

37-59 Hamilton Avenue Rezoning

Review Session
Staten Island, Community District 1

November 3, 2025

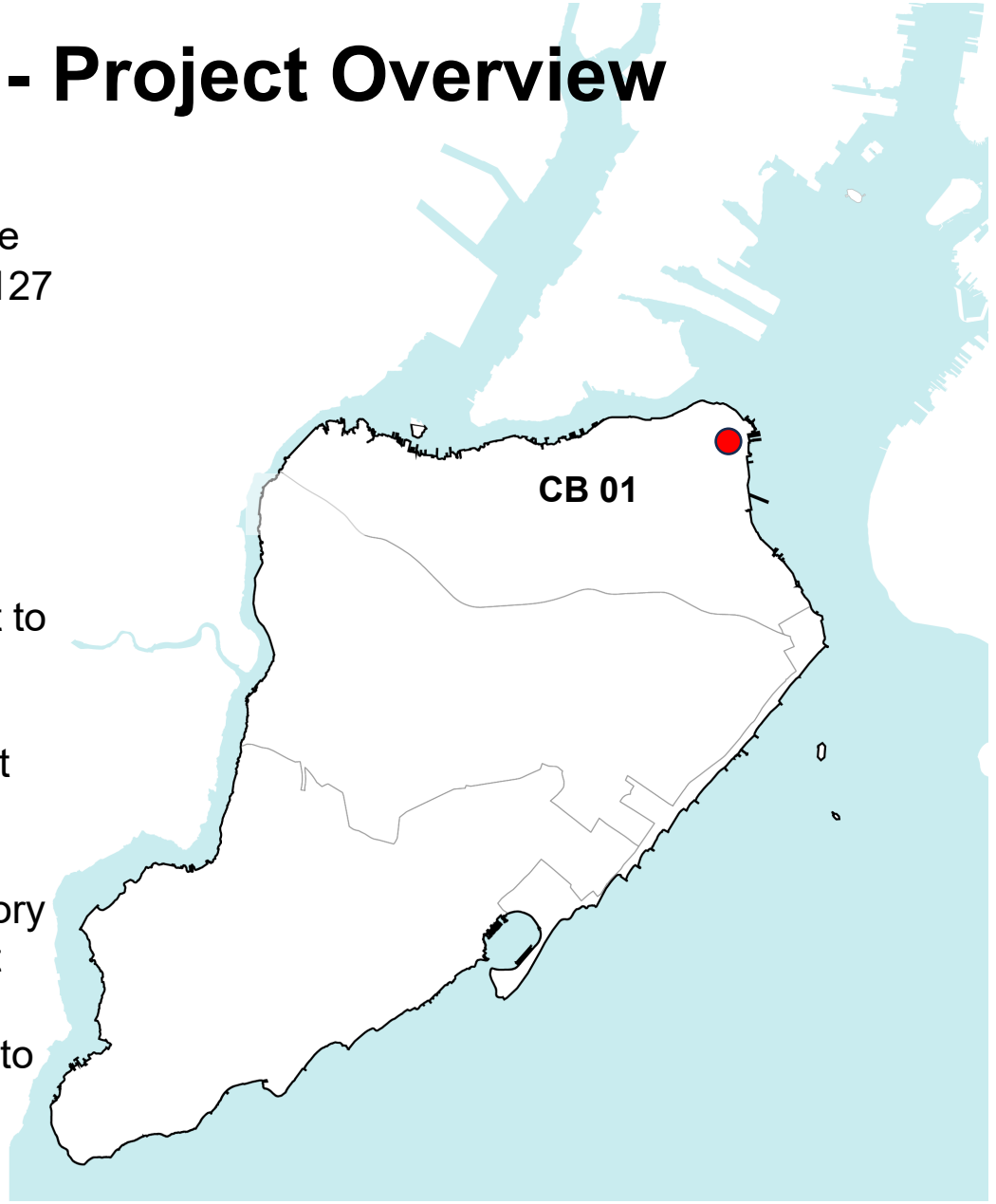
For illustrative purposes only

37-59 Hamilton Avenue Rezoning - Project Overview

- **Applicant:** Hamilton Property Holdings LLC
- **Location:** 37-59 Hamilton Avenue and 199-205 St. Marks Place
  - **Block** 13, **Lots**: 1, 6, p/o 116, p/o 119, 121, 123, 124, and 127
- Staten Island, Community District 01
- City Council District 49 (K. Hanks)

Actions Requested

- Zoning Map Amendment to
  - Rezone the project area from the existing R6 zoning district to an R7-3 zoning district.
  - Remove the project area from the Special Hillsides Preservation District and place within the Upland Subdistrict of the Special St. George District (SSGD)
- Zoning Text Amendment to
  - Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing ("MIH") are coincident with the project are and
  - Appendix maps 1 through 5 of Article XII, Chapter 8 SSGD to include the project are within the Upland Subdistrict of the SSGD



37-59 Hamilton Avenue Rezoning – Proposed Development



18-story Residential Building

- 369 dwelling units
- 111 income-restricted units
- 7,700 community facility
- 3,880 SF open space
- 1,250 SF commercial
- 146 parking spaces

37-59 Hamilton Avenue Rezoning – Area Map

37-59 Hamilton Avenue, Staten Island
Area Map
Block: 13, Lots: 1, 6, 116 (p/o), 119, 121, 123, 124 & 127

