER.
MONROE AVE.
MONTGOMERY AVE.
ST. MARKS PL.
PERSHING CIRCLE
921'
135'
VICTORY BLVD.
VAN DUZER ST.
150'
MINTHORNE ST.
℄ PROL.
ST. PAULS AVE.
HANNAH ST.
SWAN ST.
ST. EXT.
VAN DUZER
ST. JULIAN PL.
N
Special St. George District
Subdistrict Boundary
Parcel
Visual Corridor
Flexible Location Zone

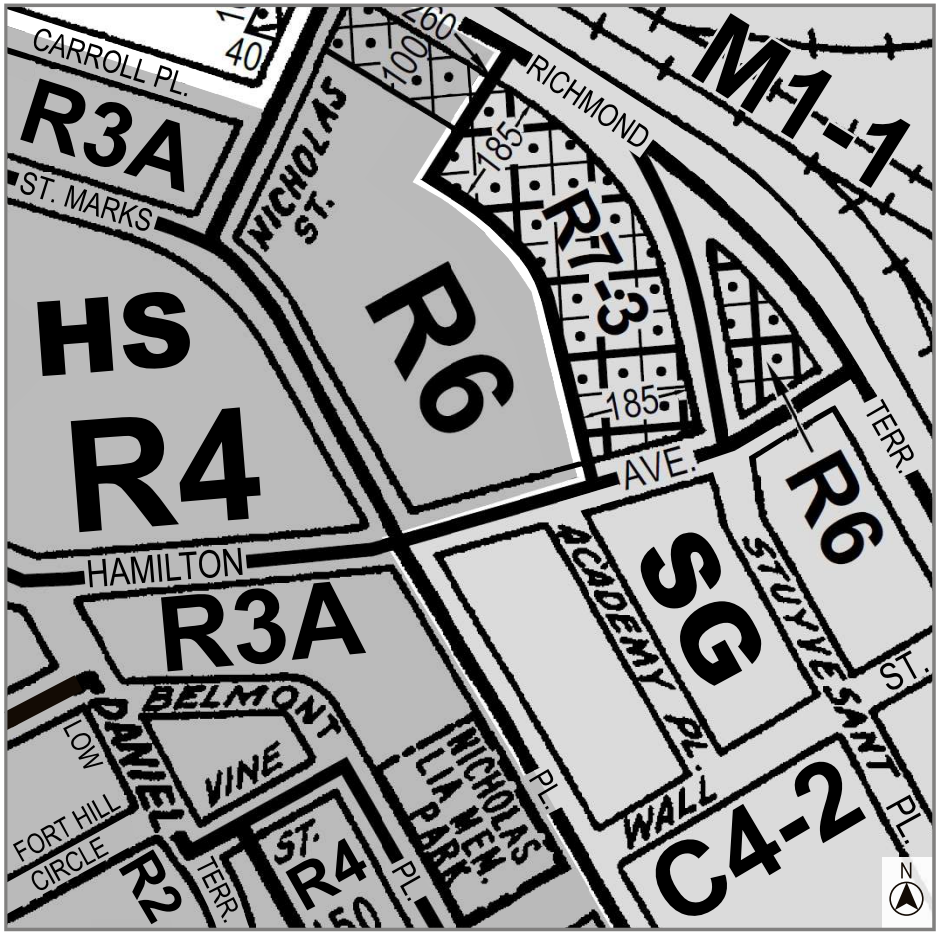
Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning[1]		
	Zoning Section(s)	HS/R6	Zoning Section(s)	SG/R7-3 with C2-4	SG/R7-3
USE GROUPS	22-10	I-IV	22-10, 32-10	I-X	I-IV
MAXIMUM FAR					
Residential	23-22 23-732	2.20 (Standard)[2] 3.90 (QAH) 2.43 (HF)	128-21, 23-22	6.0	6.0
Community Facility	24-11	4.8	128-21, 33-121	6.5	6.5
Commercial	N/A	N/A	128-21, 33-121	2.0	N/A
LOT COVERAGE					
Lot Coverage	23-262	100% (Corner) 80% (Interior) N/A (HF)	23-362, 128-22	100% (Corner) 80% (Interior) 65% (Eligible Site)[3]	100% (Corner) 80% (Interior) 65% (Eligible Site)[3]
YARDS					
Front Yard	23-322	None Required	23-322, 34-231	None required	None Required
Side Yard	23-462	No side yards required, but if one is provided, it must be at least 5 feet wide.	23-334, 34-232	No side yards required, but if one is provided, it must be at least 5 feet wide.	No side yards required, but if one is provided, it must be at least 5 feet wide.
Rear Yard	23-342, 23-343	20 feet (Interior below 75'), 30 feet (Interior above 75') None (Corner)	23-342, 23-343, 33-26	20 feet (Interior below 75'), 20 feet (Commercial), 30 feet (Interior above 75'), None (Corner)	20 feet (Interior below 75'), 30 feet (Interior above 75'), None (Corner)
Open Space	23-732	27.5% - 37.5% (HF)	N/A	N/A	
HEIGHT AND SETBACK					
Minimum Base Height	23-432	30 feet[2]	128-33, 128-A3	30 feet	30 feet (Hamilton Avenue) 60 feet (St. Marks Place)
Maximum Base Height	23-432	45 feet (Standard)[2] 65 feet (QAH)[2]	128-33, 128-A3	65 feet	65 feet (Hamilton Avenue) 85 feet (St. Marks Place)
Maximum Height of Front Wall	23-736	60 feet or 6 stories (HF)	N/A	N/A	N/A

