



SOUTH RICHMOND ZONING RELIEF

Special South Richmond Development District

Proposal Summary

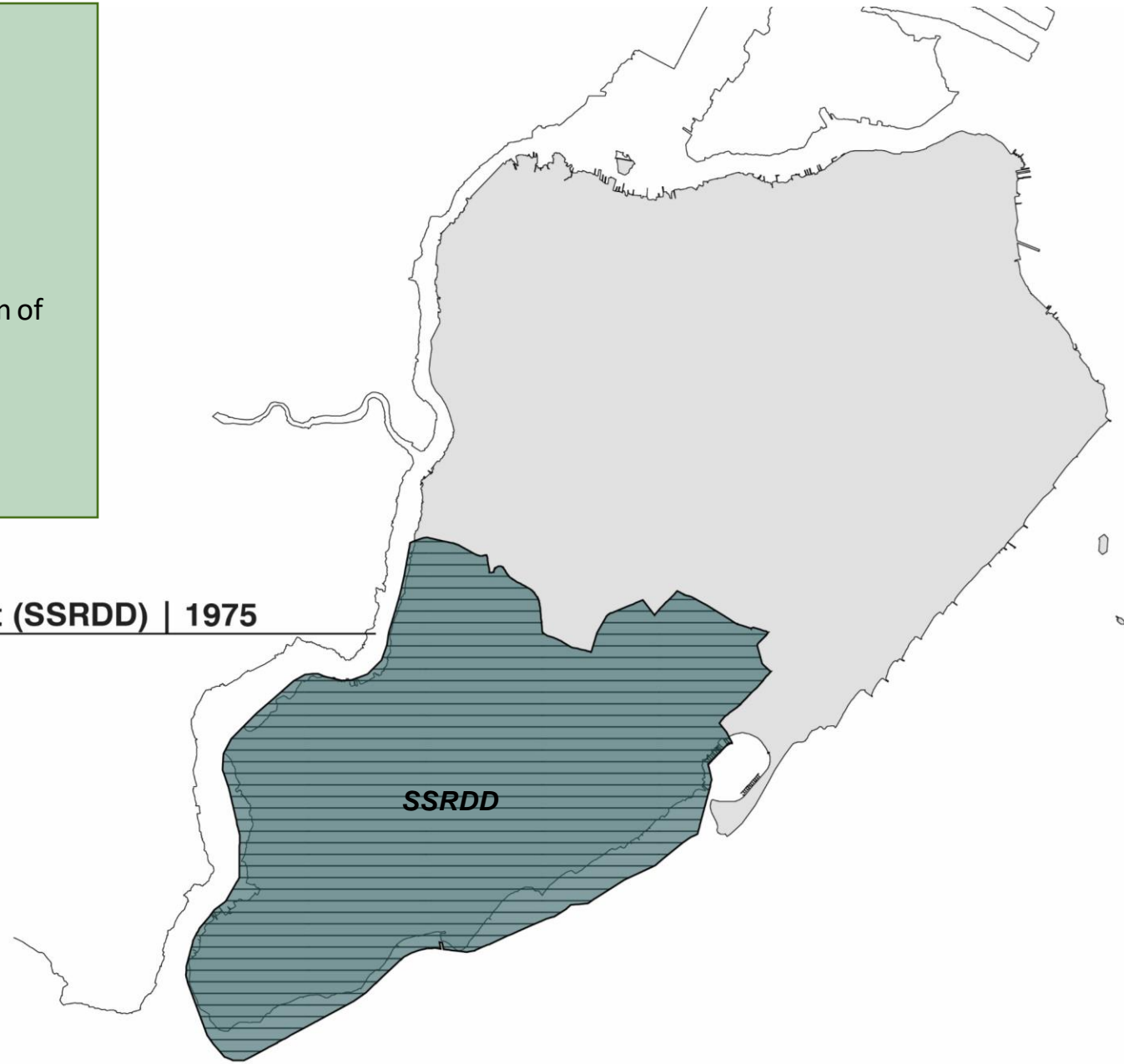
March 2023



- **Special District created** in response to:
 - 1964 – Opening of the Verrazzano Bridge
 - 1970 – Clean Air Act
 - 1972 – Clean Water Act
- Goals of **balancing development** with protection of **natural resources**.
- **One-third** of Staten Island's **land area** is within this special district.

Special South Richmond Development District (SSRDD) | 1975

- CB 3
- | | |
|-------------------|-------------------|
| ■ Tottenville | ■ Annadale |
| ■ Charleston | ■ Eltingville |
| ■ Rossville | ■ Arden Heights |
| ■ Sandy Ground | ■ Great Kills |
| ■ Woodrow | ■ Prince's Bay |
| ■ Bay Terrace | ■ Richmond Valley |
| ■ Pleasant Plains | |

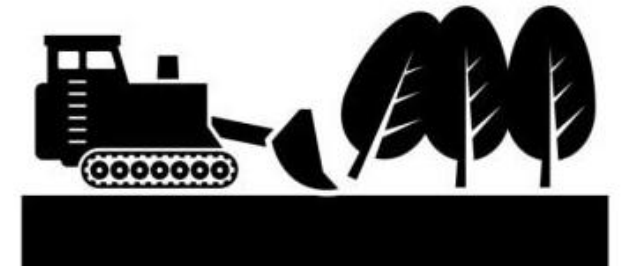




*“Why is the approval process so **complex and burdensome** for smaller projects?”*