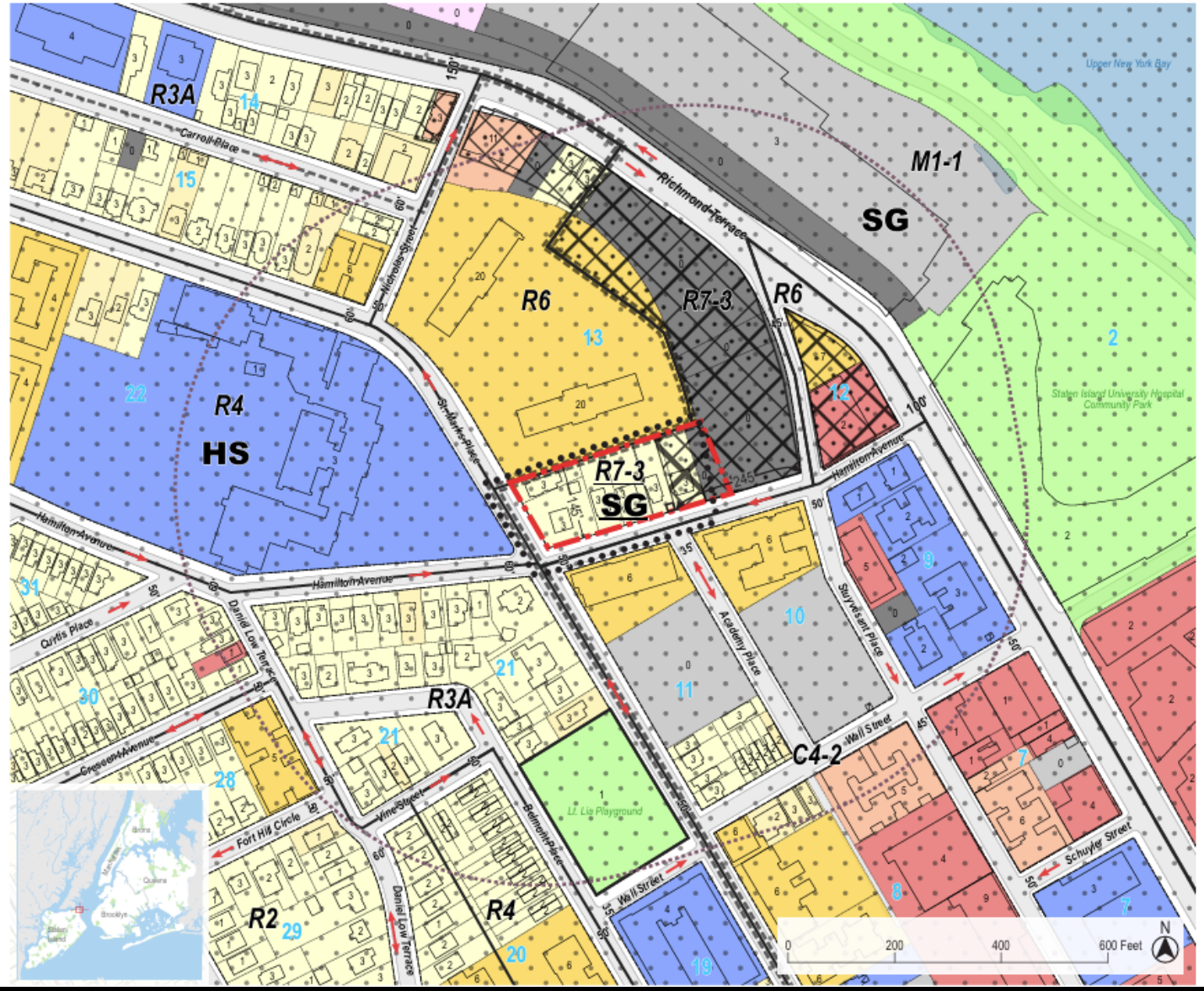
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

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		

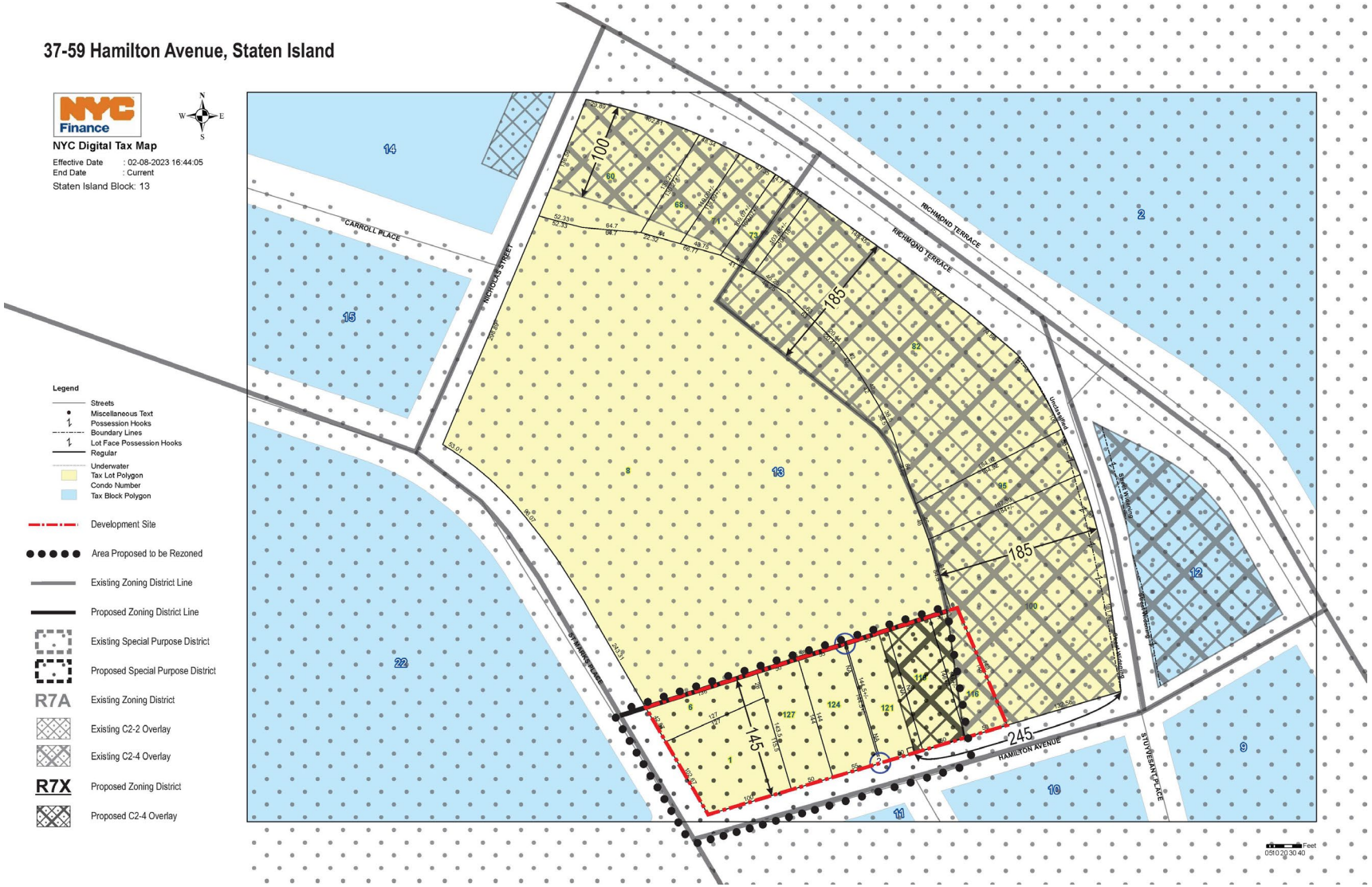
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

