NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the **U**niform **L**and **U**se **R**eview **P**rocedure

Application #: **C 210361 ZMR**	Project Name: **252 Victory Boulevard**
CEQR Number: 21DCP153R	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 an application submitted by Victory Boulevard Realty, 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. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;

3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and

4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

Related Applications:	N 210362 ZRR	N 210363 ZAR	N 210364 ZAR	N 210366 LDR

Applicant(s):

Victory Boulevard Realty , LLC
70 72nd Street
Brooklyn, NY 11206

Applicant's Representative:

Eric Palatnic,
Eric Palatnic, P.C.
32 Broadway, Suite 114
New York, NY 10004

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Staten Island Office
Address: 130 Stuyvesant Place, 6th Fl.Staten Island NY 10301
Phone: 718-556-7240
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Public Review Timeline:

On **May 3, 2021** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **May 12, 2021** and must be completed by **July 12, 2021**