

Proposals for:
**Medical Offices,
Day Care Centers, and
Commercial Districts**

Staten Island Growth Management Task Force

Goals and Objectives

Community Facility Text Amendment

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The Community Facility Text Amendment is a recommendation of the Mayor's Staten Island Growth Management Task Force. The Task Force is comprised of the Borough President, City Council Members, other elected officials, Community Board representatives and city agencies.

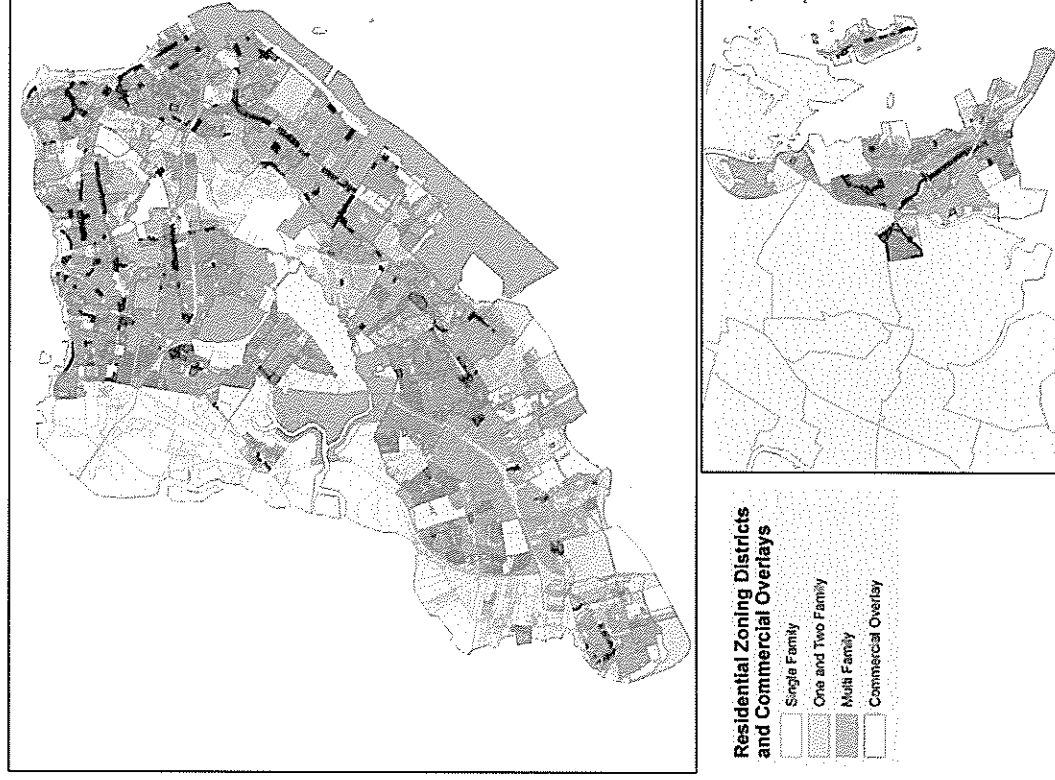
- Provide adequate parking and prevent out-of-scale medical facilities in Lower Density Growth Management Areas of Staten Island and Bronx Community District 10
- Prevent out-of-scale day care centers in Lower Density Growth Management Areas of Staten Island and Bronx Community District 10
- Accommodate the need for additional medical facilities and day care centers in appropriate configurations and locations

Community Facility Text Amendment

APPLICABILITY

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- Applies to all of Staten Island and Bronx Community District 10:
- R1, R2, R3A, R3X, R3-1, R3-2 R4A and R4-1: New restrictions on new construction and conversion of Medical Offices and Day Care Centers in Residential Districts.
 - C1 and C2 districts mapped in R1, R2, R3-1, R3A and R3X and C4-1 and C4-2: New rules to encourage Medical Offices and Day Care Centers in Commercial Districts



