DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Staten Island Office

Dan Garodnick, *Director*
Department of City Planning

March 23, 2022

Mr. Ira M. Gluckman, RA
Deputy Borough Commissioner
Department of Buildings
Borough Hall
Staten Island, NY 10301

RE: # N 210363 ZAR, N 210364 ZAR, C 210361ZMR, N 210362 ZRR
252 Victory Boulevard
Block 579, Lots 174 and 177
Special Hillsides Preservation District
Community District 1
Borough of Staten Island

Dear Mr. Gluckman:

Please be advised that the application (N 210363 ZAR, N 210364 ZAR, C 210361ZMR, N 210362 ZRR) submitted by Victory Boulevard Realty, LLC in connection with the development of a mixed use building with 46 dwelling units, 7500 square feet of community facility floor area, and 1,187 square feet of commercial use at the above referenced location as follows:

1. N 210363 ZAR – an application for the grant of an authorization pursuant to Section 119-311 for development on steep slope and steep slope buffer within the Special Hillsides Preservation District was approved by the City Planning Commission on 9/1/2021 (Calendar No. 24); and
2. N 210364 ZAR – an application for the grant of an authorization pursuant to Section 119-312 to allow a community facility and group parking facility with 30 cars or more within the Special Hillsides Preservation District was approved by the City Planning Commission on 9/1/2021 (Calendar No. 25).

THIS APPLICATION (N 210363 ZAR, N 210364 ZAR) HAS BEEN APPROVED SOLELY PURSUANT TO SECTIONS 119-311 AND 119-312, RESPECTIVELY, OF THE ZONING RESOLUTION AND ANY PROPOSED DEVELOPMENT IS SUBJECT TO

VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of the proposal also requires the following related actions:

1. C 210361 ZMR - an application for an amendment of the Zoning Map, Section No. 33c:

    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;

    which was approved by the City Planning Commission on 9/1/2021 (Cal. No. 22) and by the City Council on 10/21/2021 (Res. No. 1773); and

2. N 210362 ZRR – an application for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, which was approved by the City Planning Commission on 9/1/2021 (Cal. No. 23) and by the City Council on 10/21/2021 (Res. No. 1774).

Enclosed for your information are the following:

1. A copy of application for 252 Victory Boulevard (N 210363 ZAR, N 210364 ZAR, C 210361ZMR, N 210362 ZRR)

2. A property survey with a most recent revision date of 10/19/2018, prepared by Rogers Surveying, PLLC

3. A copy of the following approved drawings prepared by Freyer Collaborative Architects:

Dwg. No.	Title	Last Date Revised
T-100.00	Title Sheet	4/6/2021
Z-001.00	Zoning Analysis and Base Plane Calculations Site Plan	4/6/2021
A-001.00	Roof and Section	4/6/2021
A-101.00	Cellar/Parking Floor Plan, First Floor Plan, and	4/6/2021
A-100.00	Parking Stacker System	4/6/2021

4. A copy of the following approved drawings prepared by AKRF Inc.:

Dwg. No.	Title	Last Date Revised
C-001.00	Site Demolition Plan	4/6/2021
C-002.00	Civil Site Plan	4/6/2021
C-003.00	Grading, Drainage & Utility Plan	4/6/2021
C-004.00	Grading Sections	4/6/2021
C-005.00	Erosion & Sediment Control (Construction) Plan	4/6/2021
C-006.00	Landscape & Planting Plan	4/6/2021

5. A copy of the Notice of Restrictions executed by Thomas Cordasco, 252 Victory Blvd Realty, LLC, recorded on 2/3/2022, Land Document #871830, in the Office of the County Clerk, Borough of Richmond.

Sincerely,

Christopher Hadwin

Enc.
Cc: R. Singer, H. Marcus; S. Avila; A. Farishta; J. Helferty, B. Fisher, T. Cordasco, E. Palatnik