DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Staten Island Office

Daniel Garodnick, *Director*
Department of City Planning

November 12, 2025

Mr. Nicholas Siclari, Chair
Community Board 1
1 Edgewater Plaza, Suite 217
Staten Island, New York 10305

Re: N 250318 ZMR, N 250320 ZRR
Block 13, Lots 1, 6, 116, 119, 121, 123, 124, 127
37-59 Hamilton Avenue and 199-206 St. Marks Place
St George and Special Hillsides Preservation Districts

Dear Chair Siclari,

A copy of applications (N 250318 ZMR, N 250320 ZRR) submitted by Hamilton Property Holdings LLC for a CPC Authorization pursuant to a rezoning from R6 and R7-3/C2-4 in the Special Hillsides Preservation District to R7-3 in the Special St. George District to facilitate a new 18 story, 324,034 gsf of residential, 369 DUs (111 under MIH) residential development, including 7,700 sf community use, 3,880 sf of open space, 1,250 sf of commercial, and 146+ parking spaces located at 37-59 Hamilton Avenue and 199-206 St. Marks Place (Block 13, Lots 1, 6, p/o 116, 119, 121, 123, 124, 127) within the St. George and SHPD Districts of Staten Island, Community District 1. is available on DCP's Zoning Application Portal (ZAP) at the following links:

- Land Use Application Referral Package
- Project Record : https://zap.planning.nyc.gov/projects/2023R0189

This type of application is subject to the Uniform Land Use Review Procedure (ULURP) and requires a public hearing by the Community Board or the City Planning Commission. If your board has any comments or recommendations, please use the ZAP Land Use Participant (LUP) portal to submit the Community Board Hearing Notice and Recommendation by **December 27, 2025** For further guidance please see the attached flyer or email any questions to ZAP_Feedback_DL@planning.nyc.gov.

Upon submission, please notify me and Bria Joseph Guilliaume at aobonaga@planning.nyc.gov and BJoseph@planning.nyc.gov so that we can promptly review the information. If you have any questions about the details of this application email or call Deirdre Carson at carsond@gtlaw.com or 212-801-6855.

Sincerely,

Amy Obonaga

cc: S. Avila, C. Ferrara Iannitto, G. Todorovic, B. Guillaume, L. Kasem, S. Shellooe, A. Martini, K. Yamazaki, S. Myers
cc: Lisa Jourdy, Emanuel Kokinakis, Raina Wong, Nick Hartofilis Architect

cc: Deirdre Carson, Michael Zoltan, applicant