Medical Facility in Residence District

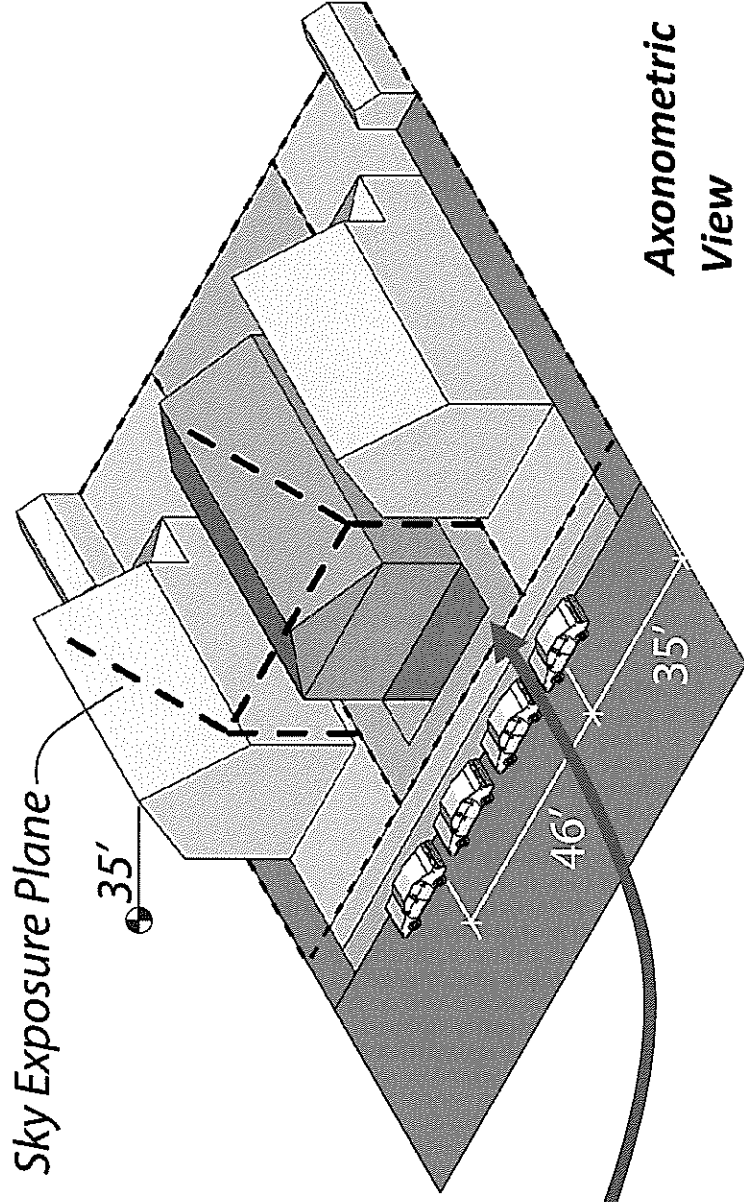
EXISTING CONDITIONS – BULK ISSUES

4

Medical facilities in R3A, R3X, R3-1, R4A and R4-1 Districts are limited to 1,500 sqft of Floor Area

However, this restriction does not apply to cellars, resulting in larger medical facilities than anticipated

Cellar space counted towards floor area can result in excavated front yards to accommodate entrances.



