

198-208 Richmond Terrace

Staten Island, Community District 1
Pre-Hearing

198-208 Richmond Terrace - Project Overview

- **Applicant:** Yevgeniy Lvovskiy, Economic Development Opportunity Zone Fund 1, LLC
- **Location:** 198 – 208 Richmond Terrace
  - **Block** 13, **Lots**: 60, 68, 71, 73, p/o 8
- Staten Island, Community District 01
- City Council District 49 (K. Hanks)

- **Zoning Map Amendment** from R6 and R6/ C2-2 zoning district to an R7-3/ C2-4 zoning district
- Modifying the existing commercial overlay from C2-2 to C2-4 and expand in depth by 25 feet

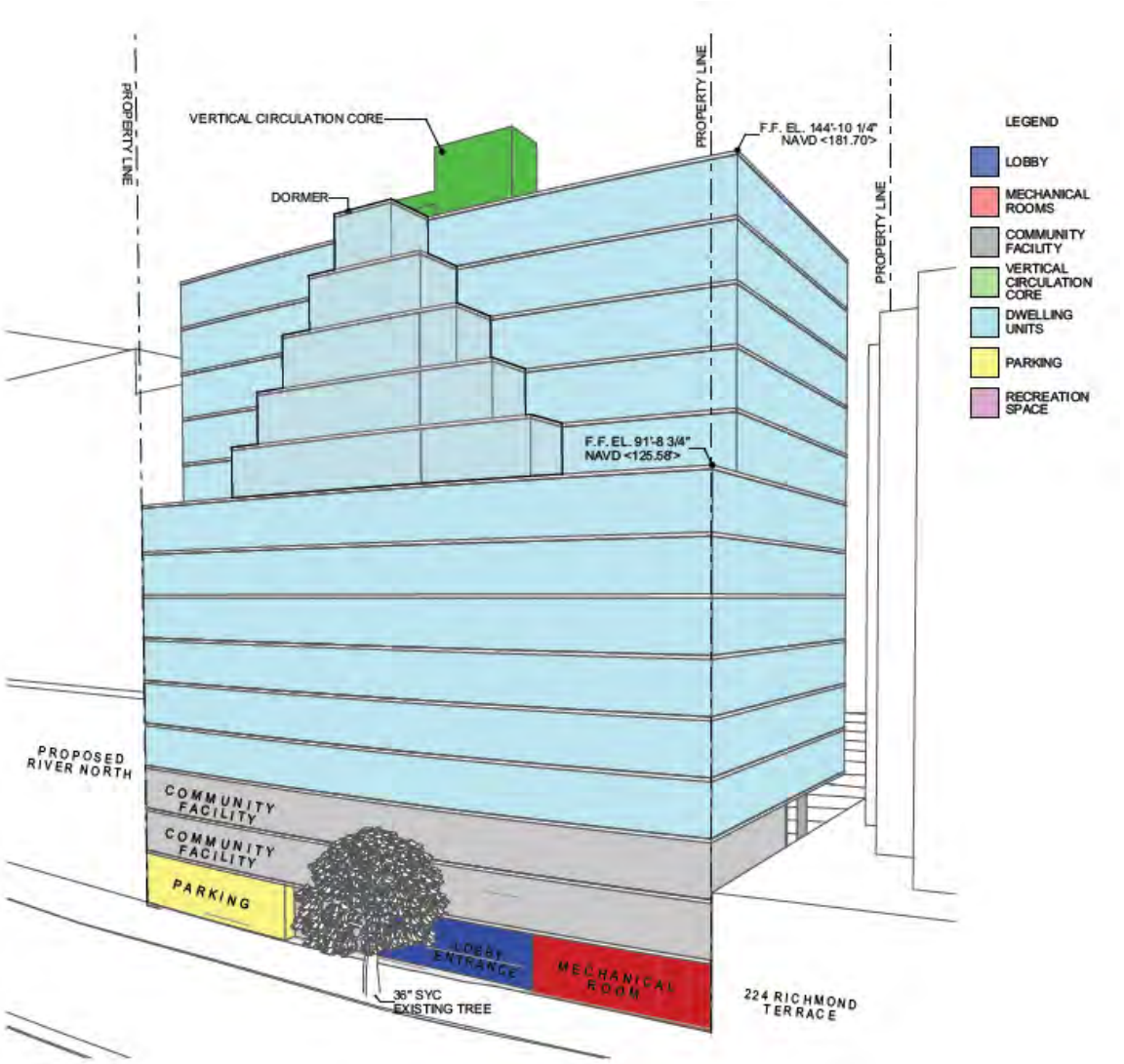
- Remove a portion of the project from the Special Hillsides Preservation District and place within the Upland Subdistrict of the Special St. George District