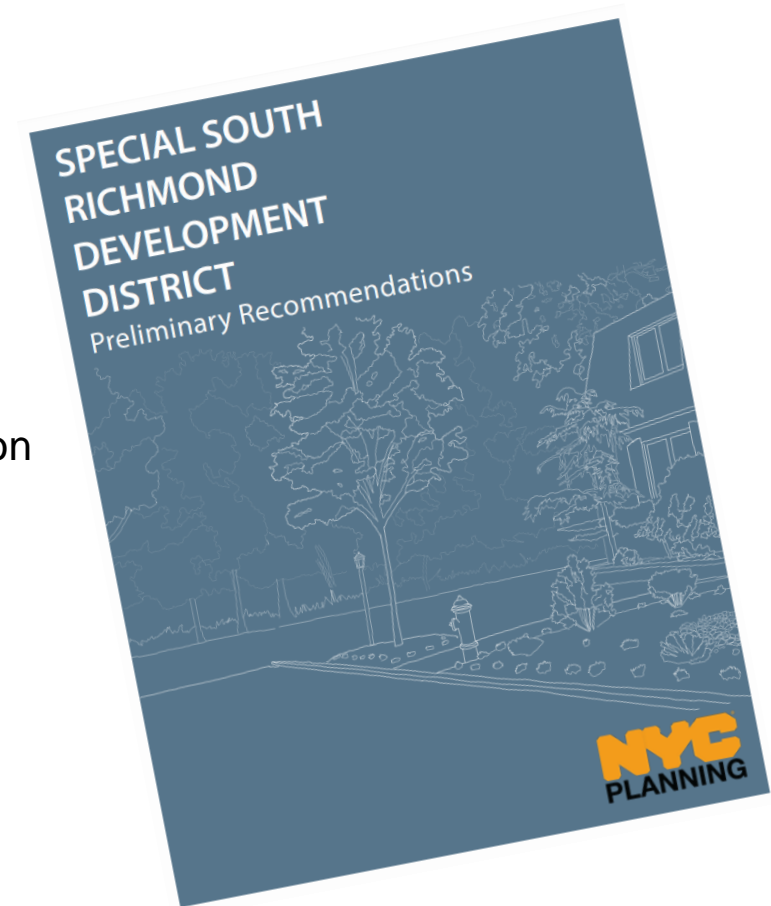
*“Why do homeowners need to spend extra **time and money** for CPC approvals unlike other areas of the Borough?”*



*“Why can’t the City focus review on **larger sites** with sensitive natural features?”*

Goals previously established by the Working Group

- **SIMPLIFY** the approval process
 - Create home-owner friendly zoning regulations for small properties
- **ESTABLISH** greater predictability
 - Codify rules for natural feature preservation and neighborhood character based on 50 years of best practices.
- **IMPROVE** regulations for larger sites
 - Concentrate CB and CPC review on large and environmentally sensitive sites.

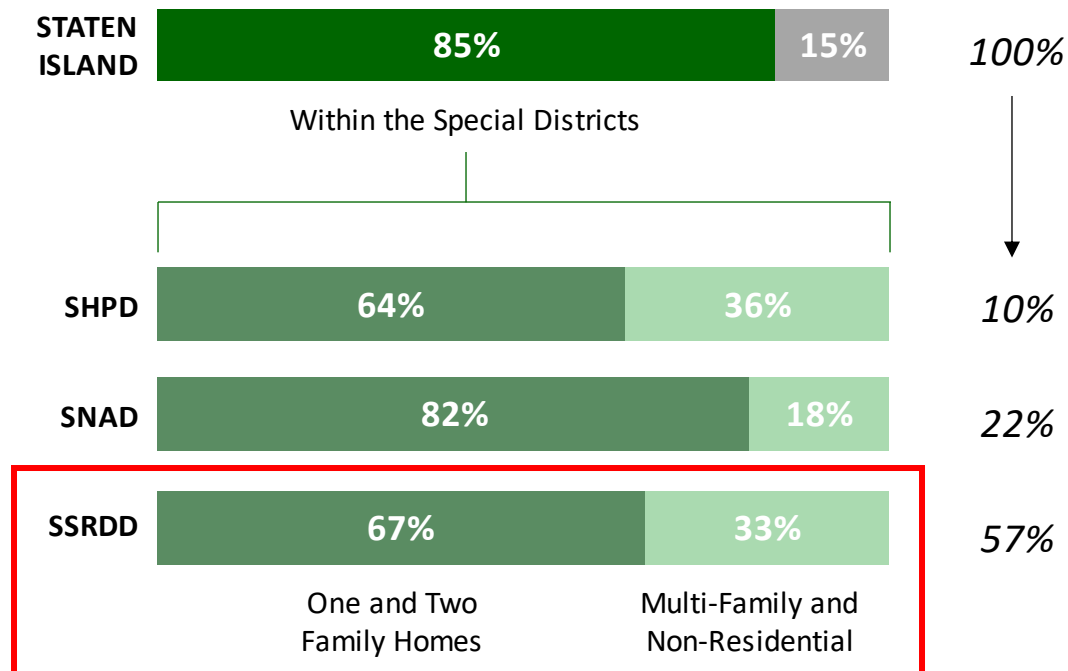


Current Zoning Text & Regulations

- Requires DCP review of virtually **every residential lot** within the Special District.
- Two-thirds of applications are **one- and two-family homes**.
- Majority of applications are **Certifications**
 - Subdivision
 - Public School Seats

} **44% of all applications**
- CPC Authorizations required for:
 - Tree Removal
 - Topographic Modification
 - Group Parking +30 spaces

Application Type and Workload



EXISTING APPROVALS

	Cert	Auth	SP
SHPD	2	9	1
SNAD	3	10	2
SRD	9	10	7
Total	14	29	10



<p>As-of-Right</p>	<ul style="list-style-type: none">• Small Subdivisions (less than 1 acre) would be filed directly at DOB.• Remove outdated zoning regulations which have zero applicability today.<ul style="list-style-type: none">• School Seats per ZR 107-121• Park Streets• Special Areas D, F, and K
<p>CPC/CB Review</p>	<ul style="list-style-type: none">• Most large sites +1 acre would require an action (Auth or Cert) from DCP.• DOS regulations would remain unchanged and continue to be reviewed by DCP.