Medical Facility in Residence District

EXISTING CONDITIONS – PARKING ISSUES

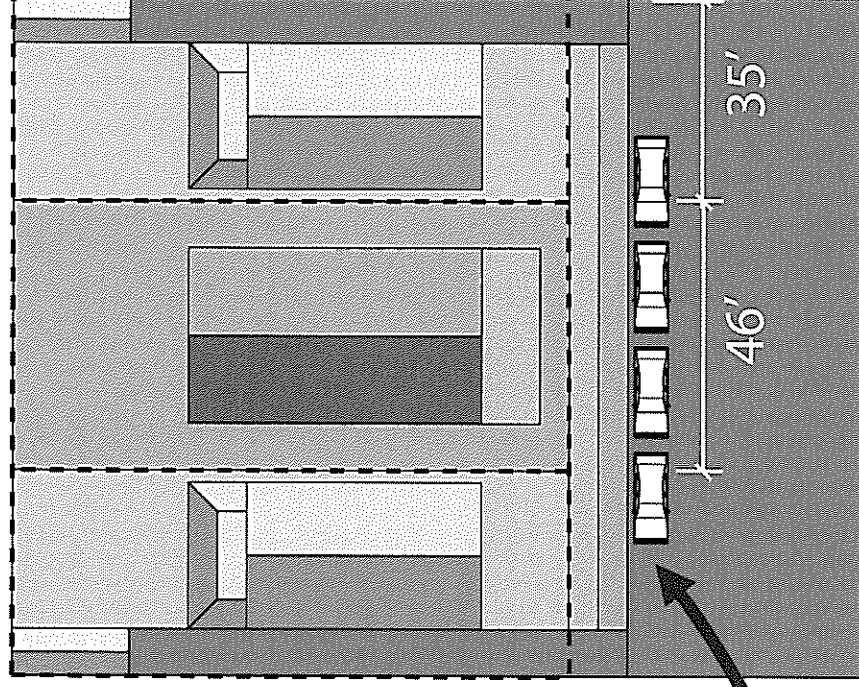
5

New medical facilities of up to 4,000 sq ft can waive parking.

There are no parking lot design guidelines in Residential Districts for community facilities with less than 18 spaces

When parking is provided there is no screening or buffer requirement

No parking on property due to waiver. Parking on the street, instead.



