



Prince's Bay Rezoning - **Approved!**

Introduction

Update November 15, 2006:

On November 15, 2006, the City Council adopted the Prince's Bay zoning map changes as proposed (see CPC report [C_060465 ZMR](#)) and zoning text amendment as modified by the City Planning Commission (see CPC report [N_060464 ZRR](#)). The zoning changes are now in effect.

The Department of City Planning (DCP) and Council Member Andrew Lanza propose zoning map changes and a zoning text amendment that would affect the Prince's Bay/Pleasant Plains/Richmond Valley community within Staten Island Community District 3.

The rezoning proposal seeks to:

- Preserve neighborhood scale and character by mapping low-density zoning districts. The area generally bounded by the prolongation of Sherwood Avenue, Richard Avenue and Hylan Boulevard would be rezoned from R3-2 to R3X which permits only one- and two-family detached dwellings. The area generally bounded by Indale Avenue, Hylan Boulevard and Johnson Terrace would be rezoned from R3X to R1-2 which permits only single-family detached homes.
- Amend the zoning text to establish two special areas within the Special South Richmond Development District (SSRDD). One, Special Area LL, would maintain its existing low-density character by requiring a minimum lot size of 5,700 square feet for both one- and two-family homes. The other, Special Area SH, would provide opportunity for development of non-profit housing for the elderly at appropriate locations.

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Existing Context and Zoning

The Princes Bay/Pleasant Plains/Richmond Valley area on the South Shore of Staten Island is one of the city's least densely developed regions. The South Shore is characterized by extensive greenery, wetlands, varied topography and suburban-style one- and two-family houses on large lots with spacious rear and side yards.

Although the South Shore and the rezoning area in particular were zoned in 1961 for townhouse development, Staten Island's relative isolation from the rest of the city, the Special South Richmond District established in 1975, and the lack of sanitary sewers effectively controlled development. Over time, the character of the area became one of detached houses on lots large enough to house septic fields.

Today, with the continuing installation of sanitary sewers throughout the South Shore, eliminating the need for individual septic systems, developers can build at the greater densities permitted by the existing zoning.

Much of the development in this part of the South Shore is characterized by two-family detached houses on large lots with 50-foot street frontages. However, under existing zoning, new one- or two-family detached homes can be built in the rezoning area on lots as small as 3,800 square feet with 40-foot frontages.

Mt. Loretto, a large campus owned by the Archdiocese of New York, occupies much of the central portion of the rezoning area. The Mt. Loretto property is mostly undeveloped, but contains a cemetery, church, community meeting space, recreation areas and significant wetlands. The southern portion of this site is zoned R3-2 which allows development of multifamily attached housing. The remainder of the rezoning area is zoned R3X, a [contextual district](#) permitting only detached one- and two-family homes.

The R3-2 district has been in place since the current Zoning Resolution was adopted in 1961, while the adjoining R3X district was mapped in 2000. Both districts are within the [Lower Density Growth Management Area](#) (LDGMA) designated in 2004 as well as the Special South Richmond Development District (SSRDD).

R3-2

A 149.2-acre section of the southern portion of the Mt. Loretto property, generally between Hylan Boulevard and the prolongation of Sherwood Avenue, is within an R3-2 zoning district. It contains several community facility buildings, a portion of Resurrection Cemetery, as well as much vacant open and wooded land. R3-2 zoning permits detached, semi-detached and multi family residences with a maximum [floor area ratio](#) (FAR) of 0.5 plus a 0.1 [attic allowance](#). Maximum permitted perimeter wall height is 26 feet and maximum building height is 35 feet. Required parking within the LDGMA is 1.5 off-street spaces per dwelling unit, or two spaces for a single-family home and three for a two-family home.

R3X

The portion of the larger R3X district proposed to be rezoned is bounded by Indale Avenue, Hylan Boulevard and Johnson Avenue. This area is approximately 22.4 acres in size and was the former Camp St. Edwards, a retreat operated by the Handmaiden's of Mary. It is now being redeveloped with single-family detached homes. The R3X district within the Special South Richmond Development District permits one- and two-family detached houses on lots with a minimum area of 3,800 square feet and width of 40 feet. The maximum perimeter wall height is 26 feet and the overall building



Typical detached one-family house



Most homes in proposed Special Area LL have 50-foot or greater lot widths



A typical detached house meeting R3X requirements

height 35 feet. Maximum FAR is 0.5 with a 0.1 attic allowance. Required parking is also 1.5 spaces per dwelling unit.