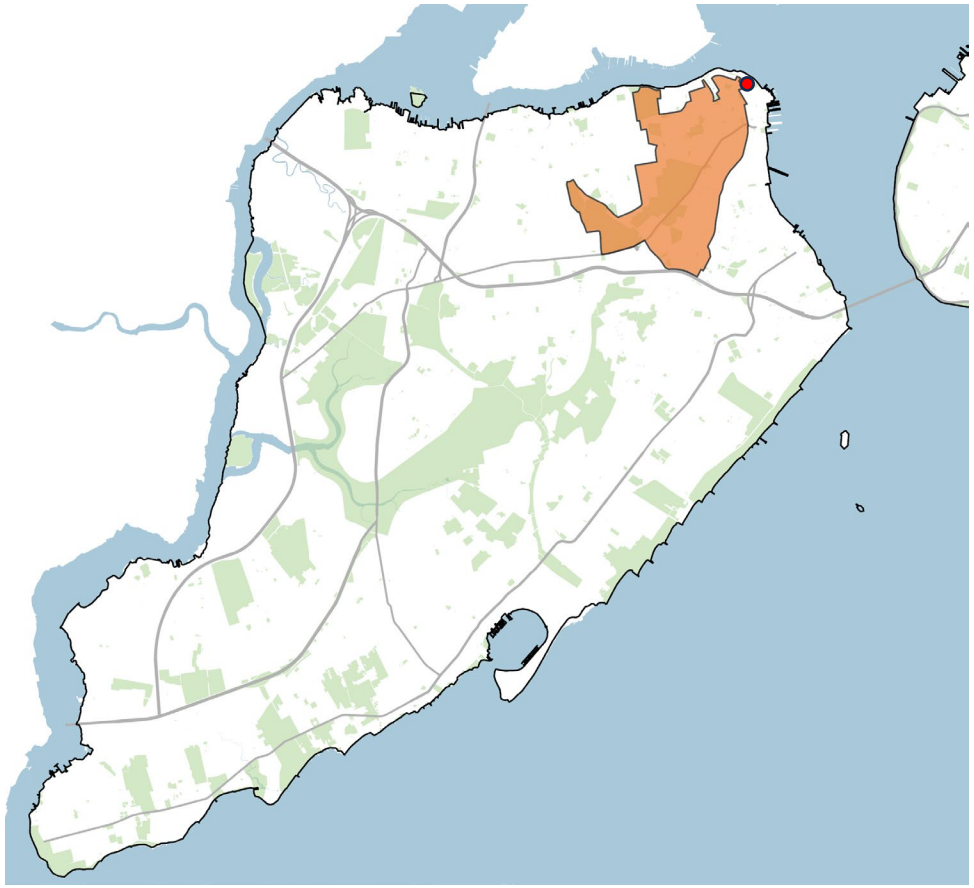
37-59 Hamilton Avenue Rezoning – Tax Map



37-59 Hamilton Avenue Rezoning – Special Districts

Special Hillsides Preservation District

- Created in 1987 to preserve unique hillside topography, including along the Serpentine Ridge
- Staten Island, Community District 01
- Mapped primarily in low density districts (R1-R4)

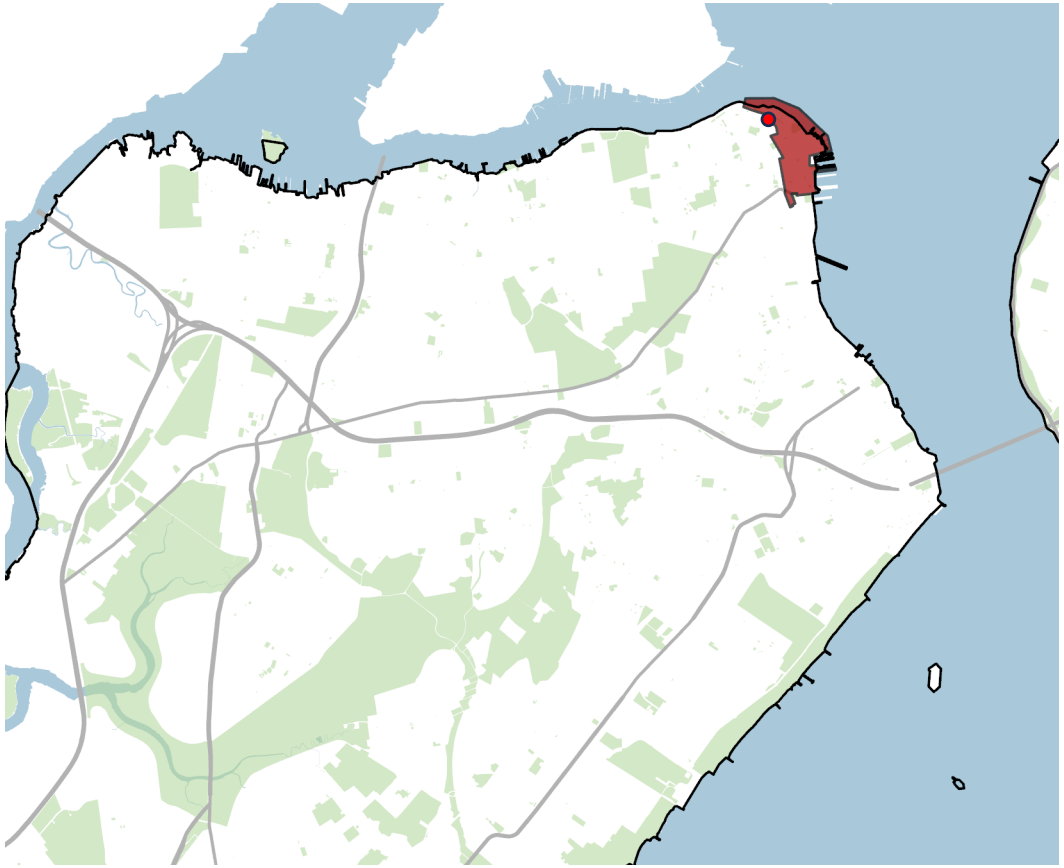




37-59 Hamilton Avenue Rezoning – Special Districts

Special St. George District

- Created in 2008 to build upon St. George as a civic center and transit hub by encouraging a pedestrian-friendly business and residence district
- Created to attract a critical mass of residents and workers to sustain a broader mix of uses





