



IN THE MATTER OF an application submitted by Richmond SI Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

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;
2. eliminating a Special Hillside 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;
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;
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; 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;

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

This application for a zoning map amendment, in conjunction with the related actions for a zoning text amendment (N 210290 ZRR) and special permit (C 210291 ZSR), was filed by Richmond SI Owner, LLC on February 12, 2021 to 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.

RELATED ACTIONS

In addition to the zoning map amendment (C 210289 ZMR) that is the subject of this report, implementation of the land use actions associated with the proposed development also require action by the City Planning Commission (CPC or Commission) on the following applications, which are being considered concurrently with this application:

N 210290 ZRR 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

C 210291 ZSR Special permit to modify bulk requirements within R7 districts and mandatory improvements of the SSGD

BACKGROUND

The applicant proposes a zoning map amendment to change an existing R6/C2-2 zoning district to an R7-3/C2-4 zoning district, to remove the proposed R7-3 zoning district from the Special Hillside Preservation District (SHPD), and to add the proposed R7-3 zoning district to the SSGD. The zoning map amendment also proposes to change an existing R6/C2-2 zoning district to an R6/C2-4 zoning district and add the proposed R6/C2-4 zoning district to the SSGD. The applicant also seeks a zoning text amendment to establish regulations for the R7-3 zoning district within the SSGD, including a new special permit to allow for waivers of bulk requirements and special district elements, and establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R7-3 district. The applicant also seeks the proposed SSGD

special permit to modify the underlying building height, setback, and yard requirements of the R7-3 district, and the rooftop regulations and planting requirements of the SSGD.

The proposed actions would facilitate a 592,014-square-foot development comprised of three mixed-use buildings on the development site (Block 13, Lots 82, 92, 100 and p/o Lot 8) with 750 housing units, 225 of which would be permanently affordable. In addition to the development site, the project area also contains five full and three partial lots (Block 13, Lots 60, 68, 71, 73, and p/o Lots 8, 116, and 119; and Block 12, Lots 1 and 15) that are not owned by the applicant.

Project Area

The project area is roughly bounded by Richmond Terrace to the north and the east, Hamilton Avenue to the south, and St. Marks Place and Nicholas Street to the west. The project area is located at the northeastern boundary of the SHPD within the St. George neighborhood, and is directly adjacent to the SSGD to the south and east. The project area includes nine full lots (Block 13, Lots 60, 68, 71, 73, 82, 92 and 100, and Block 12, Lots 1 and 15) and three partial lots (Block 13, Lots 8, 116 and 119).

Block 13, which includes the development site (Block 13, Lots 82, 92, 91 and a portion of Lot 8), is trapezoidal in shape and has frontage on Richmond Terrace, St. Marks Place, Stuyvesant Place and Hamilton Avenue. A portion of Lot 8 has frontage on St. Marks Place and Nicholas Street. Lots 60, 68, 71 and 73 contain frontage on Richmond Terrace, and partial Lots 116 and 119 contain frontages on Hamilton Avenue. In addition, Block 12, Lots 1 and 15 are bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place.

Lot 8 is a 212,942-square-foot irregular lot with 392 feet of frontage along St Marks Place and 285 feet of frontage along Nicholas Street and 55 feet of frontage on Stuyvesant Place. A portion of Lot 8 (Tentative Lot 95), which contains approximately 9,100 square feet, would become a part of the development site zoning lot and is located between Lots 100 and 92 along Stuyvesant

Place. The remaining portion of Lot 8 is within the project area, and it has an area of 27,297 square feet and is occupied by the parking platform and open space of the Castleton Park Apartments complex. The Castleton Park Apartments contain approximately 419,960 square feet of floor area and 454 housing units within two 20-story residential towers. Due to the 40 to 75 foot elevation change between St. Marks Place, and Stuyvesant Place and Richmond Terrace, the Castleton Park Apartments have an approximate height of 242 feet above Richmond Terrace.

Lot 60 is located at the corner of Nicholas Street and Richmond Terrace, with approximately 137 feet of frontage on Nicholas Street and 103 feet along Richmond Terrace. It contains approximately 16,901 square feet of lot area and is occupied by a 58,972-square-foot 11-story mixed residential and commercial building with approximately 40 housing units, developed pursuant a 2006 CPC approval (N 070021 ZAR) and completed in 2012.

Lot 68 is a vacant lot that contains 5,921 square feet of lot area fronting Richmond Terrace. Lot 71 contains approximately 5,317 square feet of lot area and is developed with a 2.5-story, 2,359 square-foot two-family detached home. Lot 73 contains approximately 4,837 square feet of lot area and is developed with a 2.5-story 3,145 square-foot two-family detached home. Lot 116, which is trapezoidal in shape, contains 5,995 square feet of lot area and is vacant. A small portion of Lot 119, which contains approximately 8,081 total square feet of lot area, falls within the project area. It is occupied by a two-story 2,580 square-foot two-family detached home. Block 12, which contains Lots 1 and 15, is outside of the SHPD, is triangular in shape and has 29,500 square feet of lot area and is occupied by one- and two-story commercial building that houses Project Hospitality, a community-based organization, and a one-story diner and surface parking. Block 12 is zoned R6 with a C2-2 overlay and is located outside of both the SSGD and the SHPD.

The project area is located in an R6/C2-2 zoning district. R6 zoning districts are widely mapped in medium density areas throughout the city. Both Quality Housing and Height Factor zoning bulk regulations are permitted in the R6 zoning district. Quality Housing regulations permit a floor area ratio (FAR) of 3.0 outside of MIH areas and a maximum permitted building height of

75 feet. Height Factor regulations permit a range of FARs determined by the Open Space Ratio on the site with a maximum FAR of 2.43 and a typical height of 13 stories. The C2-2 commercial overlay permits a wide range of locally-oriented commercial uses with a maximum commercial FAR of 2.0. Commercial parking would be required at a rate of one space per 300 square feet of floor area for local commercial uses. The portion of Block 13 within the project area is subject to the regulations of SHPD, which govern hillside development through the use of restricted lot coverage, height and use controls. Any development requires CPC authorizations when areas of steep slope or steep slope buffer are proposed to be altered.