[1] Qualifying Affordable Housing (QAH).
[2] St. Marks Place and Hamilton Avenue are both narrow streets.
[3] For eligible sites larger than 30,000 SF taking advantage of the provisions of ZR 23-434.

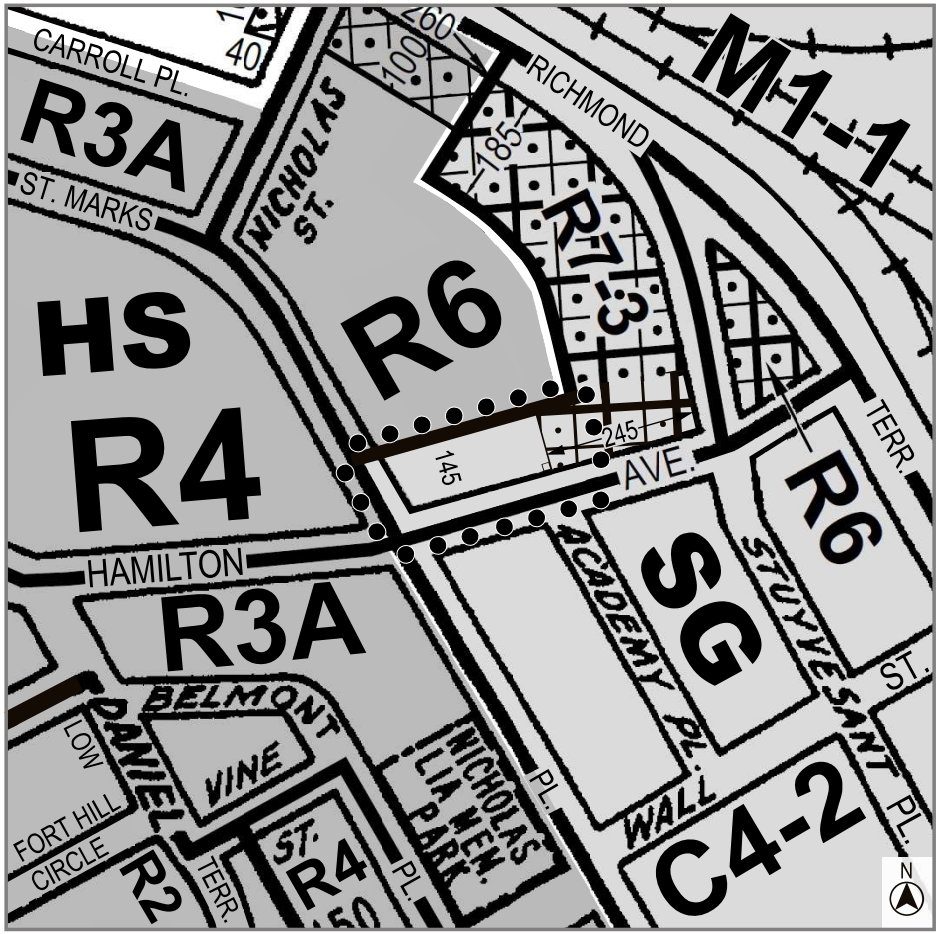
Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning[1]		
	Zoning Section(s)	HS/R6	Zoning Section(s)	SG/R7-3 with C2-4	SG/R7-3
Required Setback	23-433 23-736	15 feet (Standard or QAH)[2] 20 feet (HF)[2]	128-30, 23-433	15 feet[2]	15 feet[2]
Maximum Building Height	23-432	55 feet (Standard)[2] 85 feet (QAH)[2]	128-34, 23-434	185 feet	185 feet
Sky Exposure Plane	23-736	2.7:1[2]	N/A	N/A	N/A
DENSITY	23-52	680 sf / DU	23-52	680 sf / DU	680 sf / DU
PARKING AND LOADING[4]					
Residential Parking	25-222	25% of DU	25-222	15% of DU	15% of DU
Qualifying Affordable Housing Parking	25-222	0% of DU	25-251	0% of DU	0% of DU
Community Facility Parking	25-31	Varies by use	25-31, 36-21	Varies by use	Varies by use
Commercial Parking	N/A	N/A	36-21	Varies by use	N/A
Commercial Loading	N/A	N/A	36-62	Varies by use; None for first 8,000 SF of retail	N/A
Residential Bicycle Parking	25-811	1 space for every 2 dwelling units	25-811	1 space for every 2 dwelling units	1 space for every 2 dwelling units
Community Facility Bicycle Parking	25-811	Varies by use	25-811	Varies by use	
Commercial Bicycle Parking	N/A	N/A	36-711	Varies by use 1 space per 10,000 SF of retail	N/A