37-59 Hamilton Avenue Rezoning – Project Area Overview



***CPC Approvals:** C 210289 ZMR, N 210290 ZRR, C 210291 ZSR

37-59 Hamilton Avenue Rezoning – Project Area Photographs



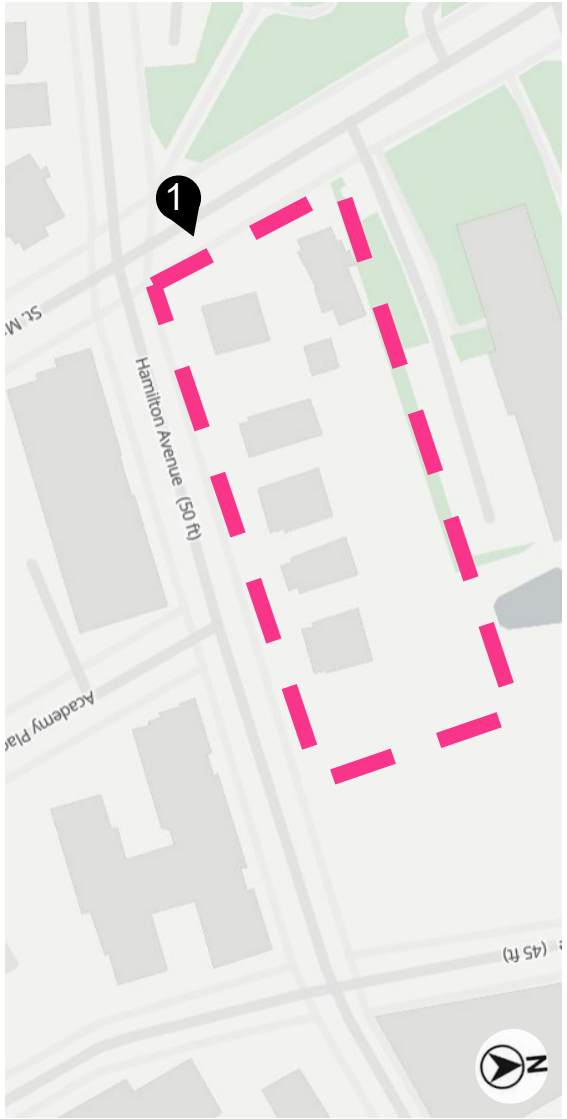
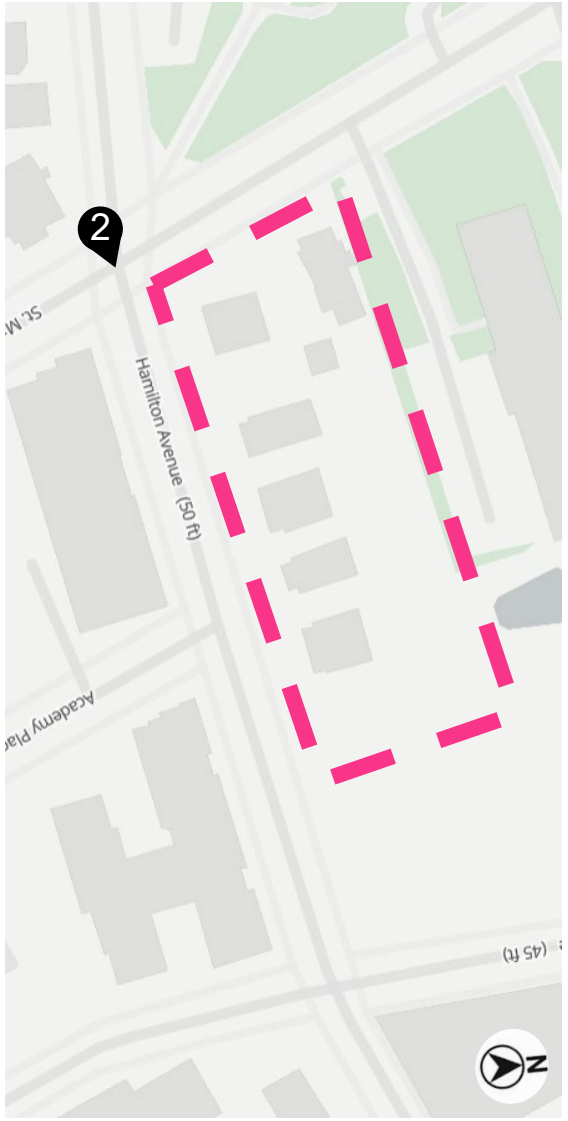


Photo No. 1: Facing east project development outline in pink

37-59 Hamilton Avenue Rezoning – Project Area Photographs



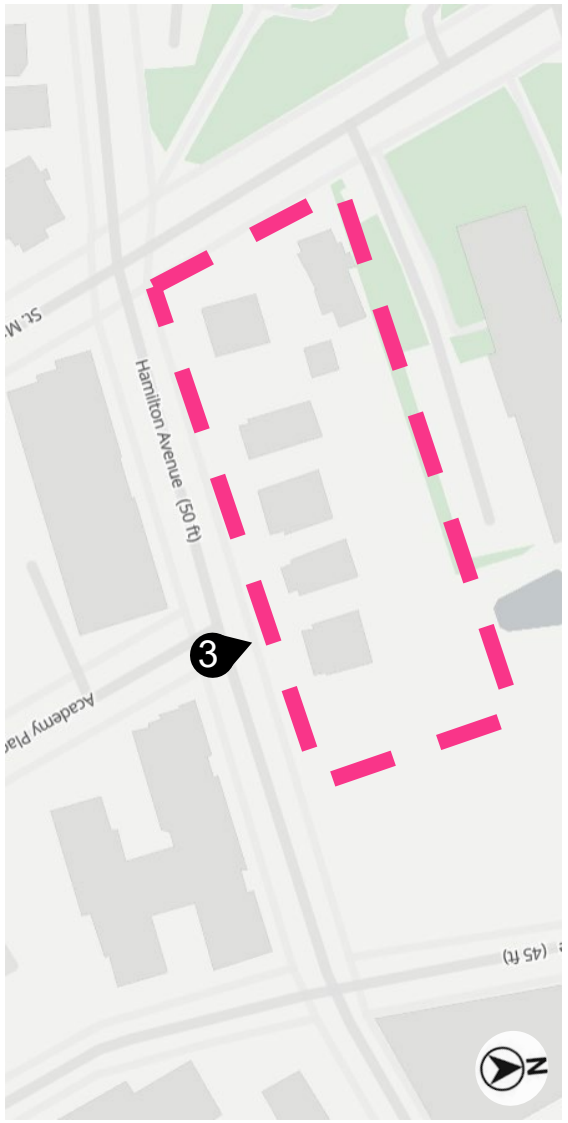
Photo No. 2: Facing east project development outline in pink



