NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 198-208 Richmond Terrace
C 260169 ZMR	
CEQR Number:	**Borough(s)**: Staten Island
26DCP061R	**Community District Number(s)**: CD 1

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by Economic Development Opportunity Zone Fund 1, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;

2. eliminating a Special Hillsides Preservation District (HS) bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

4. establishing within the proposed R7-3 District a C2-4 District bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street; and

5. establishing a Special St. George District (SG) bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated February 18, 2026, and subject to the conditions of CEQR Declaration E-864.

Related Applications:	N 260170 ZRR				

Applicant(s):	**Applicant Contact**:
Yevgeniy Lvovskiy, Economic Development Opportunity Zone Fund 1, LLC	Eric Palatnik 32 Broadway New York, NY 10004-1675 Eric Palatnik Eric Palatnik P.C. 32 Broadway, Suite 114 New York, NY 10004-1675

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING
Staten Island Office
Address: 60 Bay Street, 4th Flr, Staten Island NY 10301
Phone: 718-556-7240
Email: SI_DL@planning.nyc.gov

Public Review Timeline:

On **02/18/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **02/27/2026** and must be completed by **04/28/2026**