Development Site

The development site comprises Block 13, Lots 82, 92, 100 and a portion of Lot 8, which constitute a single zoning lot. The development site contains approximately 97,009 square feet of area and is located at the corner of Hamilton Avenue and Stuyvesant Place, with approximately 132 feet of frontage along Hamilton Avenue, and approximately 703 feet along Stuyvesant Place and Richmond Terrace. The development site is both irregular in depth, as the lot varies between approximately 185 feet from Stuyvesant Place at its deepest to approximately 103.45 feet from Richmond Terrace at its shallowest, and curvilinear, where the front and rear lot lines curve following the street geometry of Richmond Terrace and Stuyvesant Place. Approximately 1,660 square feet of the development site is located in the bed of Stuyvesant Place, a mapped street with a built width of 45 feet and a mapped width of 50 feet. There are no curb cuts along Hamilton Avenue, Richmond Terrace or Stuyvesant Place.

The development site is the largest privately-owned site within a quarter-mile of the Staten Island Ferry Terminal, and is currently vacant with steep slopes and vegetation on a significant portion of the southern half of the site. The site slopes from approximately 38 feet to 54 feet in elevation along Richmond Terrace and Stuyvesant Place, and slopes up to 72 feet to 86 feet in elevation along the rear lot line. Due to the site's location in a predominantly developed area at the edge of the SHPD, the areas of steep slope on the development site are not contiguous with the remainder of the hillsides in the SHPD as a result of past disturbance and surrounding

development. A portion of the northern part of the development site has been cleared and leveled and includes foundations and retaining walls along Richmond Terrace. The uphill portion of the development site is separated from the larger hillside due to the construction of the large parking garage on the neighboring Castleton Park Apartments.

Previous Actions on the Development Site

Over the last several decades, various planning studies and zoning actions have taken place directly affecting the rezoning area and surrounding neighborhood. Applications seeking CPC authorizations for the project area pursuant to the SHPD were filed in 2008 (N 080329 ZAR and N 080330 ZAR) to permit development on steep slope and steep slope buffer, modify height and setback regulations, and allow certain uses and parking in excess of 30 spaces. The proposed project included development on two zoning lots and was comprised of a 208-foot-tall residential building with 139,670 gross square feet of floor area and a 203-foot-tall residential building with 175,878 gross square feet of floor area. An environmental assessment statement (08DCP049R) was prepared for these authorizations, and a conditional negative declaration was issued in June 2008. While the application was referred to SI Community Board 1 and received a favorable recommendation, it did not advance to the CPC for vote and was later terminated.

Surrounding Area

The surrounding area is within the St. George neighborhood, which is the most densely developed of all of Staten Island's neighborhoods and serves as the borough's civic center and primary transportation hub. The St. George neighborhood consists of a wide range of housing types, commercial uses and civic buildings, and has been the focus of many of the borough's economic development initiatives of the past several decades. To the south of Hamilton Avenue, between Richmond Terrace and St. Marks Place, the surrounding area is located within the SSGD and is zoned C4-2, a medium-density commercial zoning district. The SSGD was established in 2008 (N 080425 ZRR) with the goals building upon St. George's strength as a civic center and transit hub, establishing zoning regulations to facilitate continuous ground floor retail uses, and require tall, slender building forms, of up to 20 stories, that capitalize on St.

George's hillside topography and waterfront views. The C4-2 district encompasses the civic center, comprising Borough Hall, several courts, the St. George Branch New York City Library and public office facilities, and adjacent medium-density residential, commercial, and institutional buildings. Several six-story apartment buildings are located on the south side of Hamilton Avenue along the edge of the SSGD. Several New York City landmarks are located to the south of the project area along Richmond Terrace, including the Staten Island Family Courthouse, the 120th Police Precinct at 78 Richmond Terrace, Richmond County Courthouse and Staten Island Borough Hall.

The surrounding area has an area median household income (AMI) of \$46,124, which is substantially lower than both Staten Island (\$79,710) and Citywide (\$60,769) AMIs. In comparison to the rest of the borough, there is a high amount of rental housing, including protected housing units, including at the neighboring Castleton Park Apartments and New York City Housing Authority Richmond Terrace development.

The upland portion of the neighborhood, west of the project area, is primarily comprised of one- and two-family homes built in the late 19th century. Zoned R3A and R4, this area features notable architecture designed on the area's sloping topography in the SHPD. The area, centered on St. Marks Place, has been designated (LP-1883) by the Landmarks Preservation Commission as the St. George/New Brighton Historic District. Just south of the historic district and across from Castleton Park Apartments is Curtis High School, a New York City landmark that is within an R4 zoning district.

Located approximately one quarter mile from the Staten Island Ferry Terminal, the project area is well-served by public transit. Operated by the NYC Department of Transportation, the Staten Island Ferry provides direct ferry access to lower Manhattan. The Staten Island Ferry Terminal building also houses the terminal points for the borough's MTA-operated transportation systems. The Staten Island Railroad (SIRR) provides a north-south rail connection along the eastern portion of Staten Island. MTA bus services terminating at the Ferry Terminal include 14 local

routes and nine Limited-Stop routes operated during morning and evening rush hours. On August 23, 2021, the City began providing Staten Island's first Fast Ferry route, with service to Battery Park City and Midtown West in Manhattan, from a new facility located across from the project area.

Across Richmond Terrace, along the waterfront, there has been significant development activity and investment by the City over the past several decades, which is intended to take advantage of the higher density mixed-use nature and ample transit access of the areas surrounding the Staten Island Ferry Terminal. The development of several of these City-owned parcels originates from the North Shore 2030 planned efforts, which were by the New York City Economic Development Corporation (EDC) and the New York City Department of City of City Planning (DCP).