Prince's Bay Rezoning - **Approved!** Proposed Zoning

Zoning Map Changes

The proposed action would map within the rezoning area contextual and low-density districts similar to surrounding districts. The existing R3-2 district is proposed to be replaced by an R3X district. The underlying R3X regulations would be modified by a proposed zoning text amendment to allow non-profit housing for the elderly in that area. Additionally, a portion of the existing R3X district is proposed to be replaced by an R1-2 district to better reflect the development being constructed there.



[View a larger image.](#)

R3-2 to R3X

While there are no current plans for development of the 149.2-acre southern portion of the Mt. Loretto property, the proposed rezoning from R3-2 to R3X would ensure that any future development will be consistent with the character and scale of the surrounding neighborhood.

The R3X district within the Special South Richmond Development District permits only one- and two-family detached houses on minimum 40-foot-wide lots. However, the proposed text amendment described below would allow for development of non-profit senior housing on this property.

R3X to R1-2

The former Camp St. Edwards site would be rezoned from R3X to R1-2 which, in the SSRDD, would permit one-family detached houses with a maximum FAR of 0.5 on lots at least 40 feet wide and 5,700 square feet in area. The R1-2 district requires minimum 20-foot-deep front yards and, in the Staten Island LDGMA, a minimum of two on-site parking spaces. The proposed R1-2 would reflect the single-family detached residence development that is nearing completion on this site.

Proposed Text Amendments

The proposed amendments to the Special South Richmond Development District (SSRDD) would create two new Special Areas, Area LL and Area SH, in which the existing SSRDD regulations would be modified. [View the proposed text amendment.](#)

Special Area LL

The proposed Special Area LL would be established over a 628-acre section of Prince's Bay within the SSRDD. The area is generally bounded by Richmond Parkway, Minturn Avenue and Percival Place, Hylan Boulevard, Richard Avenue, Amboy Road and Page Avenue. Reflecting the existing large lot, low density character of this area, minimum lot area would increase from 3,800 to 5,700 square feet with a minimum width of 50 feet.

Proposed AREA LL requirements	
Use	1 or 2 family detached
Lot Area	5,700 square feet
Lot Width	50 feet
Side yards	16 feet total; 8 and 8
Front yard depth	18 feet
Rear yard	30 feet
Perimeter wall	26 feet
FAR	0.6



[View a larger image.](#)

Special Area SH

The proposed Special Area SH within the SSRDD would be established on a 172-acre section of primarily vacant Mt. Loretto property. The area is generally bounded by the prolongation of Vail Avenue, Richard Avenue, Hylan Boulevard and Sharrott Avenue. As part of this proposal, the entire area would be zoned R3X, a district that does not permit multiple family housing.

Recognizing that non-profit housing for the elderly is generally constructed in multiple dwellings, the proposed Special Area SH would permit up to 250 dwelling units of such housing by a Chair’s certification that a detailed site plan has been submitted demonstrating compliance with the provisions of the SSRDD.

When the threshold of 250 units in Special Area SH is reached, additional units of non-profit housing for the elderly could be developed pursuant to a City Planning Commission *authorization*. To grant the authorization, the Commission would have to make findings relating to the development’s site plan and design, and its impact on traffic in the surrounding area.



[View a larger image.](#)



Portion of Mt. Loretto proposed for Special Area SH and rezoning to R3X

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Public Review

The Prince's Bay rezoning proposal began formal public review on May 8, 2006 with the Department of City Planning's certification of the [Uniform Land Use Review Procedure](#) (ULURP) application for proposed zoning map changes (C 060465 ZMR). The zoning text amendment application (N 060464 ZRR) was also referred on May 8th for concurrent review.

Milestone	Date
Department of City Planning certification / referral	May 8, 2006
Community Board 3 approval	June 27, 2006
Borough President approval	July 12, 2006
City Planning Commission Public Hearing	August 23, 2006
City Planning Commission Approval (with modifications to the text amendment application*) (Read the CPC reports)	October 11, 2006
City Council Adoption	November 15, 2006

*The Commission modified the zoning text so that the regulations of the new Area LL would not apply to an application for a project that has been under review for several years and substantially complies with the proposed new rules.

For more information on this proposal, please contact the Staten Island Office of the Department of City Planning at 718-556-7240.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.