37-59 Hamilton Avenue Rezoning – Project Area Photographs



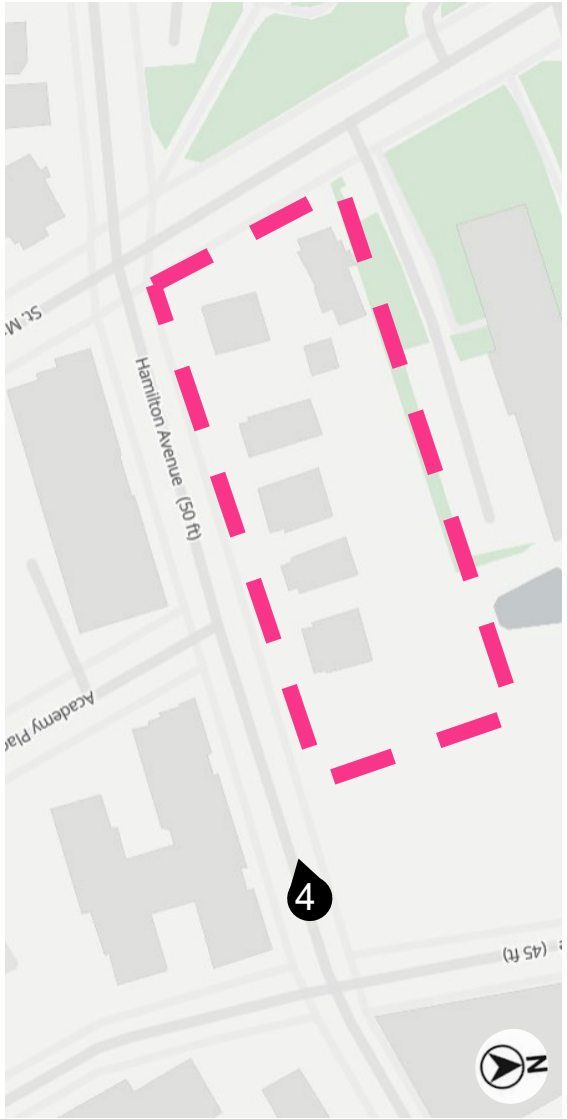
Photo No. 3: Facing north project development outline in pink



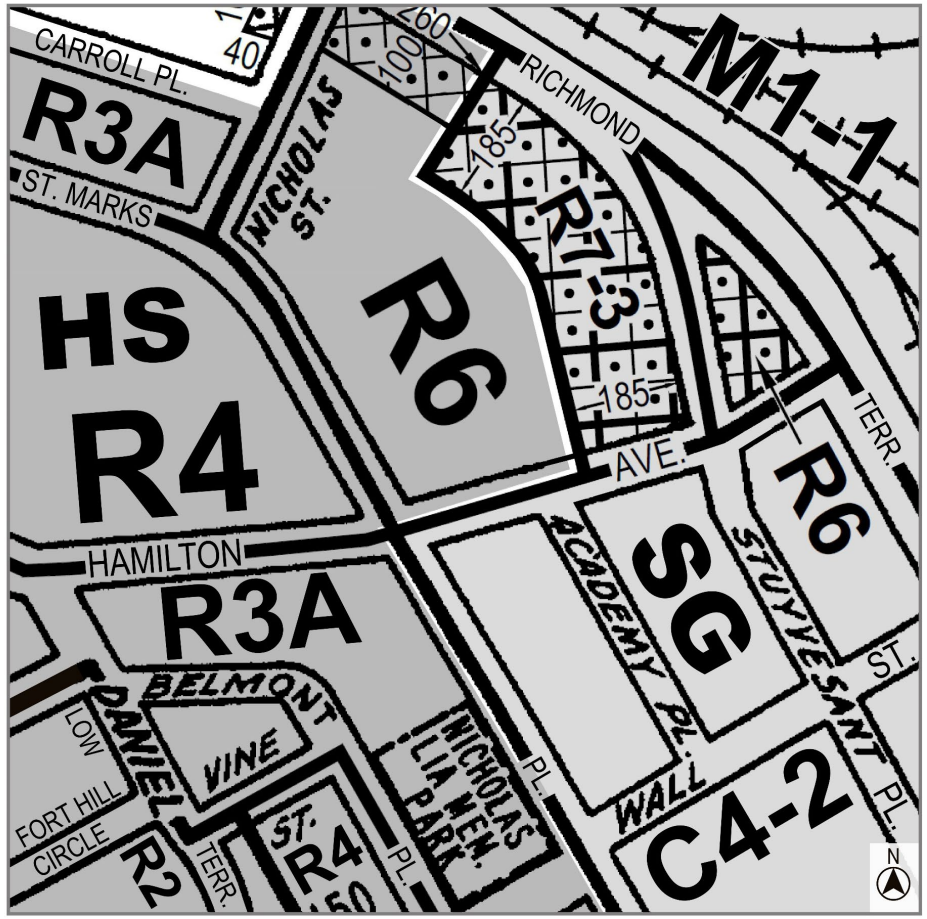
37-59 Hamilton Avenue Rezoning – Project Area Photographs