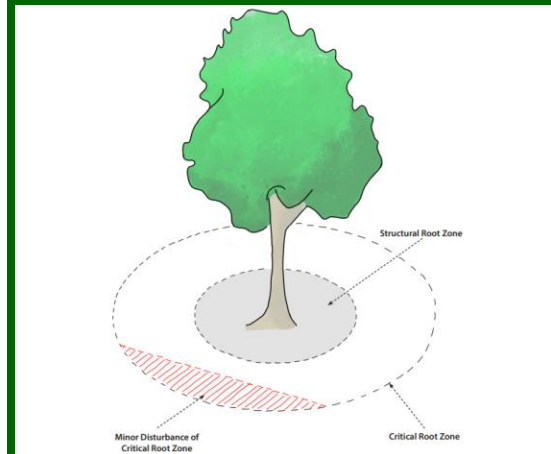
1. Special Area & Park Street



2. Subdivisions & SS



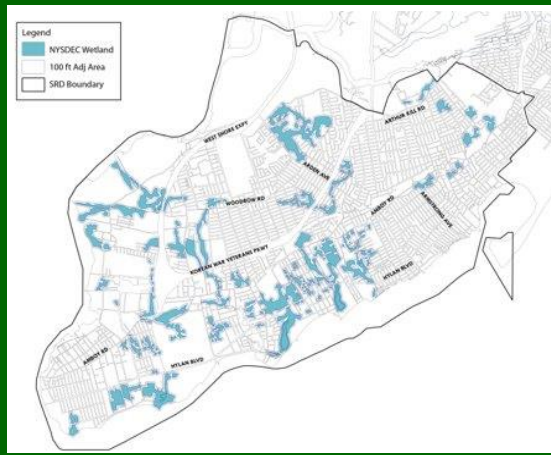
3. Tree Planting



4. Designated Open Space



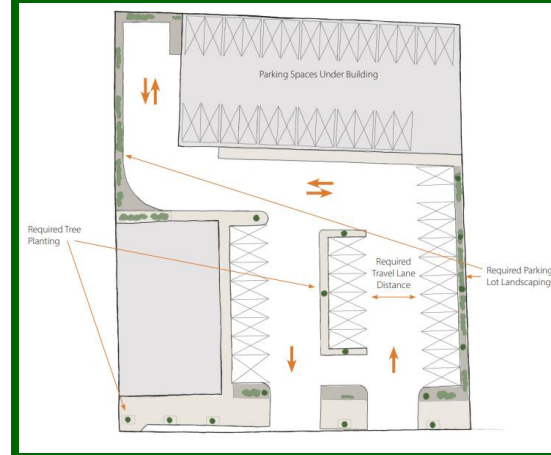
5. Wetlands



6. Arterial Streets



7. Group parking +30



8. CPC Plan Review Sites



1. Special Areas D, F, & K and Park Streets

Issues

- **Conditions have changed** since the Special Areas and Park Streets were mapped in 1975.
- Area D – Park acquisitions and DEC wetland mapping have introduced **new protections**.
- Areas F and K – **rules no longer apply** as the areas have been fully developed per underlying zoning.
- Park Streets – curb cut and setback rules were made **redundant by LDGMA text**, and landscaping requirements are now in underlying zoning text (ie. street tree and front yard planting requirements).

Proposed Solutions

- **Remove** Special Areas D, F, and K from the text.
- **Remove** Park Street designations from the text (ie. Marcy Ave, Albee Ave, Grantwood Ave, Miles Ave, and Barlow Ave).