- **Zoning Text Amendment** to Appendix F of the Zoning Resolution to establish a MIH area coincidental with the project area

- Amendment 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



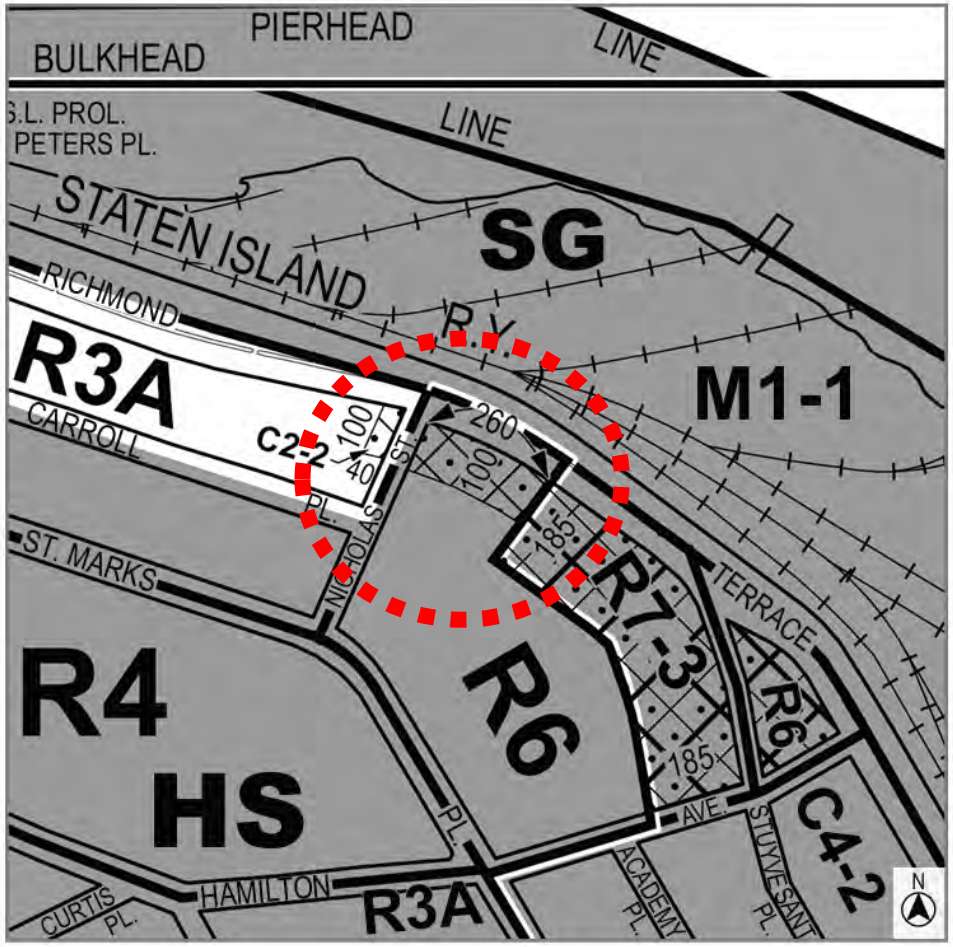
198-208 Richmond Terrace – Proposed Development