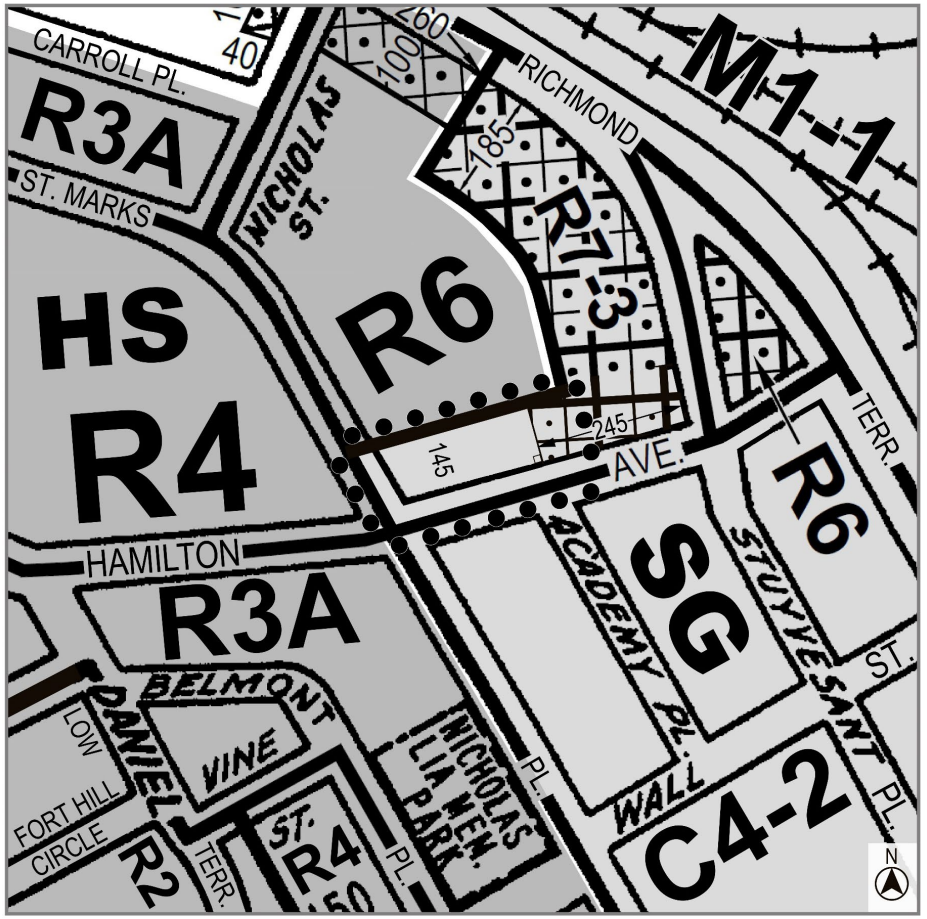
Photo No. 4: Facing west project development outline in pink



37-59 Hamilton Avenue Rezoning – Zoning Change Map



Current Zoning Map



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

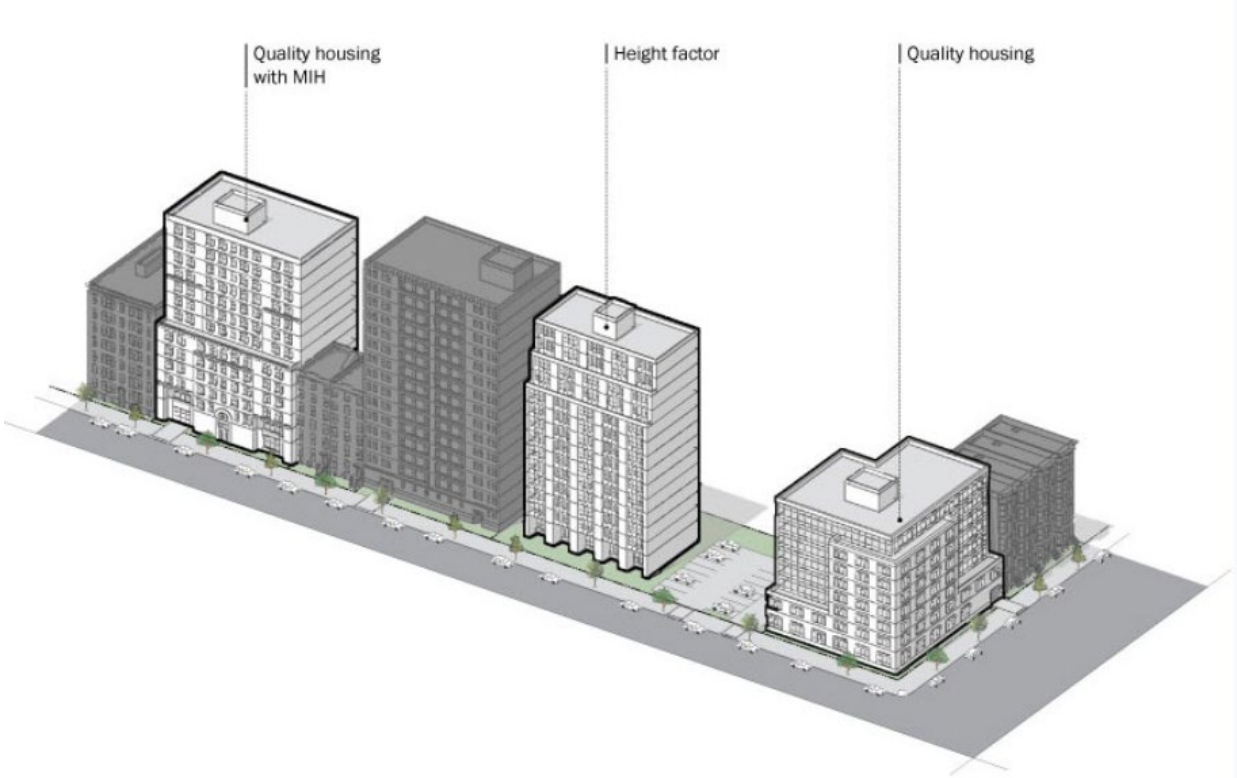
Rezoning from R6 (HS) to R7-3/C2-4 (SG)

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.