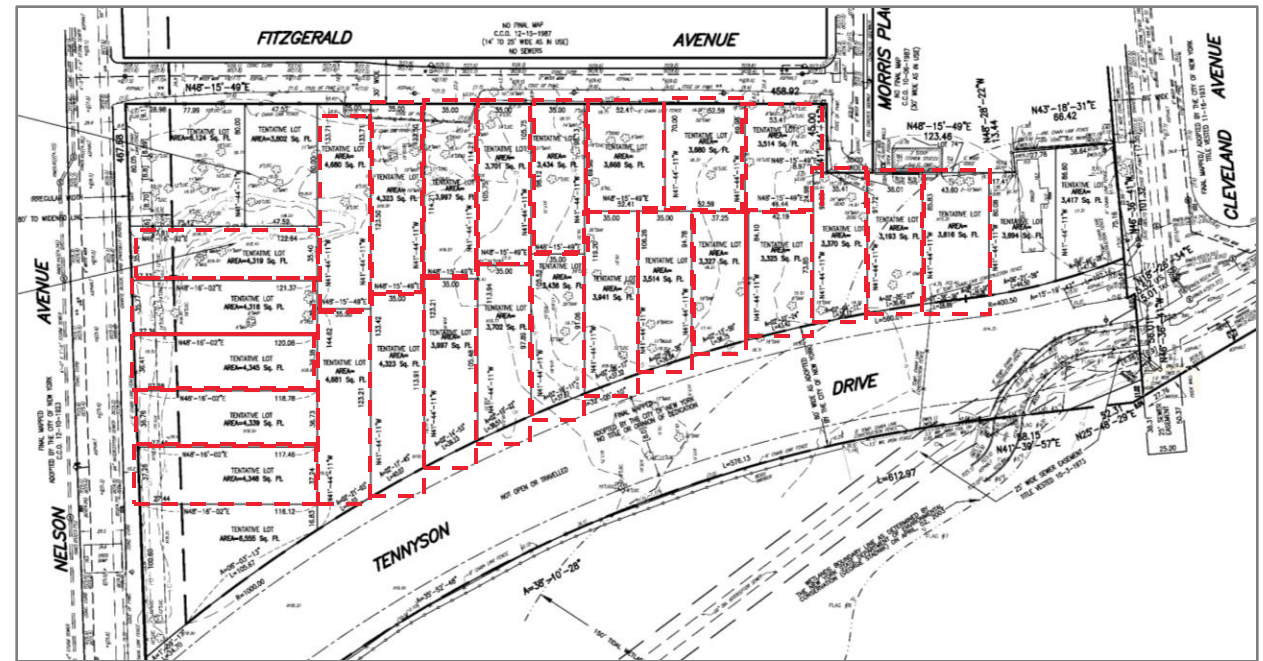
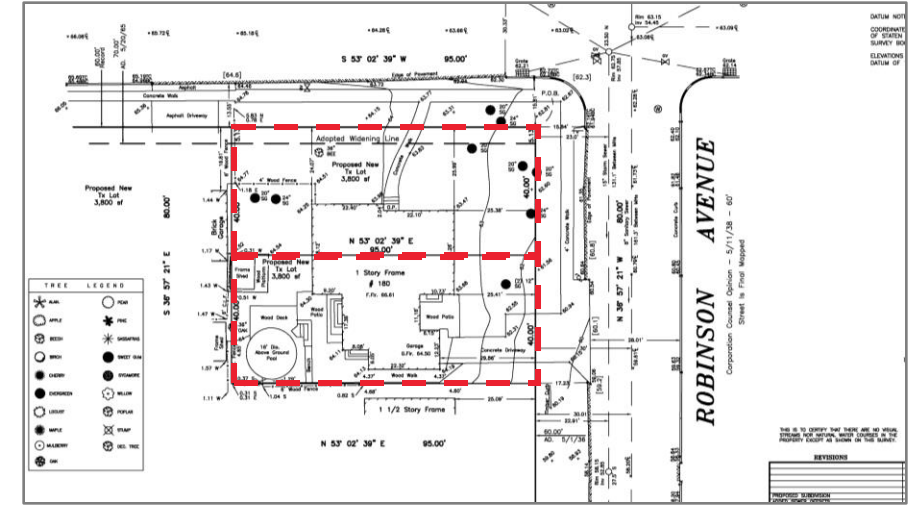
2a. Subdivisions

Issues

- Nearly all subdivisions reviewed by CPC are **two or three homes/lots**
- The approval is a **simple Certification** which does not provide the CPC/CB opportunity to preserve neighborhood character or natural features.
- On **large sites with sensitive features**, the CPC relies on SRD goals to require preservation.

Proposed Solution

- Remove the Subdivision Certification for small lots.
- Strengthen CPC/CB review for large residential developments to provide meaningful input and allow for more discretion regarding preservation and overall site design.



2b. School Seats



Issues

- **Outdated zoning** – the School Seat Certification was created at a time when SSRDD had little public school infrastructure with no Capital Agency to track the need for capacity.
- The SCA has been utilizing a **separate methodology to determine school capacity** for several years.
- Approvals expire after one year and are **frequently renewed** if substantial construction has not been completed which further delays projects.

Proposed Solutions

- **Remove the School Seat Certification** from the zoning text.
- Allow the SCA to continue utilizing their **Capital Plan to project school capacity** and future need as they have been doing for years.
 - *From SCA PSR dataset: “the new projected Public School Ratio is developed using Census data, housing completions from DOB, and administrative enrollment data from DOE”*

Capital Plan Reports & Data

Home - Community - Capital Plan Reports & Data

Overview | Capital Plan | Demographic Projection | Enrollment, Capacity & Utilization

Housing Projections | Sub-District Maps | Local Law 167 Reports

The Enrollment, Capacity & Utilization Report is an annual document that provides information on school organization and school building utilization. The utilization data is derived by using information from the Principal Annual Space Survey where principals report on how spaces are being used during a given school year. This Report is designed to provide a standardized assessment of capacity for each school and school building and assist decision-making relative to space utilization.

- Enrollment, Capacity and Utilization Report 2019 - 2020
- Enrollment, Capacity and Utilization Report 2018 - 2019
- Enrollment, Capacity and Utilization Report 2017 - 2018
- Enrollment, Capacity and Utilization Report 2016 - 2017
- Enrollment, Capacity and Utilization Report 2015 - 2016
- Enrollment, Capacity and Utilization Report 2014 - 2015
- Enrollment, Capacity and Utilization Report 2013 - 2014

Capital Plan Reports & Data

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Overview | Capital Plan | Demographic Projection | Enrollment, Capacity & Utilization

Housing Projections | Sub-District Maps | Local Law 167 Reports

New housing development projects can stress the local schools by introducing an influx of new students. The Department of Education collaborates with other City Agencies to develop a comprehensive list of new housing starts and incorporates the expected increase in school-age population into its projections. Following are housing projection reports used in developing the projections.