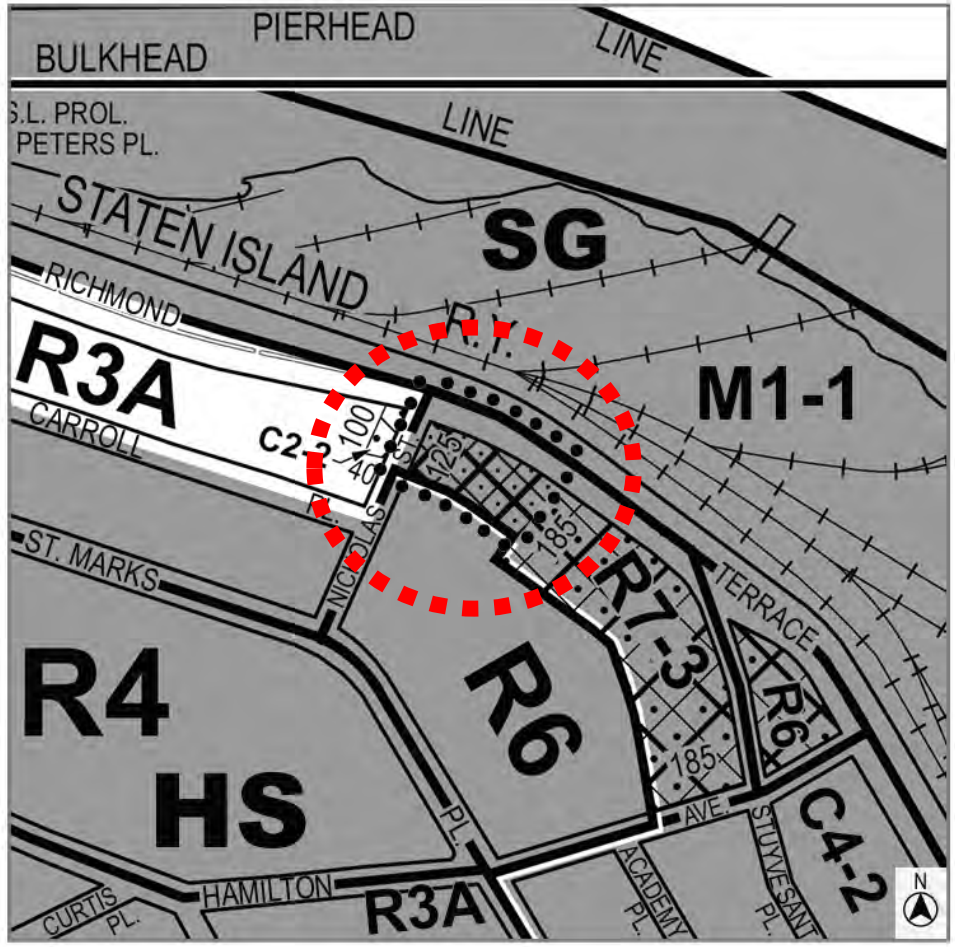
Applicant proposes a **14-story (145 feet, 162 feet at bulkhead) mixed-use residential, and community facility building** comprised of:

- 117 dwelling units of which 30-35 would be permanently affordable (MIH Option 1)
- Approximately 10,645 sf of community facility
- A total of 4 parking spaces (per CHO, 0 required 25 permitted)

Zoning Change Map



Current Zoning Map (21c)



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

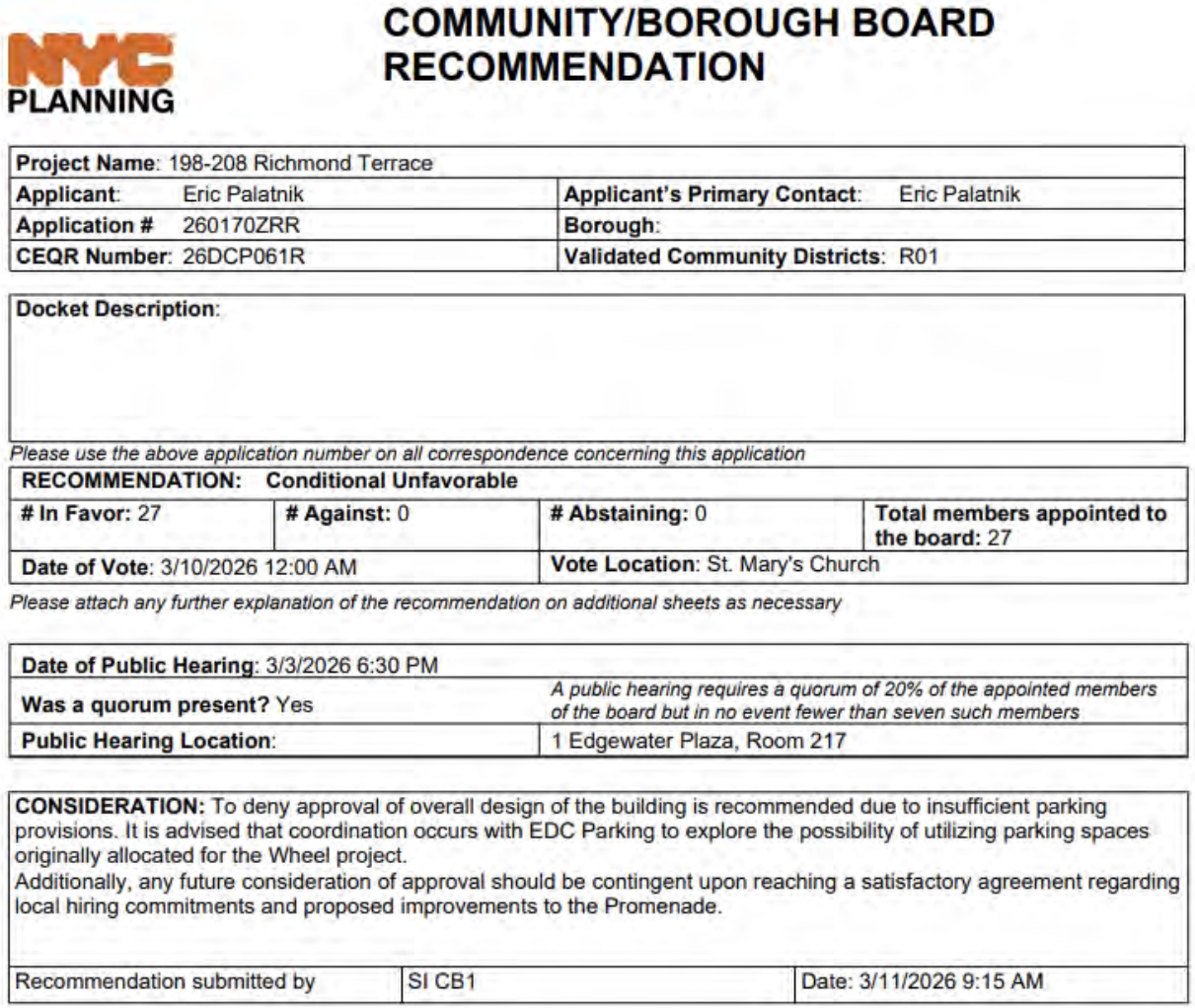
Rezoning from R6/C2-2 (HS) to R7-3/C2-4 (SG)