Immediately to the northeast of the project area is the site of the proposed New York Wheel, a 625-foot-tall observation wheel, approved in 2013 (N 130316 ZRR). The site is currently subject to ongoing discussions between EDC and a new development team. A parking garage, containing approximately 950 parking spaces, developed as part of the New York Wheel project, remains open to the public. To the southeast of the proposed New York Wheel site is the Richmond County Bank ballpark, an approximately 7,100-seat stadium. The facility opened in June 2001 and was home to the Staten Island Yankees, a minor league baseball team, until 2020. A new baseball team is expected to occupy the stadium beginning in 2022 and the Atlantic League, in coordination with EDC, have announced plans to also host other events at the stadium. Further south of the stadium is the new 340,000-square-foot Empire Outlet shopping mall, and an associated 1,250-space parking garage that was constructed to serve the mall, stadium and commuters. To the south of the Ferry Terminal is the site of Lighthouse Point. Lighthouse Point is a mixed use residential and hotel development currently under construction that will contain approximately 260,000 square feet of floor area on the site of former US Lighthouse Service Depot. Upon completion, the Lighthouse Point development will include a wide range of uses including a hotel, a 115-unit residential development, commercial retail and office uses, and associated parking.

Each of these projects will contain an associated open space component along the waterfront, some of which are constructed and open to the public. Upon completion, these developments will facilitate approximately one mile of waterfront public access, which will ultimately connect to ongoing EDC open space projects at the Tompkinsville Esplanade and Stapleton Waterfront. In total, these projects will create over two miles of waterfront esplanade on the North Shore.

Proposed Development

The proposed development would include three mixed-use residential buildings with a total of 592,014 square feet of floor area and an FAR of 6.0 within the SSGD. The program would include 750 housing units, 225 of which would be permanently affordable; 7,020 square feet of zoning floor area for retail, with a total of 18,880 gross square feet of retail space including cellar space; and 331 accessory parking spaces. The three residential buildings would range in heights from 11 to 26 stories. The proposed development includes a 26-story building located on the southern portion of the development site at Stuyvesant Place and Hamilton Avenue (Building 1), a 25-story building fronting Richmond Terrace in the middle of the site (Building 2), and an 11-story building fronting on Richmond Terrace at the northern end of the site (Building 3). Due to changes in elevation and the nature of the hillside, the proposed height of Buildings 1 and 2 are generally aligned with the maximum height of the neighboring Castleton Park Apartments. Areas between the buildings would serve as open space for residents, including an approximately 7,790-square-foot publicly accessible open space that is proposed at the corner of Hamilton Avenue and Stuyvesant Place, and an additional 5,700-square-foot publicly accessible open space with active recreational uses between Buildings 2 and 3.

Building 1, located at the southeastern portion of the development site, would contain approximately 278,974 square feet of floor area with 327 units. Building 1 would also contain approximately 9,697 square feet of retail at the base of the building. Building 1 would be an L-shaped building that would frame the publicly accessible open space with a three-story base and a street wall height of 37 feet. The building tower would set back from Stuyvesant Place and rise

to 21 stories (226 feet), set back again and then rise to a maximum height of 26 stories (273 feet). The portion of the tower that faces Hamilton Avenue would set back from the street wall and then rise to 26 stories, setting back every five stories beyond the base.

Building 1 would be set back a minimum of 29 to 142 feet from Hamilton Avenue and 43 to 47 feet from Stuyvesant Place to provide the publicly accessible open space and a view corridor along Hamilton Avenue. Retail at the base would have frontage on the publicly accessible open space. The main residential entrance to Building 1 would be located on Stuyvesant Place. Accessory parking in the base of the building at the second and third level would have access from Hamilton Avenue, while parking in the cellar would have access from Stuyvesant Place.

Building 2, located in the middle of the development site at the intersection of Richmond Terrace and Stuyvesant Place, would contain approximately 203,010 square feet of floor area with 295 units. Building 2 would also contain approximately 1,715 square feet of retail at the base of the building. The tower would be oriented east-west with a street wall height of 50 feet, which could increase to a maximum underlying height of 75 feet within the R7-3 zoning district. The building tower oriented toward Stuyvesant Place would set back from the street line and rise to 20 stories (200 feet), set back again and then rise to its full height of 25 stories (245 feet). Building 2 would be set back from Stuyvesant Place to accommodate the sidewalk widening mapped on the property. The main entrance would be located on Richmond Terrace.

Building 3, located at the north end of the development site, would contain approximately 110,030 square feet of floor area with 128 units, and approximately 7,020 square feet of retail use at the base of the building. Building 3 would have a three-story base and street wall of 47 feet. The portion of the building above the base would set back and angle to the west to maintain views to the water, rising to a full height of 11 stories (132 feet). The building and garage entrance would be from Richmond Terrace, and the remaining portion of the ground floor would be comprised of retail use.

The proposed development would include 331 required parking spaces for residential and commercial uses. Under the proposed R7-3/C2-4 zoning district, residential parking for market rate dwelling units is required at a rate of 50 percent (263 spaces), 15 percent (34 spaces) for affordable dwelling units, and one space per 1,000 square feet of floor area for commercial uses (34 spaces).

The proposed development would include two publicly accessible open space areas that would serve as natural or landscaped open space for the residents. The approximately 7,790-square-foot publicly accessible open space would be located at the intersection of Hamilton Avenue and Stuyvesant Place, adjacent to the location of entrances for ground floor commercial uses. The entire public open space would be framed by several large built in planters with integrated seating areas. Additional movable tables and chairs would also be provided.

A 5,700-square-foot publicly accessible active recreation open space is also proposed between Building 2 and Building 3, and is proposed to include outdoor adult fitness equipment, an open turf area, and concrete walking path. The active open space would be located above a below-grade parking deck and flanked on both sides by the residential lobby of Building 2 and the ground floor nonresidential uses of Building 3. Both publicly accessible open spaces would be marked with signage indicating that they are available for public use. Additional open areas on the site, including the rear yard, portions of the side yard of Building 1, and the area between Buildings 1 and 2 fronting Stuyvesant Place, are proposed to retain their natural topography and planting.