- Projected New Housing Starts as Used in 2020-2029 Enrollment Projection
- Projected Public School Ratio

3. Tree Planting

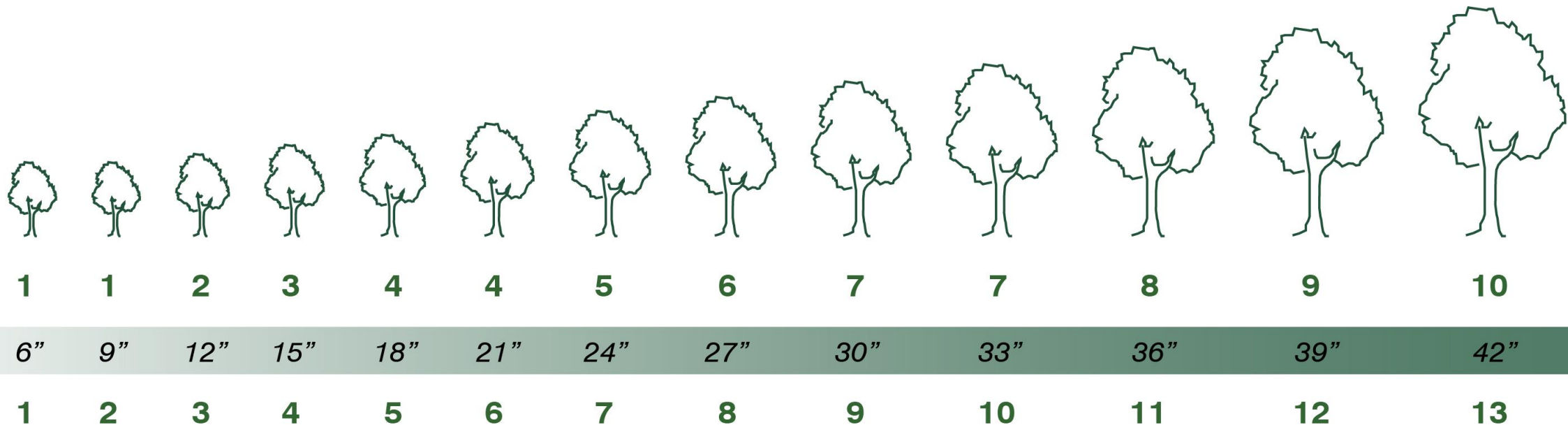


Issues

- Many homeowners are **unaware of today's rules** which make it difficult to enforce and results in violations/fines.
- Any **tree removal** outside of building/parking area **requires CPC Auth.**
- Existing rules don't encourage the preservation of **larger old growth trees.**

Solutions

- **Remove CPC Auth** for tree removal **on small sites.**
- **Retain DOB review** for minimum tree credit requirements (ie. tree schedule and/or landscaping plan).
- Update tree credit system to **incentivize tree preservation** (image below).
- **Establish planting standards** to ensure the health and longevity of trees (ie. buffer around trees).



4. Designated Open Space –Text Maps



Issues

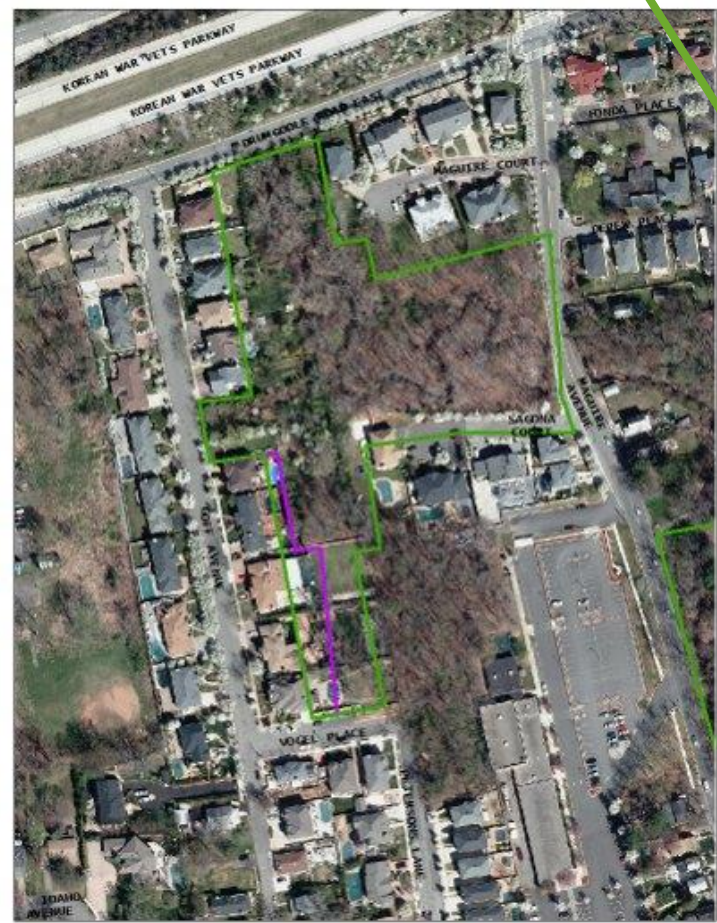
- **Unclear dimensions** in the Text Maps.
- Mapped over improved and traveled **streets**.
- Mapped either across or adjacent to **existing building footprints** restricting usable rear yard for homeowners.

