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**IN THE MATTER OF** an application submitted by Clara Fazzino pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21b and 27a by establishing within an existing R3-1 District a C1-1 District bounded by a line 100 feet easterly of Manor Road, a line midway between Norwalk Avenue and Tillman Street, a line 190 feet easterly of Manor Road, and Tillman Street, Borough of Staten Island, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

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This application for a zoning map amendment was filed by Clara Fazzino on June 9, 2016 to facilitate the development of an as-of-right commercial building within an existing neighborhood commercial corridor located in the Willowbrook neighborhood of Staten Island, Community District 2.

**BACKGROUND**

The applicant proposes a zoning map amendment to extend an existing C1-1 commercial overlay over a portion of the applicant's property located at 901 Manor Road (Block 701, Lot 1). The property is located on the northeast corner of the intersection of Manor Road and Tillman Street in the Willowbrook neighborhood of Staten Island.

The site is a vacant, corner property that has 100 feet of frontage on the east side of Manor Road and 200 feet of frontage along the north side of Tillman Street. It is located in an R3-1 zoning district with a C1-1 commercial overlay district, which is mapped along Manor Road to a depth of 100 feet. This creates a split zoning lot condition on this site along Tillman Street, with the western 100 feet of the property located within an R3-1/C1-1 zoning district, and the eastern 100 feet located within an the R3-1 zoning district.

The applicant is proposing to develop the site with a one-story 3,978-square-foot commercial building with a cellar for storage, and a parking lot with 27 accessory off-street parking spaces. Since commercial development is not permitted in the R3-1 zoning district, the applicant is proposing to extend the existing C1-1 commercial overlay district by 90 feet across his property, creating a R3-1/C1-1 zoning district on Manor Road that would be mapped to a depth of 190 feet along Tillman Street, allowing the commercial development on the site.

The site is located within an approximately 800-foot-long commercial corridor along Manor Road. This corridor is predominantly characterized by one-story retail offering a variety of goods and services to the community; there is also a two-story banquet hall. A local bus route runs along this portion of Manor Road. Tillman Street is a local residential street providing access to the commercial corridor from the surrounding low-density neighborhood to the east, which is predominantly developed with detached and semi-detached homes.

The parking requirement for general retail uses in a C1-1 commercial overlay district is one space per 150 square feet of floor area. The underlying R3-1 zoning district would remain unchanged. The R3-1/C1-1 district would permit commercial and community facility uses to an FAR of 1.0 and building heights of 30 feet. Underlying zoning requirements particular to the Lower Density Growth Management Area and Staten Island, which include a requirement for landscaping buffers between non-residential and residential uses on separate zoning lots, would remain unchanged.

## **ENVIRONMENTAL REVIEW**

This application (C 160378 ZMR) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 16DCP186R. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on November 14, 2016.

To avoid the potential for significant adverse impacts related to air quality, an (E) designation (E-399) is proposed to be assigned to the project site as described below.

The (E) designation (E-399) text related to air quality is as follows:

### **Block 701, Lot 1**

**Any new commercial development on Block 701, Lot 1 must ensure that the heating, ventilating and air conditioning stack(s) is located at least 27 feet away from the lot line facing Norwalk Ave, to avoid any potential significant air quality impacts.**

## **UNIFORM LAND USE REVIEW**

This application (C 160378 ZMR) was certified as complete by the Department of City Planning on November 14, 2016, and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this application (C 160378 ZMR) on December 6, 2016, and on December 20, 2016, by a vote of 27 in favor, with 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Staten Island Borough President who issued a recommendation approving the application on January 12, 2017.

On January 18, 2017 (Calendar No. 5) the City Planning Commission scheduled February 1, 2017 for a public hearing on this application (C 160378 ZMR). The hearing was duly held on February 1, 2017 (Calendar No. 32).

### **City Planning Commission Public Hearing**

There was one speaker in favor of the application and no speakers opposed. The applicant's architect spoke in favor of the application, providing a summary of the project and the requested action. The speaker noted that the property owner runs a local business and discusses this project with neighbors continually.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application (C 160378 ZMR) for a zoning map amendment is appropriate.

The extension of the C1-1 commercial overlay from 100 feet to 190 feet would establish uniform zoning over the entire site, which would facilitate an appropriate as-of-right commercial development in a neighborhood commercial corridor. The Commission notes that the proposed development would fill a gap in a nearly 800-foot-long commercial corridor along Manor Road, which serves the Willowbrook neighborhood.

The R3-1/C1-1 district would permit commercial and community facility uses to an FAR of 1.0 and building heights of 30 feet and require one accessory parking space per 150 square feet of general commercial floor area. Neighboring residential uses would be protected by the landscaped buffers required by zoning for residential properties adjacent to the commercial uses.