[4] Outer Transit Zone

Zoning Change Map



Current Zoning Map (21c)



Proposed Zoning Map (21c) - Area being rezoned is outlined with dotted lines

Rezoning from R6 (HS) to R7-3/C2-4 (SG)
Rezoning from R6 (HS) to R7-3 (SG)

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.

37-59 Hamilton Avenue

February 3rd, 2023

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

STATEN ISLAND

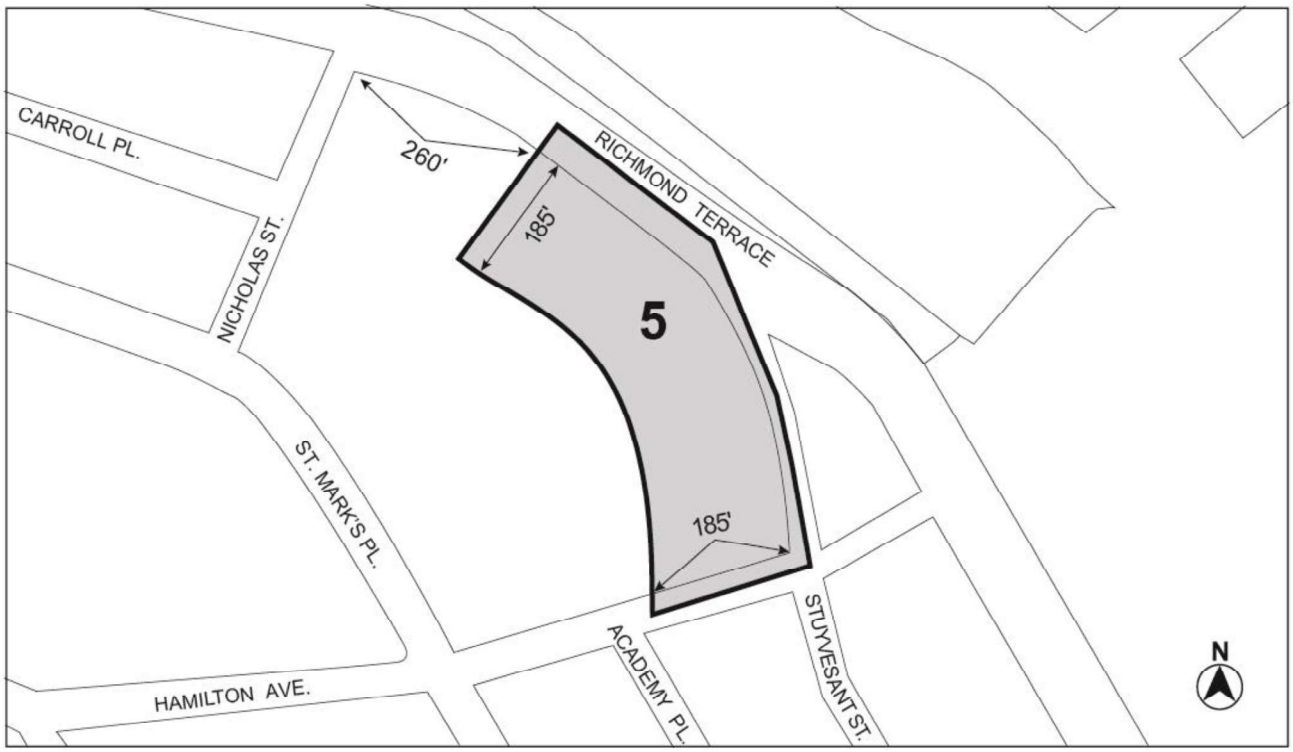
* * *

Staten Island Community District 1

* * *

Map 3 – [date of adoption]

[EXISTING]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **5** –11/10/21 MIH Program Option 1 and Option 2

[PROPOSED]



Mandatory Inclusionary Housing area
Area **5** – 11/10/21 MIH Option 1 and Option 2
Area **#** – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 1, Staten Island

* * *



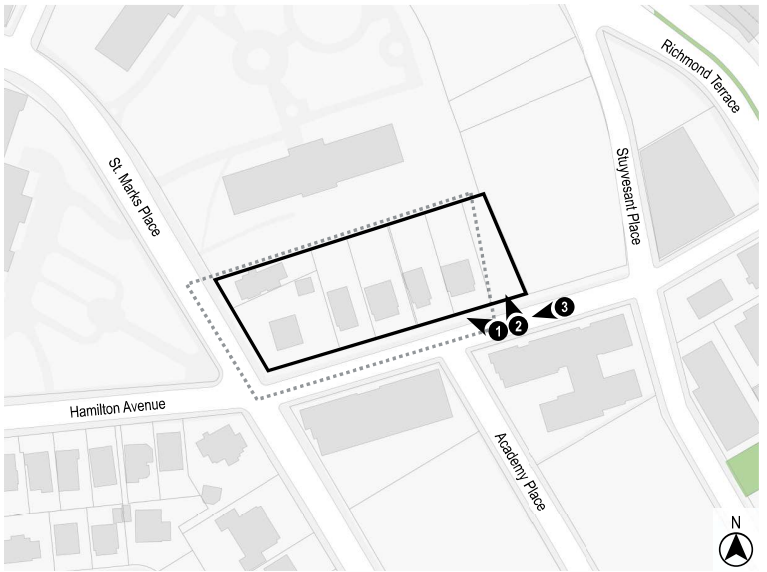
1. View of the Development Site facing northwest from Hamilton Avenue.