Solutions

- **Clean-up the map**
- **Adjust boundaries** that intersect with buildings on private property which do not have any of the following conditions: Flood Zone, DEC wetland or adjacent area, DEP Bluebelt, Connection to Open Space Network.

Existing DOS Line

Proposed DOS Line



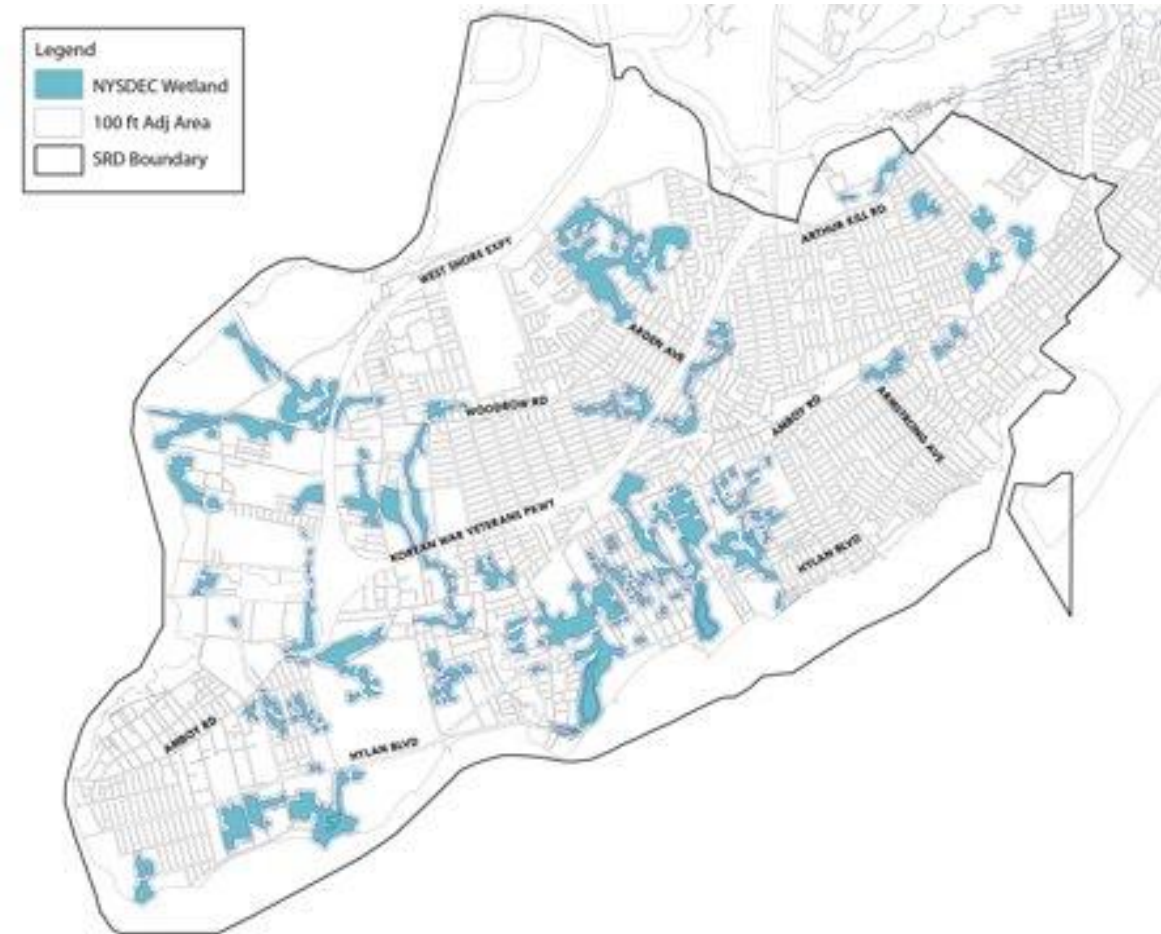
5. Large Sites with DEC Wetlands

Issues

- SSRDD goals aim “to **avoid destruction** of irreplaceable natural and recreational resources such as **lakes, ponds, watercourses, beaches...**” but the existing regulations can’t achieve this goal.
- Existing **CPC Authorizations don’t address wetlands** and are only focused on trees and topography (ZR 107-64 and 107-65).

Proposed Solutions

- Create a defined term in the SSRDD zoning text for “**areas of no land alteration**” to acknowledge DEC wetlands.
- Allow the CPC to establish “**areas of no disturbance**” for sites +1acre which will include the preservation of areas contiguous to DOS, DEC wetlands, and other natural features.



6. Arterial Streets

Issues

- Arterial streets policy has been **applied inconsistently**.
 - Building setback rules refer to the text map, while curb cut rules should apply along the entirety of an arterial street.
- **Additional curb cuts** prohibited even if required by other agencies for emergency access or improved circulation.
- **Setback requirements** prevent streetwall buildings in historic town centers.