Actions Requested to Facilitate the Proposed Development

In order to facilitate the proposed development, the applicant seeks a zoning map amendment, zoning text amendment and special permit.

Zoning Map Amendment (C 210289 ZMR)

The applicant proposes a zoning map amendment to change the zoning of the project area bounded by Nicholas Street, Richmond Terrace, Stuyvesant Place, Hamilton Avenue and a line 185 feet from and parallel to Richmond Terrace and Stuyvesant Place between Hamilton Avenue and Nicholas Street from an R6/C2-2 zoning district within the SHPD to an R7-3/C2-4 zoning district within the SSGD . The applicant also proposes to change the zoning of the area bounded by Richmond Terrace, Hamilton Avenue and Stuyvesant Place from an R6/C2-2 zoning district to a R6/C2-4 zoning district, to be located within the SSGD.

Zoning Text Amendment (N 210290 ZRR)

The applicant proposes a zoning text amendment that would affect: (1) Article II (General Residence District); (2) Article XII Chapter 8 (Special St. George District); and (3) Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas).

Article II (General Residence District)

The applicant proposes the mapping of an R7-3 zoning district within the SSGD. Further, the applicant seeks to allow buildings constructed under the MIH program to use the Quality Housing regulations. To do so, certain technical zoning amendments are required to amend the applicability of the General Residence District to enable its application in the SSGD.

Article XII, Chapter 8 (Special St. George District)

The applicant proposes text amendments to the SSGD to clarify or modify existing regulations or establish new regulations that would apply to the proposed R7-3 zoning district. Text amendments would include changes to extend or modify the SSGD district-wide or subdistrict-wide regulations to the project area, as appropriate.

The text amendment would modify the General Purposes of the SSGD to include an additional goal of fostering economic diversity by supporting a broad range of housing, including affordable housing, within the SSGD.

Bulk regulations governing the R7-3 district would be established within the SSGD, including: (a) establishing a maximum FAR of 6.0 under the MIH program; (b) establishing a lot coverage of 70 percent for interior lots and 100 percent for corner lots; (c) establishing a maximum street wall height of 75 feet, and: (d) establishing a maximum building height of 185 feet or 18 stories, whichever is less.

Parking and loading regulations for the R7-3 and R6 zoning districts would be governed by the underlying regulations. Residential parking for market-rate dwelling units in both the R7-3 and R6 zoning districts would be provided at a rate of 50 percent, and at a rate of 15 percent and 25 percent for the affordable housing units in the R7-3 and R6 zoning districts, respectively.

A new special permit is proposed to allow bulk and mandatory improvement modifications for R7-3 districts within the SSGD Upland Subdistrict. To grant the special permit, the CPC would be required to find that the modifications would enhance the distribution of bulk on the zoning lot, would not unduly obstruct access to light and air, and would result in a better site plan and urban design relationship with adjacent streets, open areas, and the surrounding neighborhood.

Appendix F

The proposed zoning text amendments would include amendments to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to include the proposed R7-3/C2-4 zoning district in the SSGD as a MIH area. The applicant proposes to map both Option 1 (25 percent of floor area at 60 percent of AMI) and Option 2 (30 percent of floor area at 80 percent of AMI)

Special Permit (C 210291 ZSR)

The applicant also seeks a special permit for developments in R7-3 zoning districts within the Upland Subdistrict to facilitate the proposed development.

The proposed text amendment establishes the underlying height and setback regulations for the R7-3 district within the SSGD, which require setbacks of 10 feet from a wide street and 15 feet from a narrow street above a maximum base height of 75 feet, and limit the overall height of buildings to 185 feet or 18 stories, whichever is less. The proposed special permit would allow a maximum building height of 273.03 feet and 26 stories in Building 1 (a waiver of 88.03 feet or eight stories) and 244.64 feet and 25 stories in Building 2 (a waiver of 59.64 feet or six stories). The requested height waiver would allow the proposed development to provide both publicly accessible and private open space on the site, and allow the development of taller, more slender buildings forms as encouraged by the SSGD that respond to the neighborhood's topography, and allow for the hillside characteristic to be experienced from the public realm.

Further, the special permit would allow a portion of the 21-story tower in Building 1 to encroach within the 15-foot setback required from Stuyvesant Place by a maximum of 9.34 feet, the corner of the 20-story portion of Building 2 within the 10 foot setback required from Richmond Terrace by 5.17 feet, and a sliver of the 11-story portion of Building 3 within the 10 foot setback required from Richmond Terrace by a maximum of 3.01 feet. The proposed waivers are requested to respond to the curved nature of the street line along Richmond Terrace and Stuyvesant Place, and the transition between wide street and narrow street setback requirements that occur at the intersection of Richmond Terrace and Stuyvesant Place.

The SSGD limits the amount of lot coverage that can be used for building bulkhead and rooftop equipment. The proposed special permit would allow the bulkheads and rooftop equipment on Building 2 to exceed 20 percent, up to a maximum of 38 percent of the building lot coverage.

The proposed special permit would allow a waiver of the underlying rear yard requirement for Building 1 where an area of approximately 95 square feet would encroach into the required rear

yard from Hamilton Avenue as a result of the irregularity of the side lot and rear lot lines of the development site.

The SSGD requires that the entire area of the zoning lot between the street line and all street walls be planted, with the exception of building and accessory parking entrances. The proposed waiver would facilitate the inclusion and location of the proposed publicly accessible open spaces and areas where the sidewalk between the front building wall and street line are proposed to be widened. The publicly accessible open space is proposed to have landscaping, as well as paved areas for seating and circulation.

ENVIRONMENTAL REVIEW

The certified application (C 210289 ZMR), in conjunction with the applications for the related actions (N 210290 ZRR and C 210291 ZSR), were 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 lead is the City Planning Commission. The designated CEQR number is 20DCP140R.