2. View of the Development Site facing northwest from Hamilton Avenue.



3. View of Hamilton Avenue facing west (Development Site at right).

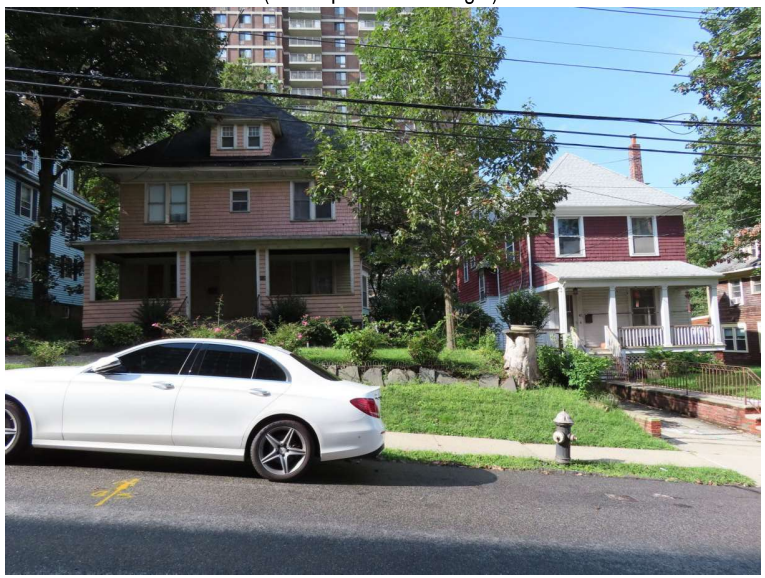




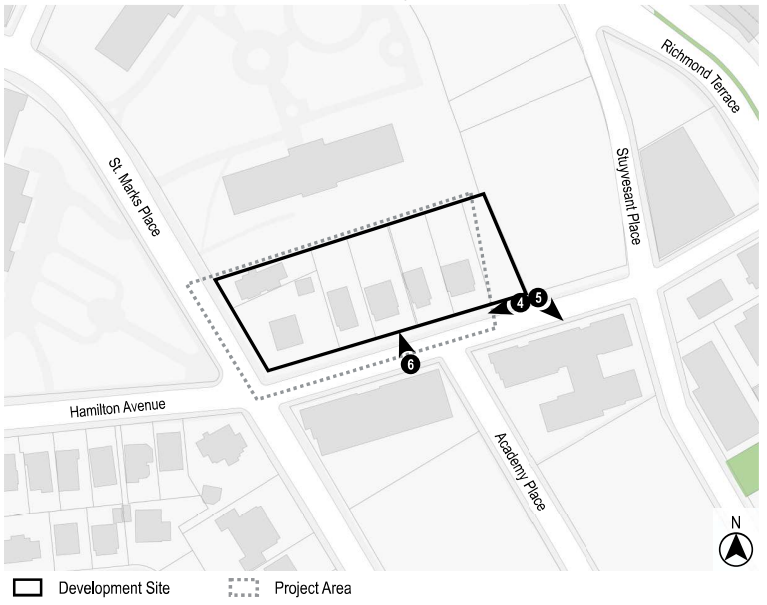
4. View of the sidewalk along the north side of Hamilton Avenue facing southwest (Development Site at right).



5. View of the south side of Hamilton Avenue facing southeast from the Development Site.



6. View of the Development Site facing northwest from Hamilton Avenue.





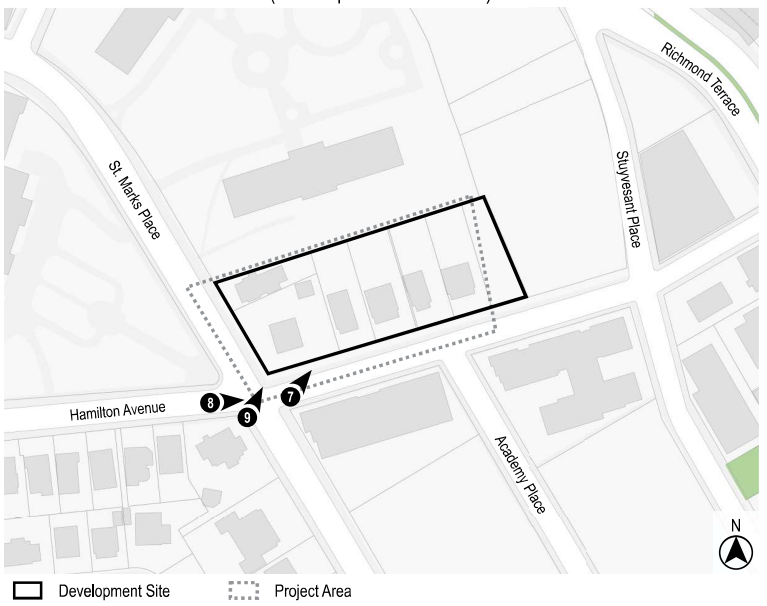
7. View of the Development Site facing northeast from Hamilton Avenue.