Plan View

Medical Facility in Commercial District

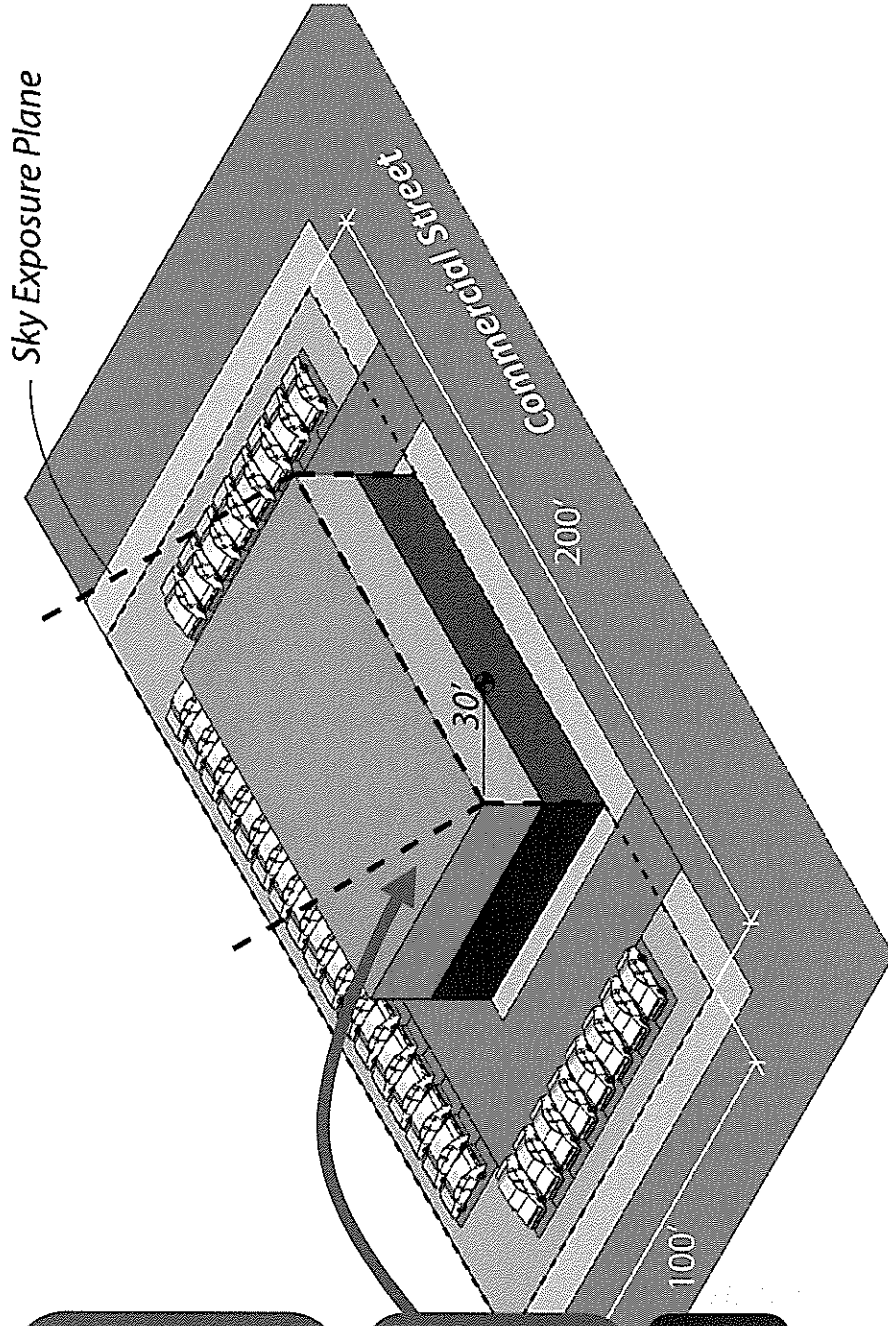
EXISTING CONDITIONS – BULK AND PARKING

6

Medical facilities in Commercial Districts mapped in R3A, R3X, and R3-1 Districts allow up to 1.0 FAR for stand alone CF or mixed commercial buildings (.5 FAR demonstrated)

The maximum front wall is limited to 30' or two stories, whichever is less. Overall height is determined by the sky exposure plane.

In these Districts, parking must be provided at 1/150sf or 1/300sf



Medical Facility in Residence District

PROPOSED BULK REGULATIONS FOR MIXED RESIDENTIAL AND CF BUILDING

7

Bulk Shown:

- Medical facility- max. 1500sf now includes cellar space;
- Remainder of .6 FAR used for residential use

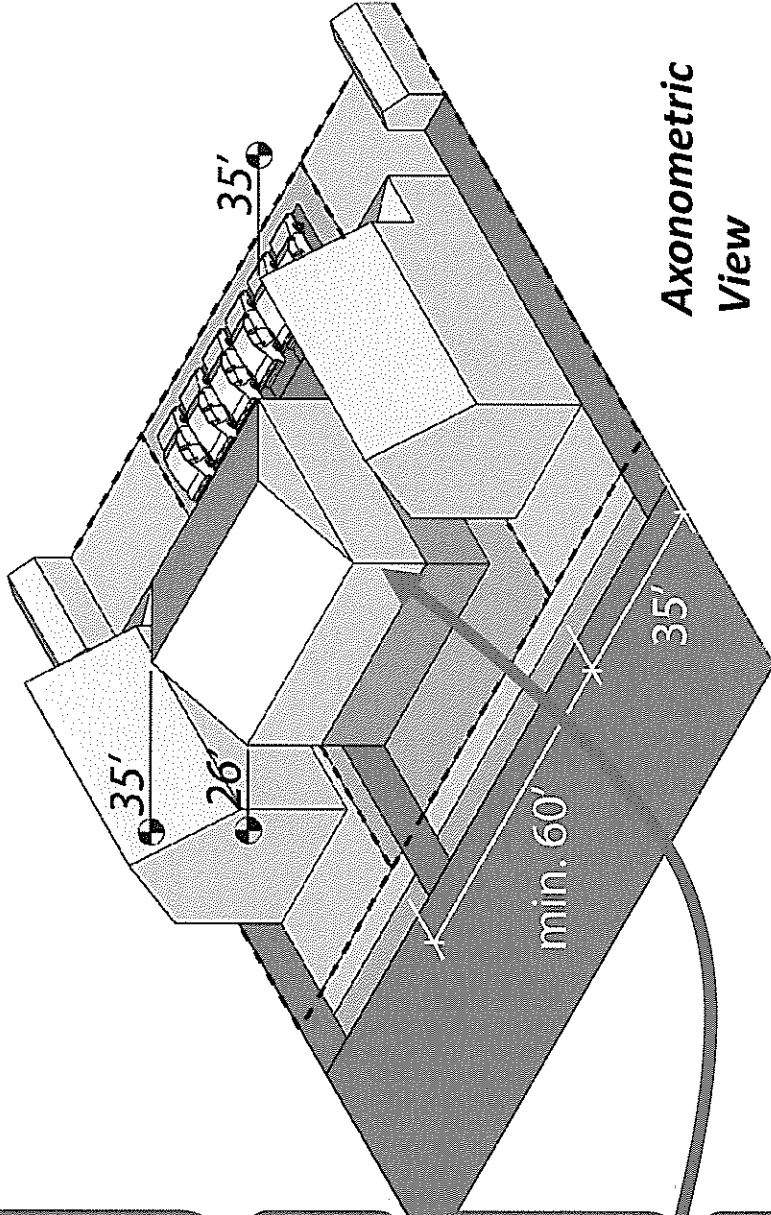
Medical facilities limited to zoning lots wider than 60' and with an area greater than 5,700 sq. ft.