It was determined that this application, in conjunction with the applications for related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on October 16, 2020, and subsequently distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on October 16, 2020. A public scoping meeting was held on November 19, 2020, and the Final Scope of Work was issued on May 3, 2021.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on May 3, 2021. Pursuant to SEQRA regulations and the CEQR procedures, a joint public hearing was held on the

DEIS on July 14, 2021 in conjunction with the public hearing on the related Uniform Land Use Review Procedure (ULURP) items (C 210289 ZMR, N 210290 ZRR, C 210291 ZSR). A Final Environmental Impact Statement (FEIS) reflecting the comments made during the public review process was completed, and a Notice of Completion of the FEIS was issued on August 20, 2021.

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 as specified in Chapters 4, 6, and 8 of the FEIS.

The application, as analyzed in the FEIS, contained Project Components Related to the Environment (PCREs), which are set forth in Chapter 3, “Open Space,” and Chapter 11, “Construction.” To ensure the implementation of the PCREs, the applicant will enter into a Restrictive Declaration at the time of approval of land use-related actions and prior to issuance of any permits.

The proposed project as analyzed in the FEIS identified significant adverse impacts with respect to open space (active), transportation (vehicular traffic), and construction (vehicular traffic, noise).

The identified significant adverse impacts and proposed mitigation measures under the proposed actions are summarized in Chapter 13 “Mitigation” of the FEIS. To ensure the implementation of the mitigation measures identified in the FEIS, the mitigation measures are included in a Restrictive Declaration.

UNIFORM LAND USE REVIEW

This application (C 210289 ZMR), and the related application for a special permit (C 210291 ZSR), were certified as complete by the Department of City Planning on May 3, 2021, and duly referred to Staten Island Community Board 1 and the Borough President in accordance with Title

62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 210290 ZRR), which was referred for the information and review in accordance with the procedure for non-ULURP matters.

Community Board Public Hearing

Staten Island Community Board 1 held a public hearing on this application (C 210289 ZMR), in conjunction with the applications for the related actions (N 210290 ZRR and C 210291 ZSR) on June 2, 2021 and on June 9, 2021, by a vote of 28 in favor, one opposed, and none abstaining, recommended disapproval.

Borough President Review

The Staten Island Borough President issued a recommendation on July 12, 2021 to disapprove the application (C 210289 ZMR), in conjunction with the applications for the related actions (N 210290 ZRR and C 210291 ZSR).

City Planning Commission Public Hearing

On June 23, 2021 (Supplemental Calendar No. 1), the CPC scheduled July 14, 2021 for a public hearing on this application (C 210289 ZMR) and applications for the related actions (N 210290 ZRR and C 210291 ZSR). The hearing was duly held on July 14, 2021 (Calendar No. 47). Eight speakers testified in favor of the application and three in opposition.

The applicant team, consisting of three speakers, testified in support of the application. The applicant's architect noted that the development site is unique in its size, location, proximity to public transportation, and site conditions, and stated his belief that the site required a bespoke zoning solution to respond to these factors. He described how the adjacency to the core of the St. George civic center and the tallest buildings on Staten Island establish the context for the proposed development. He noted that the development site is located in an isolated portion of the

SHPD due to the construction of the Castleton Park Apartments and that the quality of the hillside had been degraded from previous development on the site.

An architect from the applicant team noted that the proposed development seeks to meld the goals of both the SHPD and the SSGD by providing nearly 50 percent of the site as open space. From the goals of the SSGD, the proposed development would provide towers articulated in a way that would maintain upland views, as well as open space. He stated that the articulation, setbacks, and varying maximum heights of the three proposed buildings would allow for a massing that complemented the context by responding to adjacent buildings, maintaining views, and allowing the characteristics of the hillside to be visible from the street.

The applicant's land use attorney stated that the development site has remained a blight in the community for many years and has been underutilized, noting that the actions being sought would provide greater benefit for the neighborhood than an as-of-right development complying with the current zoning. He stated his belief that the additional density and modifications sought through the special permit would allow the proposed development to provide greater benefit to the neighborhood, including much needed affordable housing, public open spaces for residents, and adding to the critical mass of residents needed to support the area's businesses and cultural institutions. Lastly, he noted that due to the development site's location in St. George, the rezoning is consistent with the City's policy of encouraging higher density development in areas with access to public transportation.

In addition to the applicant team, five people spoke in favor of the application. A representative for the Staten Island Economic Development Corporation (SIEDC) spoke about previous work in the St. George neighborhood undertaken to boost the local economy, noting that previous plans did not account for the residential growth needed to support local commercial and institutional establishments. He noted that SIEDC believes that the introduction of new residents to the neighborhood would be key to improving the local economy and would lead to additional investment in the community.

A representative from Community Agency for Senior Citizens spoke about the critical services the organization provides to Staten Island's North Shore residents. She indicated that a frequent request from seniors in the area is for housing support, as they can no longer live in private homes or are priced out of unregulated housing units. She also stated that the organization believes that the proposed additional housing in the area could better serve young people and families on Staten Island that struggle to find housing.

Representatives from the Central Family Life Center as well as the Pastor at First Central Baptist Church spoke about the applicant's commitment to working with local non-profit organizations to provide career services and employment training through the organization's youth employment programs. They also discussed that the project would provide the opportunity to revitalize the St. George neighborhood by promoting a walkable, transit-oriented community in an area in need of greater economic opportunity.

A representative from 32BJ SEIU, a union representing building services workers, spoke to the applicant's commitment to providing prevailing wage jobs for building services employees. She also noted that the addition of permanently affordable housing near transit is important to the union's membership and their families.

In addition to the oral testimony delivered at the public hearing, several members of the public provided written testimony in support of the proposed project citing the appropriateness of the rezoning due to the development site's proximity to public transit and the proposed creation of affordable units in an area with known need.

Those who spoke in opposition included the Staten Island Borough President and two members of the public.