Solutions

- **Clean-up inconsistencies** between the Zoning Text (ie. 107-25) and the Arterial Text Map (ie. Appendix A).
- **Additional curb cuts** allowed on arterials with DOT review:
 - As-of-right for lots with access solely to an arterial.
 - CPC Cert for lots with access to a non-arterial.
- Update setback map to allow **streetwall buildings** in town centers.
 - Remove 16k feet, Add 38k feet, Retain 280k feet



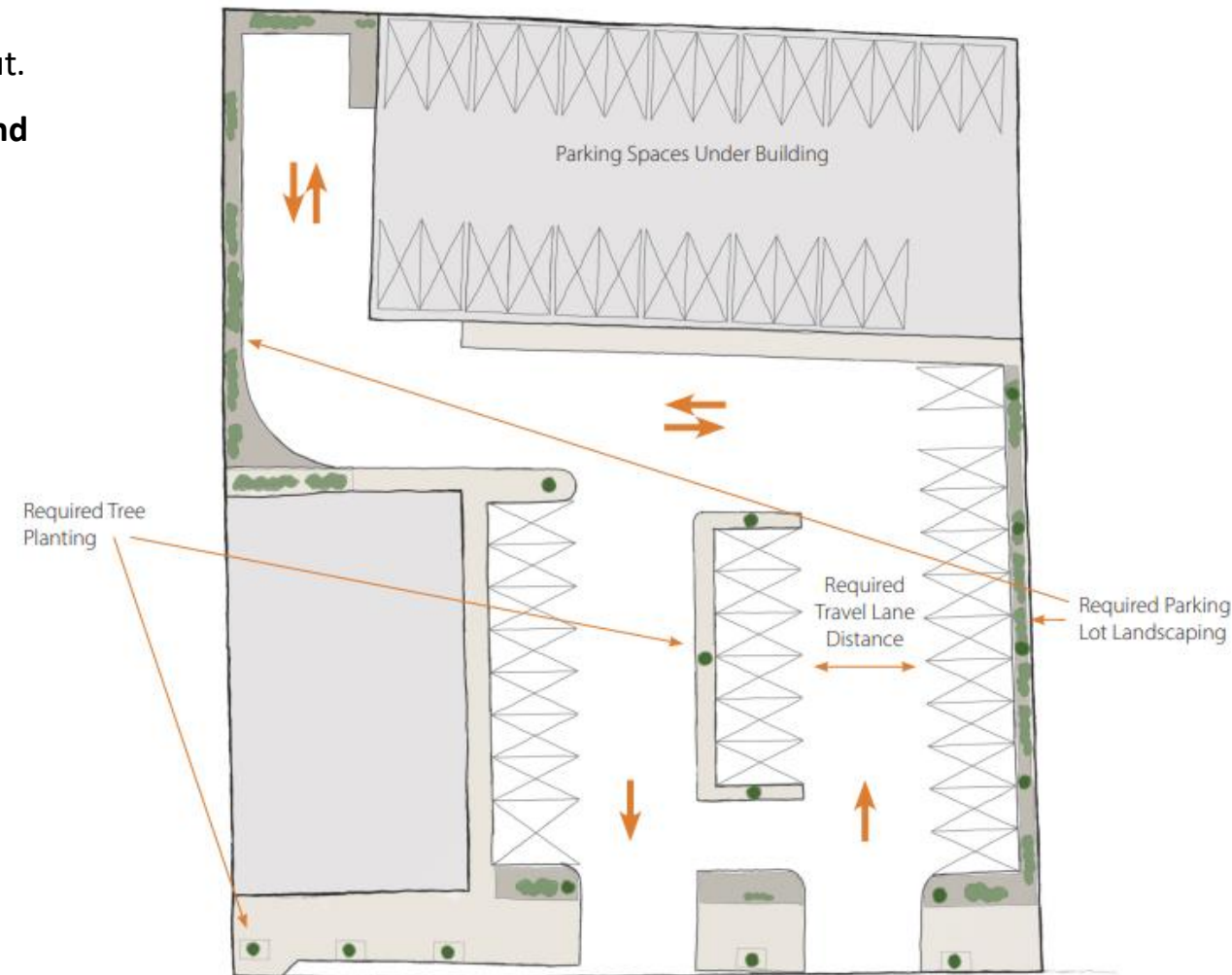
7. Group Parking Facility over 30 spaces

Issues

- Current zoning rules have **narrow scope of findings** which limit CPC/CB input.
- Underlying zoning rules were adopted in 2007 for **parking lot landscaping and maneuverability** to address group parking facilities.
- **Sites less than 1 acre are limited** in CPC/CB review due to needing to meet zoning, parking, building, and fire code requirements.
- **Large sites for manufacturing/industrial facilities** with low parking requirements do not always require CPC or CB review.

Solutions

- **Only require CPC Auth for sites +1 acre.**
- **Improve the CPC findings** to preserve neighborhood character while providing adequate circulation for both vehicles and pedestrians.



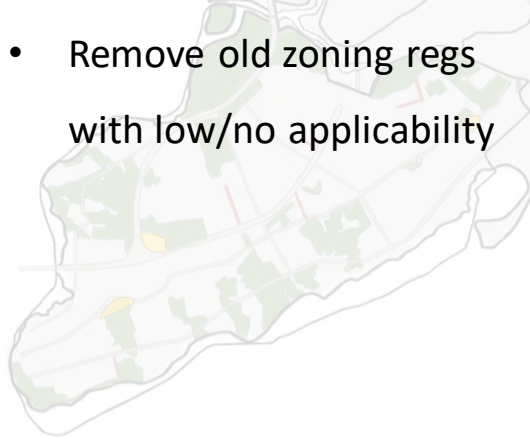
8. Plan Review

- Create a defined term for "Plan Review Sites" so **CPC Authorizations** only apply to sites +1acre and DOS sites.



