



## Legislation Details (With Text)

<b>File #:</b>	Res 1603-2017	<b>Version:</b>	*	<b>Name:</b>	LU 654 - Zoning, 125 EDGEWATER STREET DEVELOPMENT, Staten Island (C150402ZMR)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>In control:</b>	Adopted Committee on Land Use
<b>On agenda:</b>	7/20/2017				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 150402 ZMR, a Zoning Map amendment (L.U. No. 654).				
<b>Sponsors:</b>	David G. Greenfield, Donovan J. Richards				
<b>Indexes:</b>					
<b>Attachments:</b>	1. May 24, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of May 29, 2017 - June 2, 2017, 3. Hearing Testimony - Zoning 05-30-2017, 4. Land Use Calendar - Week of June 19, 2017 - June 23, 2017, 5. City Planning Commission Modification Letter, 6. Committee Report, 7. July 20, 2017 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 7-20-17, 9. Minutes of the Stated Meeting - July 20, 2017				

Date	Ver.	Action By	Action	Result
6/21/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
7/20/2017	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1603

**Resolution approving the decision of the City Planning Commission on ULURP No. C 150402 ZMR, a Zoning Map amendment (L.U. No. 654).**

#### By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on May 19, 2017 its decision dated May 10, 2017 (the "Decision"), on the application submitted by Pier 21 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 21d, changing an M2-1 district to an R6 and R6/C2-2 district and to establish a Special Stapleton Waterfront District on portions of four zoning lots. This amendment in conjunction with the related action would facilitate the development of a mixed-use project that would create approximately 371 residential units and commercial/retail uses within three buildings, as well as a visual corridor/upland connection and a shore public walkway on a waterfront block in the Rosebank neighborhood within an expansion of the existing Special Stapleton Waterfront District of Staten Island, (ULURP No. C 150402 ZMR), Community District 1, Borough of Staten Island (the "Application");

WHEREAS, the Application is related to application N 150401 ZRR (L.U. No. 655), a zoning text amendment to establish regulations for new subareas (Special Stapleton Waterfront District), to amend Appendix Maps 1-5 in Appendix A of Article XI, Chapter 6, and to designate a Mandatory Inclusionary Housing area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 30, 2017;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the revised conditional negative declaration issued May 5, 2017 (CEQR No. 17DCP069R), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise (E-401), (the “Revised Conditional Negative Declaration”);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised Conditional Negative Declaration.

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 150402 ZMR, incorporated by reference herein, the Council approves the Decision.

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. 21d:

1. changing from an M2-1 District to an R6 District property bounded by a line 515 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, Edgewater Street, a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and a line 210 feet northeasterly of Edgewater Street;
2. establishing within the proposed R6 District a C2-2 District bounded by a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, a line 210 feet northeasterly of Edgewater Street, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and Edgewater Street; and
3. establishing a Special Stapleton Waterfront District (SW) bounded by the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue and Edgewater Street;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of the CEQR Declaration E-401, Community District 1, Borough of Staten Island.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 20, 2017, on file in this office.

City Clerk, Clerk of The Council