The Borough President refuted the statement that the St. George neighborhood is transit rich and stated his belief that this particular site was purposely not included in the DCP's mapping of SSGD in 2008. He also expressed concern that the proposed development sought to establish new regulations for the site through the zoning map and text amendments, then modify those same requirements using a special permit to modify bulk and waive mandatory improvements. He stated that the R7 zoning being sought was not previously considered appropriate by the CPC for the borough and would set a precedent for future rezonings in the area. He also spoke about the additional number of residents that would be added to the neighborhood, noting that he believes that this would be inappropriate without first providing key infrastructure improvements.

Two members of the public spoke in opposition to the proposed development, referencing past projects in the area that were, in their belief, unsuccessful. They also expressed concern that the proposed rezoning would diminish the integrity of the SHPD as well as set precedent for others to consider similar actions to remove sites from the SHPD and SSGD.

CONSIDERATION

The Commission believes that this application for a zoning map amendment, in conjunction with the related applications for a zoning text amendment (N 210290 ZRR) and special permit (C 210291 ZSR), is appropriate.

Together, these actions will facilitate the development of 750 units of housing, including 225 units of permanently affordable housing, on the development site to bring a greater diversity of housing options to Staten Island's North Shore and provide a critical mass of residents to better support the local businesses and institutions. The Commission believes that the proposed actions will align the zoning framework governing the project area and development site to better

respond to the site's proximity to public transportation, and the core of the St. George civic center.

Zoning Map Amendment (C 210289 ZMR)

The Commission believes that the proposed zoning map amendment changing the zoning districts from R6/C2-2(SHPD) to R7-3/C2-4 (SSGD) and R6/C2-2 to R6/C2-4(SSGD) is appropriate.

The Commission recognizes that the underlying R6/C2-2 zoning in the project area has remained unchanged since 1961 and was reflective of land use patterns and objectives established at that time. The project area is located in close proximity to St. George Terminal, which provides access to MTA bus service, the Staten Island Railroad, and two ferry services to Manhattan. The City's planning efforts over the past several decades have focused on developing underutilized land within close proximity to the St. George Terminal to spur economic development on Staten Island's North Shore. As these plans have materialized, residential development contemplated by the establishment of the SSGD within the St. George neighborhood has not kept pace or provided the critical mass of residents needed to support the new businesses and institutions. As the largest privately owned vacant lot within walking distance to Staten Island Ferry Terminal, the development site is unique in its potential to support higher density residential development. The R6 zoning district, specifically when mapped within the SHPD, limits the potential of the development site to provide a meaningful number of housing units, including permanently affordable units, to the area.

The C2-2 commercial parking rate is considerably higher than the requirements in the adjacent SSGD and was mapped prior to the construction of several large public parking structures within the neighborhood, including 950 parking spaces in a public parking structure opposite the development site. The Commission believes that the proposed C2-4 commercial overlay provides an appropriate number of off-street parking spaces for locally oriented non-residential uses, and

supports the goals of the SSGD and the larger St. George neighborhood of creating a more walkable, pedestrian oriented neighborhood.

The R7-3 zoning district is a non-contextual zoning district, which is mapped in MIH areas where additional design flexibility is warranted, such as along the waterfront, near infrastructure, or on unique sites. The Commission believes that the R7-3 district is appropriate due to the unique topography of the project area, and the unique size and shape of the development site. Furthermore, the Commission believes that the additional flexibility and maximum permitted building height of the R7-3 zoning district are aligned with the intent of the SSGD's maximum height requirements in the C4-2 district and the SSGD's goal of preserving upland views and responding to the unique topography of the neighborhood.

The Commission acknowledges the sensitivity surrounding the removal of portions of the project area from the SHPD and the concerns raised by some members of the public. While the Commission believes that the goals of the SHPD to protect steep slopes and trees is vital to preserving the remaining ecologically sensitive areas on Staten Island, the Commission also acknowledges that the location, development history, existing site conditions, and ecological value of the project area make it appropriate to consider the removal of the project area from the SHPD.

While the SSGD regulations do not specifically incorporate the preservation requirements for individual portions of steep slope on a lot, a stated objective of the SSGD is to specify bulk controls that capitalize on the hillside topography. The Commission believes that the proposed R7-3 zoning district, in conjunction with the modifications sought through the special permit, provide a site plan that meets this goal by allowing the neighborhood's characteristic hillside topography to be experienced in the public realm and to continue to define the Staten Island skyline.

Regarding the Community Board's recommendation that the applicant pursue an as-of-right project, the Commission believes that the development site and project area offer a unique opportunity to achieve the goals established in 2008 for the St. George neighborhood through the creation of the SSGD. The Commission recognizes that the zoning framework established in the SHPD is invaluable for preserving the borough's ecologically significant areas, however, the SHPD presents development constraints in providing significant multi-family housing in context with the greater St. George neighborhood. An as-of-right development would not result in a development that meets larger neighborhood or citywide objectives of providing additional housing opportunities near public transit. Additionally, the Commission acknowledges that the previous disturbance to the natural topography of all of the lots within the rezoning area, and the isolated nature of the development site do not contribute to the larger ecological preservation goals established by the SHPD.

Regarding assertions made by the Borough President, Community Board 1, and some members of the public that the proposed actions would establish precedent for higher density development to occur throughout the remainder of the borough, the Commission notes that any future rezoning would be subject to the ULURP and CEQR processes, which include mandatory public review, and that the any future rezoning efforts would be evaluated on their individual merit and appropriateness for a given location.

Zoning Text Amendment (N 210290 ZRR)

The Commission believes that the proposed zoning text amendment, to allow for the mapping of an R7-3 zoning district within the SSGD and to establish regulations to govern the R7-3 zoning district within the SSGD, is appropriate, and maintains and enhances the purpose of the SSGD.