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.

SI CB 1 Community Board Recommendation

- On **March 11**, **2026**, the Community Board voted and issued a **Conditional Unfavorable** recommendation
- Vote: **Condition Unfavorable**
  - In Favor: 27
  - Against: 0
  - Abstaining: 0



NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 198-208 Richmond Terrace			
Applicant:	Eric Palatnik	**Applicant's Primary Contact**:	Eric Palatnik
Application #	260170ZRR	**Borough**:	
CEQR Number:	26DCP061R	**Validated Community Districts**:	R01

Docket Description:

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

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 27	**# Against:** 0	**# Abstaining:** 0	**Total members appointed to the board:** 27
Date of Vote: 3/10/2026 12:00 AM		**Vote Location**: St. Mary's Church	

Please attach any further explanation of the recommendation on additional sheets as necessary

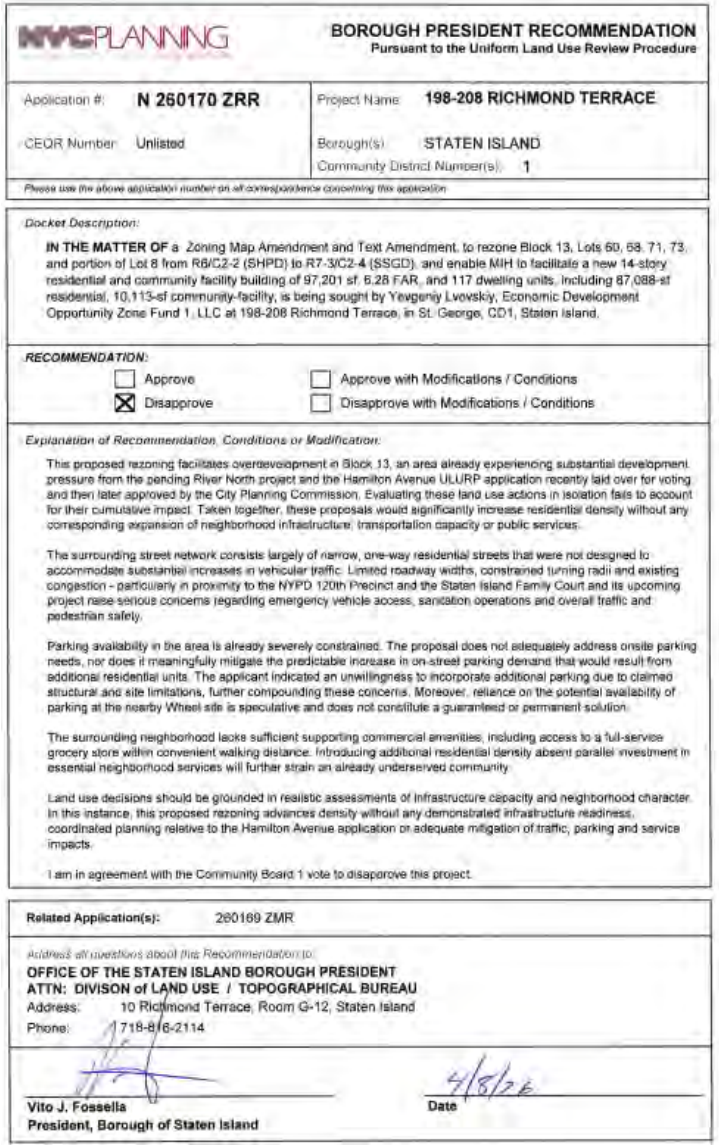
Date of Public Hearing: 3/3/2026 6:30 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	1 Edgewater Plaza, Room 217