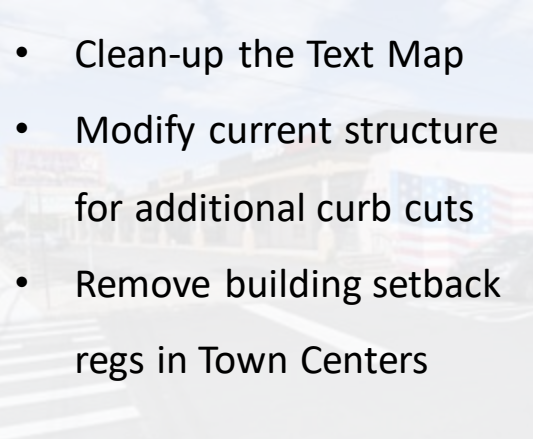
1. Special Area & Park Street

- Remove old zoning regs with low/no applicability



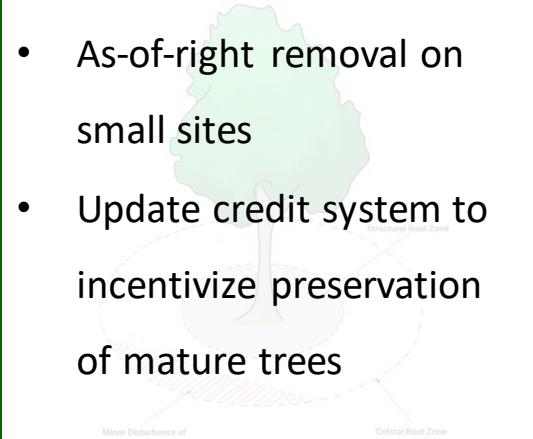
2. Arterial Streets

- Clean-up the Text Map
- Modify current structure for additional curb cuts
- Remove building setback regs in Town Centers



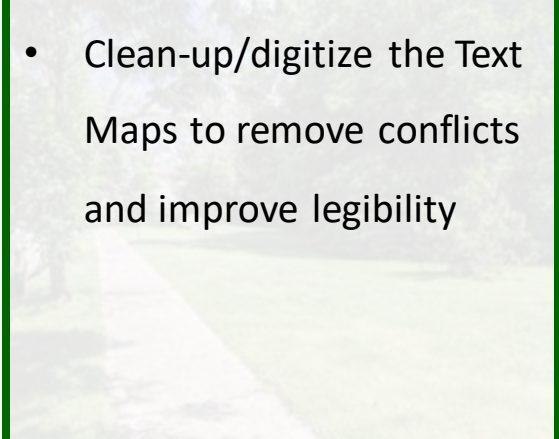
3. Tree Planting

- As-of-right removal on small sites
- Update credit system to incentivize preservation of mature trees



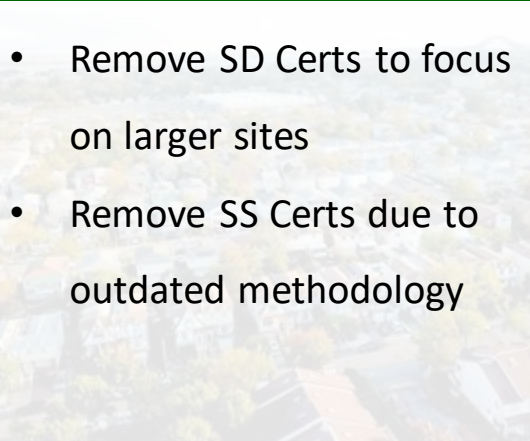
4. Designated Open Space

- Clean-up/digitize the Text Maps to remove conflicts and improve legibility



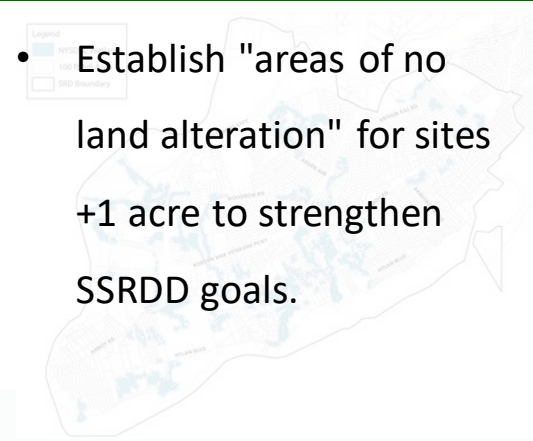
5. Subdivisions & SS

- Remove SD Certs to focus on larger sites
- Remove SS Certs due to outdated methodology



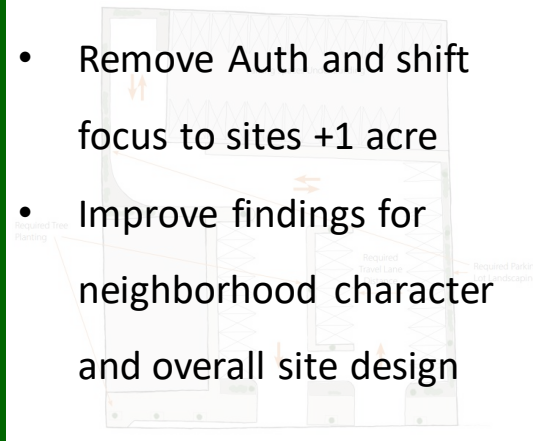
6. Wetlands

- Establish "areas of no land alteration" for sites +1 acre to strengthen SSRDD goals.



7. Group parking +30

- Remove Auth and shift focus to sites +1 acre
- Improve findings for neighborhood character and overall site design



8. Plan Review Sites

- Shift CPC/CB review to large/sensitive sites:
 - +1 acre