The Commission finds that the proposed zoning text amendment to the SSGD, which establishes a special permit for buildings within R7-3 zoning districts, is supportive of the intent of the SSGD by providing the opportunity to better respond to the unique character of the St. George

neighborhood. The findings of the proposed special permit encourage enhanced distribution of floor area and a positive urban design relationship amongst the buildings and the public realm.

The Commission believes that the proposed zoning text amendment to Appendix F to designate an MIH area is appropriate. The action will designate a new MIH area coterminous with the proposed R7-3/C2-4(SSGD) area. Designating an MIH area coterminous with the portion of the rezoning area that will permit greater density is consistent with citywide objectives of promoting production of affordable housing outlined in *Housing New York*, and will also represent one of the first MIH mappings through a private land use application on Staten Island. The text amendment will require any future residential development within the rezoned area to set aside 25 or 30 percent of the residential floor area for income-restricted housing units, which will result in at least 188 permanently income restricted affordable housing units. The MIH area will be mapped with MIH Options 1 and 2.

Special Permit (C 210291 ZSR)

The Commission believes that the proposed special permit to modify bulk regulations and mandatory improvements of the SSGD is appropriate. The modifications will aid in achieving the general purposes and intent of the SSGD. The proposed modifications result in a superior site plan with respect to the neighborhood context, relationship to the public realm, and open space planning.

The Commission finds that the combination of waivers of building height, setback, and rear yard allow for the development site to better respond to the unique context and topography of the development site, and provide a more rational development in response to the irregularities of the lot. The height waivers allow for the inclusion of publicly accessible and private open space, and taller, more slender building forms that respond to the topography, provide visual connections to the waterfront and allow for the hillside characteristic of the neighborhood to be experienced from the street level. Additionally, the modification of height limits the amount of site disturbance needed to facilitate the development and allows for portions of the development site

to remain in their natural topographic condition. The Commission acknowledges that building setback waivers along Stuyvesant Place and Richmond Terrace are requested in response to the curved nature of the zoning lot, and that additional building setbacks along Hamilton Avenue are provided to avoid impinging on the light and air that reaches adjacent buildings and maintain upland view corridors.

The Commission believes that the waiver of SSGD mandatory improvements for planting between the street wall and street line is appropriate. The waivers being sought allow for the creation of two public spaces that, in addition to planting, will provide opportunities for both passive and active recreational spaces.

The Commission believes that both the private and publicly accessible open spaces provided on the development site will improve the overall quality of the development and provide benefit to the larger St. George neighborhood. The passive and active privately-owned publicly accessible open spaces are located in a way that will improve the urban experience adjacent to the development site. In addition, these spaces will add to the larger network of small-to-medium sized open spaces that are present in St. George along Bay Street, Stuyvesant Place and Richmond Terrace. The Commission believes that the design of the publicly accessible open spaces is thoughtful in its approach to negotiating the elevation differences along Stuyvesant Place. The portions of the site that are intended to be left in their natural state are aligned with the intent of the SSGD to capitalize on the hillside topography and maintain waterfront vistas. The preservation of these spaces will be visible from neighboring buildings and the adjacent streets and provide a visual transition between areas subject to the SHPD and the development site in the SSGD.

The Commission acknowledges public comments stating that the height of the proposed development is uncharacteristic of the neighborhood. While the proposed height pursuant to the special permit will be taller than a development constructed pursuant to the current zoning or standard R7-3 regulations, the Commission finds that the unique topography of the development

site, existing context established by the Castleton Park Apartments, and the current tower regulations of the SSGD provide appropriate context for the requested modifications. The Castleton Park Apartments are currently the tallest buildings on Staten Island and include two 20-story building fronting on St. Marks Place. There is a considerable difference in elevation between St. Marks Place and the development site, which has its primary frontage on Richmond Terrace. Due to this elevation difference, the tallest portion of the proposed development is appropriate, as it is comparable in height to the Castleton Park Apartments. Additionally, the current regulations in the SSGD permit buildings of up to 20 stories on large lots within a C4-2 zoning district. While no development has taken advantage of these provisions since the creation of the SSGD, future as-of-right development could achieve this height.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 20, 2021, with respect to this application (CEQR No. 20DCP140R), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that:

1. 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
2. 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 report of the City Planning Commission, together with the FEIS constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the 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 further amended by changing the Zoning Map, Section No. 21c:

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;
2. eliminating a Special Hillside 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;
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;
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; 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;