8. View of Hamilton Avenue facing east from St. Marks Place (Development Site at left).



9. View of the Development Site facing northeast from the intersection of Hamilton Avenue and St. Marks Place.





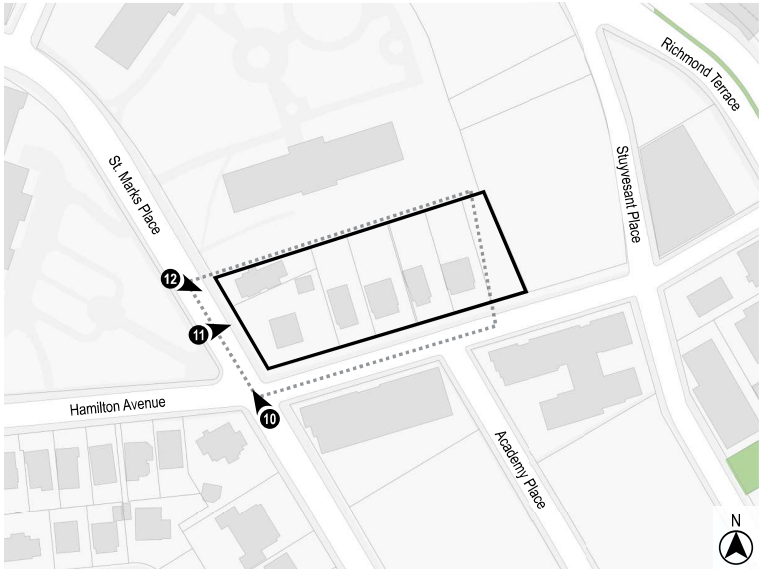
10. View of St. Marks Place facing northwest from Hamilton Avenue (Development Site at right).



11. View of the Development Site facing east from St. Marks Place.

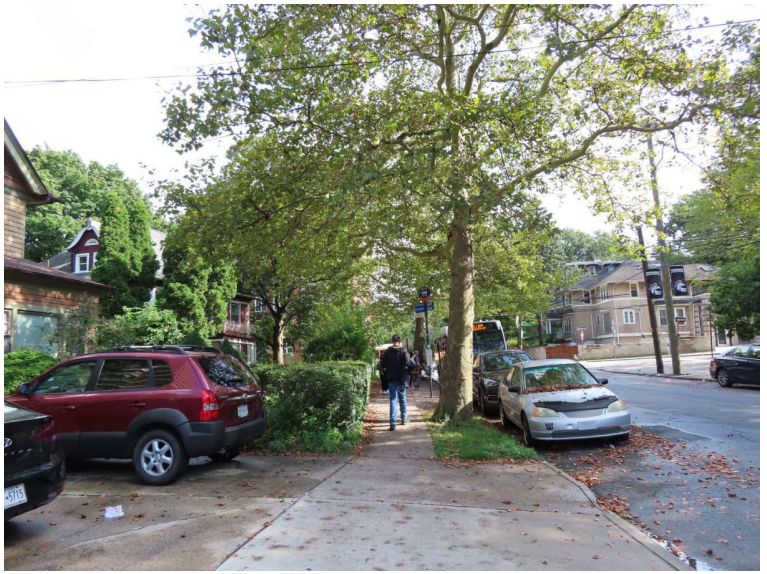


12. View of the Development Site facing southeast from St. Marks Place.





13. View of St. Marks Place facing southeast (Development Site at left).



14. View of the sidewalk along the east side of St. Marks Place facing southeast (Development Site at left).



15. View of the west side of St. Marks Place facing west from the Development Site.





16. View of the sidewalk along the east side of St. Marks Place facing northwest from Hamilton Avenue (Development Site at right).



17. View of the intersection of Hamilton Avenue and St. Marks Place facing southwest from the Development Site.



18. View of the sidewalk along the north side of Hamilton Avenue facing northeast from St. Marks Place (Development Site at left).