37-59 Hamilton Avenue Rezoning – Proposed Zoning

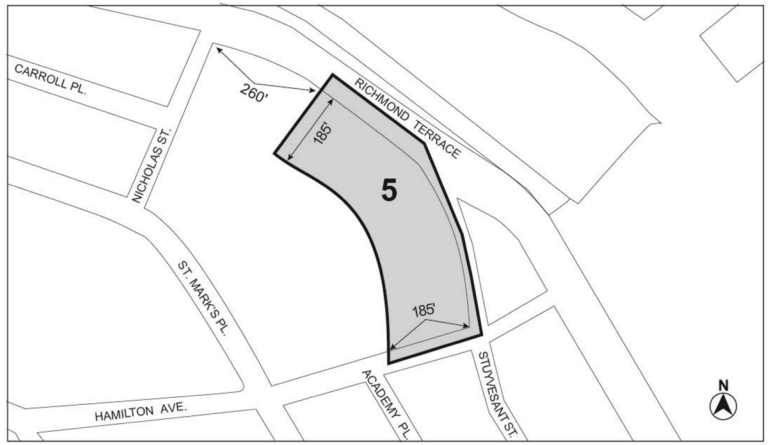
	R6 (Existing)	R7-3/C2-4 (Proposed) Hamilton/St. Marks	
Max Base Height	**45 ft**	**65 ft.**	**85 ft**
Max Building Height	**55 ft.**	**185 ft.**	
Max Residential FAR	**2.20***	**6.0**	
Max Commercial FAR	**N/A**	**2.0**	
Required Parking	**25% of DU**	**15% of DU**	
Special District Regulations	Special Hillsides Preservation District	Special St. George District	



*3.9 FAR for Qualifying Affordable or Senior Housing

Mandatory Inclusionary Housing (MIH)

	Option 1	Option 2
Required % of Residential Floor Area :	25%	30%
Weighted Average of AMI bands:	60%	80%



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

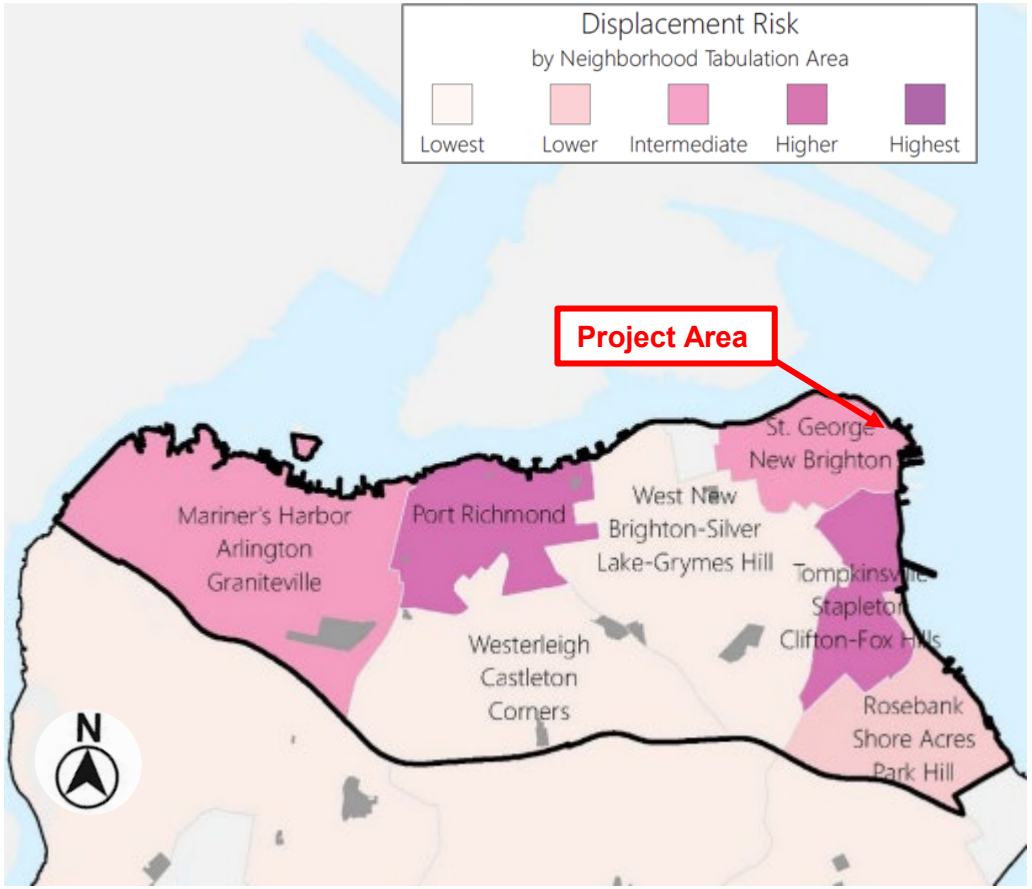
Existing



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

Proposed

Racial Equity Report (RER)



Annual Median Household Income:

$86,790

Port Richmond, Stapleton & Mariner's Harbor: Public Use Microdata Area (PUMA) 3903

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)		Eligible Income (2025)**	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	37	10%	**60%**	$1,700	$2,190	$68,000	$97,200
Low Income	37	10%	**80%**	$2,270	$2,920	$90,700	$129,600
Moderate Income	37	10%	**100%**	$2,830	$3,640	$113,400	$162,000
Not income-restricted	258	70%	**N/A**	$2,400	$4,000	$96,000	$160,000
Total	**369**	100%					

Estimated monthly rent of income-restricted units for households earning 60% -80% AMI*:

$1,700 - $2,290

Estimated average income of a household earning 60%-80% AMI *:

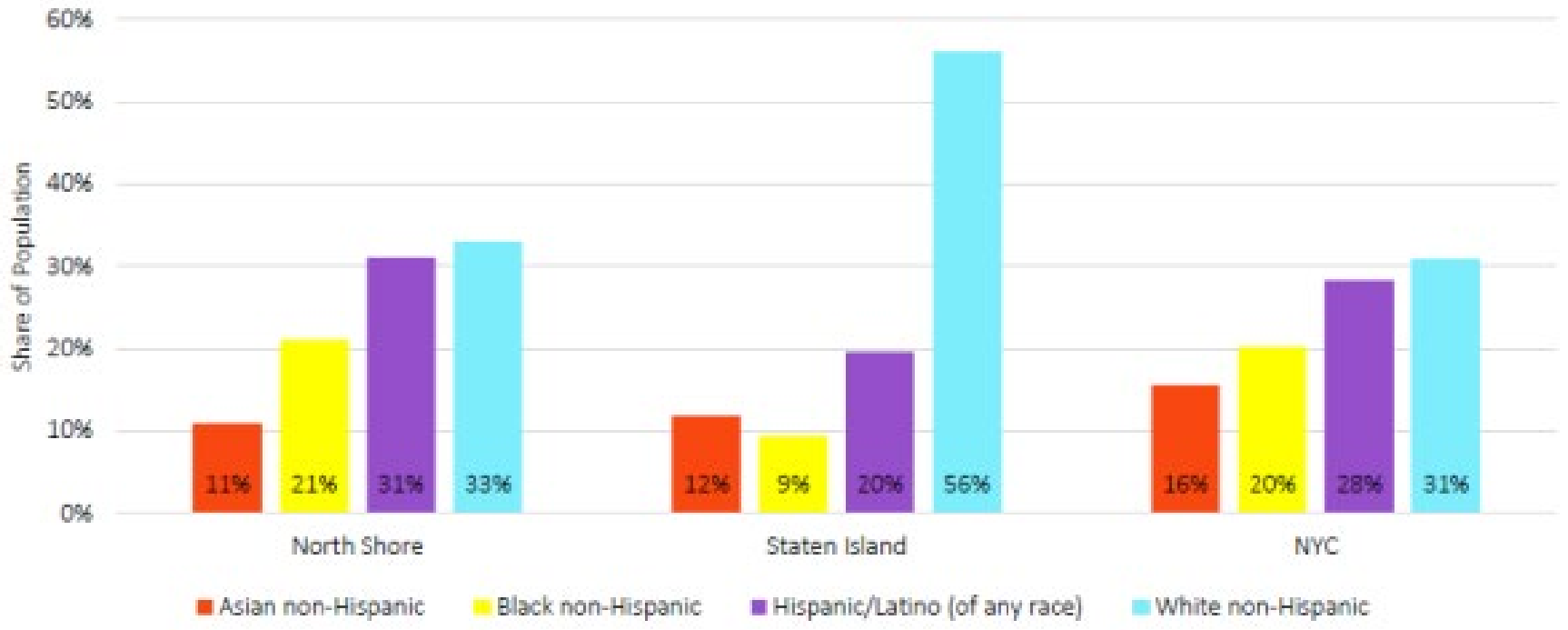
$ 68,000 - $129,600

Rents are based on unit size. **Rents shown are illustrative (based on 2025 AMI, rounded to the nearest $10) **and will change**. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Racial Equity Report (RER)

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



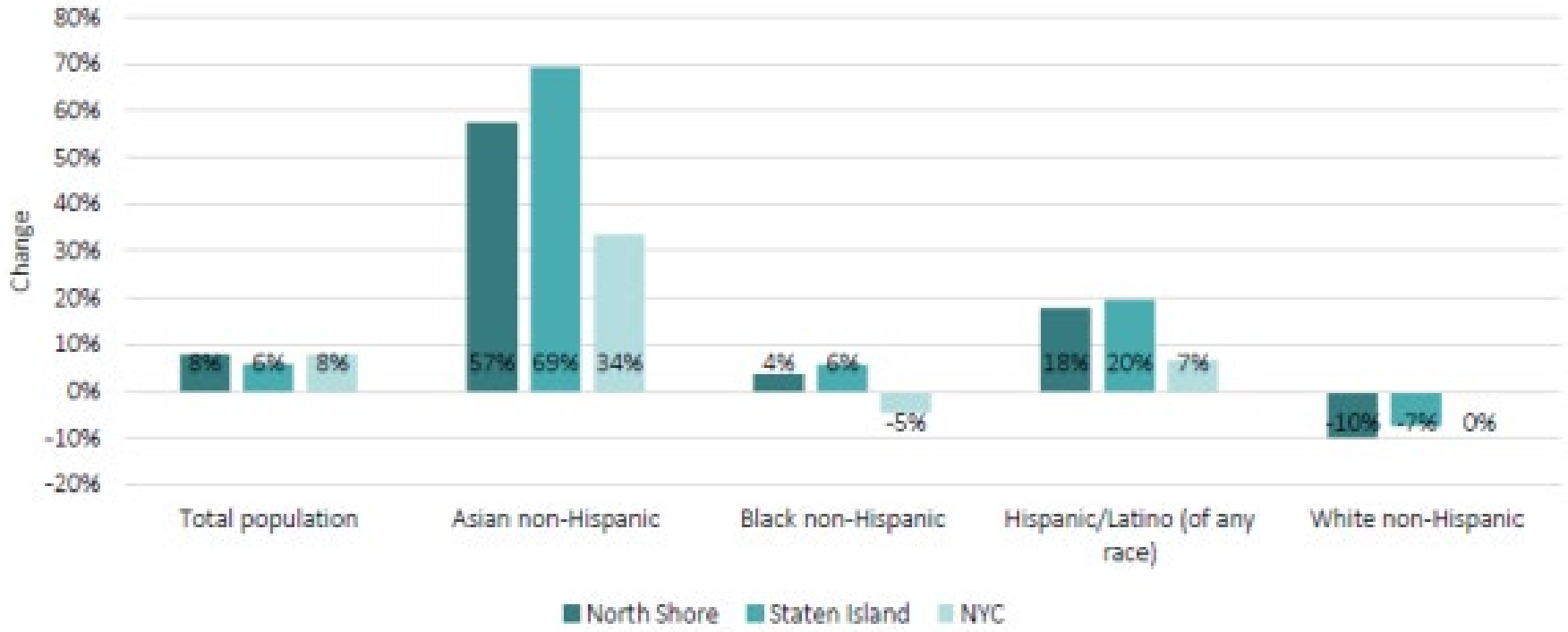
Source: Census 2020: Community Profile Table 1.01

**North Shore PUMA population = 189,663 residents*

Racial Equity Report (RER)

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

37-59 Hamilton Avenue Rezoning – Summary

Actions Requested:

- Zoning Map Amendment from R6 zoning district to an R7-3 zoning district
- Extend an existing C2-4 overlay 60 feet to the west to cover a portion of the Project Area
- Remove 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 and
- To Appendix Map 1- through 5 of Article XII, Chapter 8 (Special St. George District to include the Project Area within the Upland Subdistrict within the SSGD)

Proposed Development:

- Development of an 18-story mixed-use building containing approximately 324,000 SF
  - 369 dwelling units
  - 111 income-restricted units
  - 1,250 SF ground floor commercial
  - 146 parking spaces




Thank you
For illustrative purposes only

37-59 Hamilton Avenue Rezoning – Ground Floor