CONSIDERATION: To deny approval of overall design of the building is recommended due to insufficient parking provisions. It is advised that coordination occurs with EDC Parking to explore the possibility of utilizing parking spaces originally allocated for the Wheel project.
Additionally, any future consideration of approval should be contingent upon reaching a satisfactory agreement regarding local hiring commitments and proposed improvements to the Promenade.

Recommendation submitted by	SI CB1	Date: 3/11/2026 9:15 AM

Borough President Recommendation

- On **April 09**, **2026**, the Borough President's office issued an **Unfavorable** recommendation



NYCPLANNING

BOROUGH PRESIDENT RECOMMENDATION
Pursuant to the Uniform Land Use Review Procedure

Application #: **N 260170 ZRR**	Project Name: **198-208 RICHMOND TERRACE**
CEQR Number: **Unlisted**	Borough(s): **STATEN ISLAND**
	Community District Number(s): **1**

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

Docket Description:

IN THE MATTER OF a Zoning Map Amendment and Text Amendment, to rezone Block 13, Lots 60, 68, 71, 73, and portion of Lot 8 from R6/C2-2 (SHPD) to R7-3/C2-4 (SSGD), and enable MIH to facilitate a new 14-story residential and community facility building of 97,201 sf, 6.28 FAR, and 117 dwelling units, including 87,088-sf residential, 10,113-sf community-facility, is being sought by Yevgeniy Lvovskiy, Economic Development Opportunity Zone Fund 1, LLC at 198-208 Richmond Terrace, in St. George, CD1, Staten Island.

RECOMMENDATION:

- ☐ Approve
- ☒ Disapprove
- ☐ Approve with Modifications / Conditions
- ☐ Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:

This proposed rezoning facilitates overdevelopment in Block 13, an area already experiencing substantial development pressure from the pending River North project and the Hamilton Avenue ULURP application recently laid over for voting and then later approved by the City Planning Commission. Evaluating these land use actions in isolation fails to account for their cumulative impact. Taken together, these proposals would significantly increase residential density without any corresponding expansion of neighborhood infrastructure, transportation capacity or public services.

The surrounding street network consists largely of narrow, one-way residential streets that were not designed to accommodate substantial increases in vehicular traffic. Limited roadway widths, constrained turning radii and existing congestion - particularly in proximity to the NYPD 120th Precinct and the Staten Island Family Court and its upcoming project raise serious concerns regarding emergency vehicle access, sanitation operations and overall traffic and pedestrian safety.

Parking availability in the area is already severely constrained. The proposal does not adequately address onsite parking needs, nor does it meaningfully mitigate the predictable increase in on-street parking demand that would result from additional residential units. The applicant indicated an unwillingness to incorporate additional parking due to claimed structural and site limitations, further compounding these concerns. Moreover, reliance on the potential availability of parking at the nearby Wheel site is speculative and does not constitute a guaranteed or permanent solution.

The surrounding neighborhood lacks sufficient supporting commercial amenities, including access to a full-service grocery store within convenient walking distance. Introducing additional residential density absent parallel investment in essential neighborhood services will further strain an already underserved community.

Land use decisions should be grounded in realistic assessments of infrastructure capacity and neighborhood character. In this instance, this proposed rezoning advances density without any demonstrated infrastructure readiness, coordinated planning relative to the Hamilton Avenue application or adequate mitigation of traffic, parking and service impacts.

I am in agreement with the Community Board 1 vote to disapprove this project.

Related Application(s): 260169 ZMR

Address all questions about this Recommendation to:

OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: DIVISON of LAND USE / TOPOGRAPHICAL BUREAU
Address: 10 Richmond Terrace, Room G-12, Staten Island
Phone: 718-816-2114

Vito J. Fossella
President, Borough of Staten Island

4/8/26
Date


ZArchitecture
Thank you
For illustrative purposes only