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

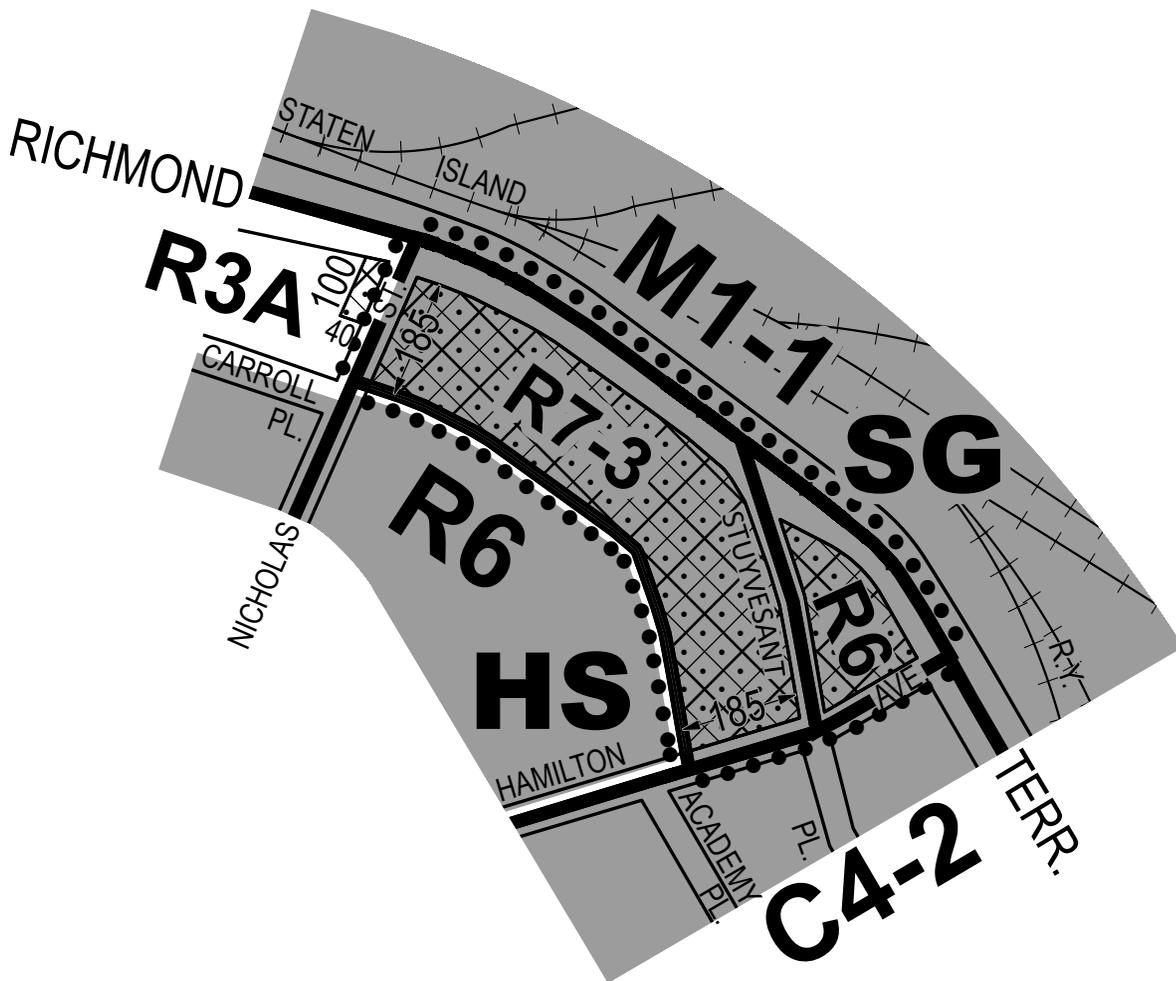
MARISA LAGO, *Chair*

KENNETH J. KNUCKES, ESQ., *Vice Chairman*

**DAVID J. BURNEY, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*

ALFRED C. CERULLO, III, ORLANDO MARIN, *Commissioners, VOTING NO*

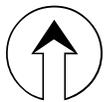
ANNA HAYES LEVIN, *Commissioner, ABSTAINING*



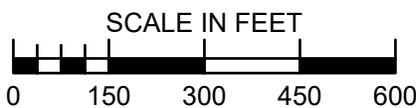
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

21c
 BOROUGH OF
STATEN ISLAND

S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 May 3, 2021



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-2 from within an existing R6 District, by eliminating a Special Hillside Preservation District (HS), by changing from an R6 District to an R7-3 District, by establishing a C2-4 District within an existing R6 District and a proposed R7-3 District, and by establishing a Special St. George District (SG).
-  Indicates a C2-4 District
-  **HS** Special Hillside Preservation District
-  **SG** Special St. George District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: River North (Liberty Towers)	
Applicant: Richmond SI Owner LLC	Applicant's Primary Contact: Richmond SI Owner LLC
Application # 210289ZMR	Borough:
CEQR Number: 20DCP140R	Validated Community Districts: R01

Docket Description:
 IN THE MATTER OF an application submitted by Richmond SI Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

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

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

RECOMMENDATION: Unfavorable			
# In Favor: 28	# Against: 1	# Abstaining: 0	Total members appointed to the board: 39
Date of Vote: 6/9/2021 12:00 AM		Vote Location: virtual	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 6/2/2021 6:00 PM	
Was a quorum present? Yes	<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>
Public Hearing Location:	Join Zoom Meeting https://us02web.zoom.us/j/81740136842 Meeting ID: 817 4013 6842 One tap mobile +16465588656,,81740136842# US (New

CONSIDERATION: MOTION PASSED TO DENY APPLICATION AS FOLLOWS:
 Motion made and seconded to deny the application
 WHEREAS, this application seeks to rezone the proposed area from an R6/C2 District within the Special Hillside Preservation District to an R7-C3/C2-4 within the Special St. George District
 WHEREAS, this application is in the Special Hillside Preservation District which was designed to give oversight to building in steep slope; and,
 WHEREAS, the application seeks to obliterate the Special Hillside Preservation District in an area of the steepest slope in Community Board #1, and
 WHEREAS, it is unprecedented for any proposal to be removed from the Special Hillside Preservation District; and,
 WHEREAS, the existing R6 District provides the greatest bulk and height of any district in SI, and
 WHEREAS, The Special St. George District provides parking and other development controls designed specifically for this area, and.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

WHEREAS, this development is asking for multiple authorizations and waivers all intended to maximize density and bulk in a district that can be developed without this extreme contorted level of relief, and,
WHEREAS, this application has been extremely fast tracked through the Department of City Planning and will saddle new representatives and administration with a decision that should be left for them to debate, and,
BE IT HEREBY RESOLVED THAT: Community Board #1 opposes all the actions proposed with the application and strongly suggests they build within existing zoning controls so as not to completely disregard all previously crafted zoning.

Recommendation submitted by	SI CB1	Date: 6/10/2021 1:18 PM
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BOROUGH PRESIDENT RECOMMENDATION

Project Name: River North (Liberty Towers)	
Applicant: Richmond SI Owner LLC	Applicant's Administrator: Richmond SI Owner LLC
Application # 210289ZMR	Borough: Staten Island
CEQR Number: 20DCP140R	Validated Community Districts: R01

Docket Description:

IN THE MATTER OF an application submitted by Richmond SI Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

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

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

RECOMMENDATION: Unfavorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Be it resolved that the Staten Island Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission (CPC) and the City Council disapprove this application.

Recommendation submitted by	SI BP	Date: 7/12/2021 4:18 PM
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