Building with a medical facility limited to residential bulk envelope:

- FAR of .6
- 26' perimeter wall
- 35' peak

Community Facility side yard regulations would remain

Existing BSA special permit will be modified to include neighborhood findings, required parking, larger lot area and width, but allow CF bulk



Axonometric View

Medical Facility in Residence District

PROPOSED PARKING REGULATIONS FOR MIXED RESIDENTIAL AND CF BUILDING

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Parking Shown:

- 4 Parking Spaces required for medical facility (@1/400)
- 2 Parking Spaces required for 1 Dwelling Unit (1.5/DU)
- 6 Total Spaces Required

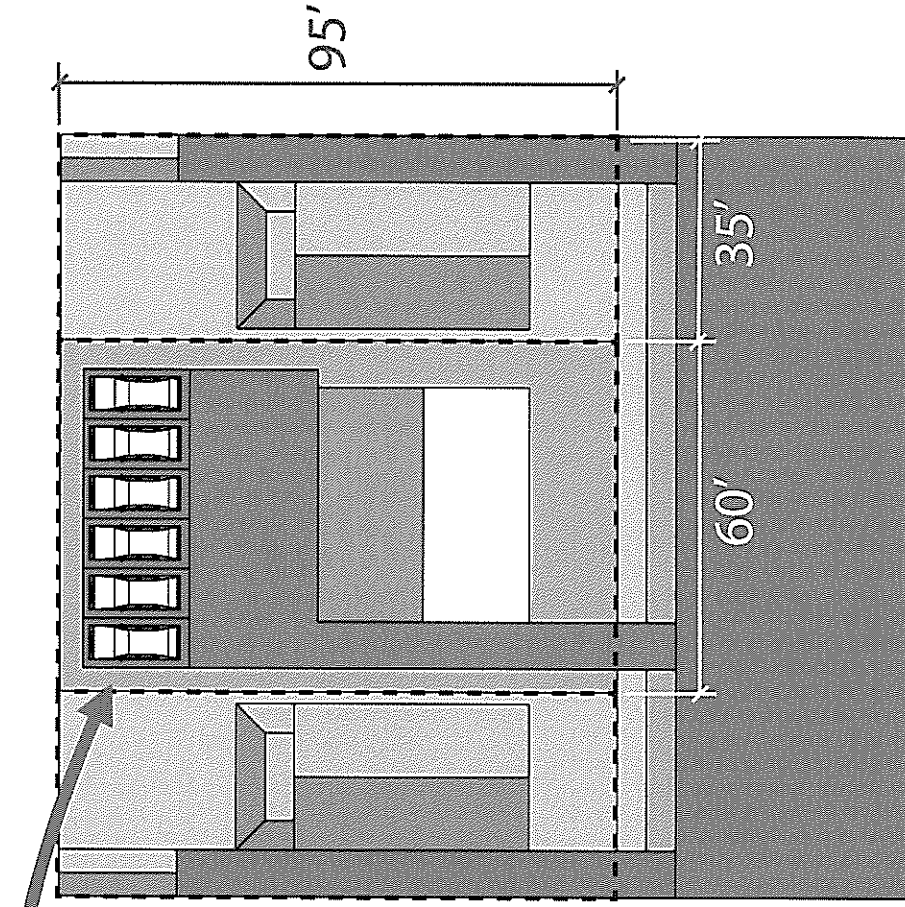
Parking waiver eliminated

4' planting buffer required

No parking permitted in front yard

Driveways, and parking areas may occupy 66% of lot area not covered by a building