The Commission notes that open parking lots are provided with other single-story commercial uses along the surrounding neighborhood commercial corridor, and believes the proposed extension of the C1-1 commercial zoning overlay within the applicant's property would allow a future commercial development that meets minimum parking requirements in zoning and is appropriate for the context of the neighborhood.

**RESOLUTION**

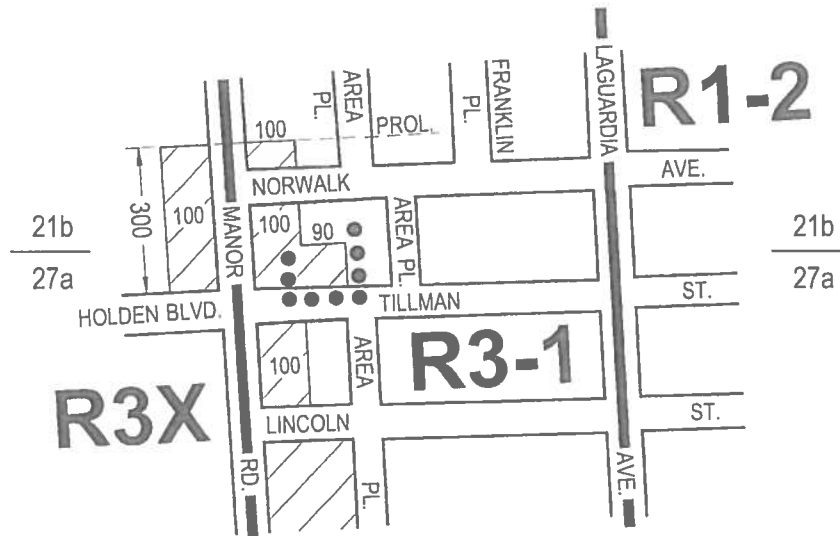
**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the quality of the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section Nos. 21b and 27a by establishing within an existing R3-1 District a C1-1 District bounded by a line 100 feet easterly of Manor Road, a line midway between Norwalk Avenue and Tillman Street, a line 190 feet easterly of Manor Road, and Tillman Street, Borough of Staten Island, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

The above resolution (C 160378 ZMR), duly adopted by the City Planning Commission on March 8, 2017 (Calendar No. 16) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**KENNETH J. KNUCKLES, Esq., Vice-Chairman**  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ** Commissioners

**MARISA LAGO, Chair Abstaining**



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED

**ZONING CHANGE**

ON SECTIONAL MAPS

**21b & 27a**




BOROUGH OF  
**STATEN ISLAND**

New York, Certification Date  
 NOVEMBER 14, 2016

S. Lenard, Director  
 Technical Review Division



**NOTE:**

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-1 District within an R3-1 District.
-  Indicates a C1-1 District.

Application #: <b>C 160378 ZMR</b>	Project Name: <b>901 Manor Road Rezoning</b>
CEQR Number: <b>16DCP186R</b>	Borough(s): <b>Staten Island</b> Community District Number(s): <b>2</b>

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

IN THE MATTER OF an application submitted by an application submitted by Clara Fazzino pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21b and 27a by establishing within an existing R3-1 District a C1-1 District bounded by a line 100 feet easterly of Manor Road, a line midway between Norwalk Avenue and Tillman Street, a line 190 feet easterly of Manor Road, and Tillman Street, Borough of Staten Island, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

Applicant(s): Clara Fazzino 20 West Street, #34D New York, New York 10004	Applicant's Representative: David J. Darcy David J. Darcy, AIA 900 South Avenue Staten Island, NY 10314	
Recommendation submitted by: Staten Island      Community Board 2		
Date of public hearing: December 6, 2016	Location: CB2, 460 Brielle Avenue, SINY 10314	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members</i>	
Date of Vote: December 20, 2016	Location: CB2, 460 Brielle Avenue, SINY 10314	
<b>RECOMMENDATION</b>		
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions	
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b>		
# In Favor: 27      # Against:	# Abstaining:      Total members appointed to the board:	
Name of CB/BB officer completing this form Dana T. Magee	Title Chair	Date 12/21/2016





**BOROUGH PRESIDENT RECOMMENDATION**  
Pursuant to the Uniform Land Use Review Procedure

Application #: C 160378 ZMR CEQR #: 16DCP186R	Project Name: 901 MANOR ROAD Borough(s): STATEN ISLAND Community District Number(s) 2
Please use the above application number on all correspondence concerning this application	


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Recommendation:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove with conditions

*Explanation of Recommendation, Conditions or Modification:*

Related Applications:	
<p><b>Contact</b> Address questions about this recommendation to <b>OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT</b> <b>ATTN: LAND USE DIRECTOR</b></p> <p>Address: 10 Richmond Terrace, Staten Island, NY 10301 (Room G-12) Phone: 718.816.2112 Fax: 718.816.2060</p>	
<p></p> <p>James S. Caddo President of the Borough of Staten Island</p>	<p>01/12/17 DATE</p>