Legislation Details (With Text)

File #:	Res 1796-2021	**Version:** *	**Name:**	LU 842 - Zoning, River North, Staten Island (C 210289 ZMR)
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Land Use
On agenda:	11/10/2021			
Enactment date:			**Enactment #:**	

Title: Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210289 ZMR, a Zoning Map amendment (L.U. No. 842).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

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Attachments: 1. Res. No. 1796, 2. September 9, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Zoning Subcommittee Meeting - September 24, 2021, 4. Hearing Testimony - Zoning 9-24-21, 5. Calendar of the Zoning Subcommittee Meeting - October 12, 2021, 6. Hearing Transcript - Zoning 9-24-21, 7. Calendar of the Zoning Subcommittee Meeting - October 20, 2021, 8. November 10, 2021 - Stated Meeting Agenda with Links to Files, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Hearing Transcript - Stated Meeting 11-10-21, 12. Minutes of the Stated Meeting - November 10, 2021

Date	Ver.	Action By	Action	Result
10/21/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/10/2021	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1796

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210289 ZMR, a Zoning Map amendment (L.U. No. 842).

By Council Members Salamanca and Moya

WHEREAS, Richmond SI Owner, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c, eliminating from an existing R6 District a C2-2 District, eliminating a Special Hillsides Preservation District (HS), changing from an R6 District to an R7-3 District, establishing within an existing R6 District a C2-4 District, establishing within a proposed R7-3 District a C2-4 District, establishing a Special St. George District (SG), which in conjunction with the related actions would facilitate the development of a 592,014-square-foot mixed-use 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 in the St. George neighborhood of Staten Island, Community District 1 (ULURP No. C 210289 ZMR) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on September 10, 2021 its decision dated September 1, 2021 (the "Decision") on the Application;

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WHEREAS, the Application is related to applications N 210290 ZRR (L.U. No. 843), a zoning text amendment to the Special St. George District (SSGD) to establish bulk regulations for R7 zoning districts, a new special permit to modify bulk and other requirements, and establish a Mandatory Inclusionary Housing Area; and C 210291 ZSR (L.U. 844), a special permit to modify bulk requirements within R7 districts and mandatory improvements of the SSGD;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 24, 2021;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration, issued on October 16th, 2020 (CEQR No. 20DCP140R) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 20, 2021, which identified significant adverse impacts related to hazardous materials, noise, and air quality would be avoided through the placement of (E) designations (E-614) on the project sites. The proposed project, as analyzed in the FEIS, also identified significant adverse impacts with respect to open space (active), transportation (vehicular traffic), and construction (vehicular traffic, noise) and mitigation measures are included in the Restrictive Declaration.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

(1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

(2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

(3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, pursuant to the restrictive declaration attached as Exhibit A to City Planning Commission report for C 210291 ZSR, those project components related to environment and mitigation measures that were identified as practicable.

The Decision, together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210289 ZMR, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission, with the following modifications.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 21c:

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Matter double struck out is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

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

2. eliminating a Special Hillsides Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street a line perpendicular to the southwesterly streetline of Richmond Terrace, distant 260 feet southeasterly (as measured along the streetline), from the point of intersection of the southwesterly streetline of Richmond Terrace and the southeasterly streetline of Nicholas Street;

3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street a line perpendicular to the southwesterly streetline of Richmond Terrace, distant 260 feet southeasterly (as measured along the streetline), from the point of intersection of the southwesterly streetline of Richmond Terrace and the southeasterly streetline of Nicholas Street;

4. establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;

5. establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street a line perpendicular to the southwesterly streetline of Richmond Terrace, distant 260 feet southeasterly (as measured along the streetline), from the point of intersection of the southwesterly streetline of Richmond Terrace and the southeasterly streetline of Nicholas Street; and

6. establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street a line perpendicular to the southwesterly streetline of Richmond Terrace, distant 260 feet southeasterly (as measured along the streetline), from the point of intersection of the southwesterly streetline of Richmond Terrace and the southeasterly streetline of Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614, Borough of Staten Island, Community District 1.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 10, 2021, on file in this office.

City Clerk, Clerk of The Council

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