No parking lot lighting directed at residences



Plan View

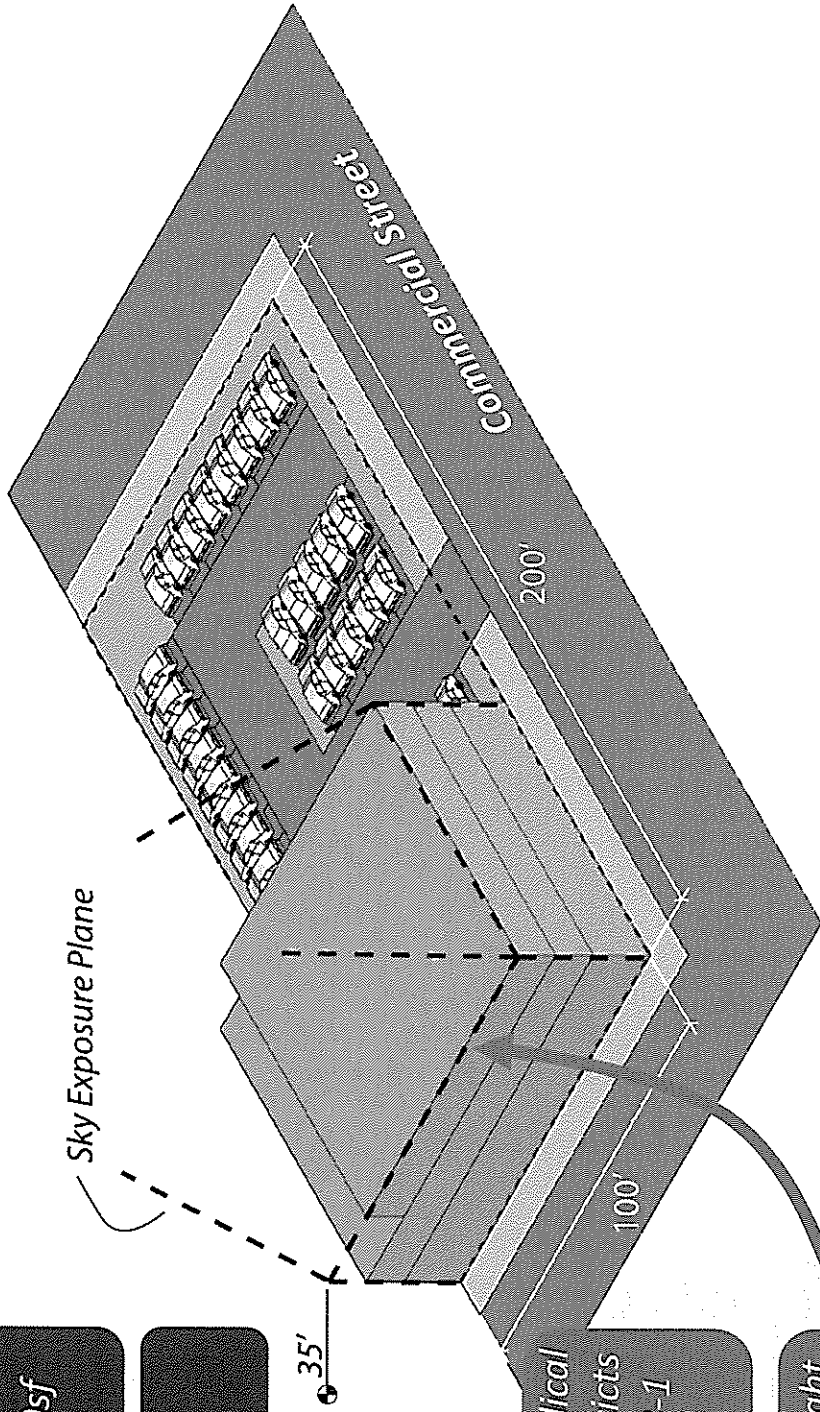
Medical Facility in Commercial District

PROPOSED BULK REGULATIONS

9

Medical facility parking ratio reduced to 1 space per 400sf of floor area.

Parking waived for zoning lots smaller than 4000sf.



FAR increased to 1.2 for medical facilities in Commercial Districts mapped in R3A, R3X, and R3-1 Districts (0.9 demonstrated).

The maximum front wall height is increased to 35' or three stories to allow more efficient floor plates

Day Care Center in Residence District

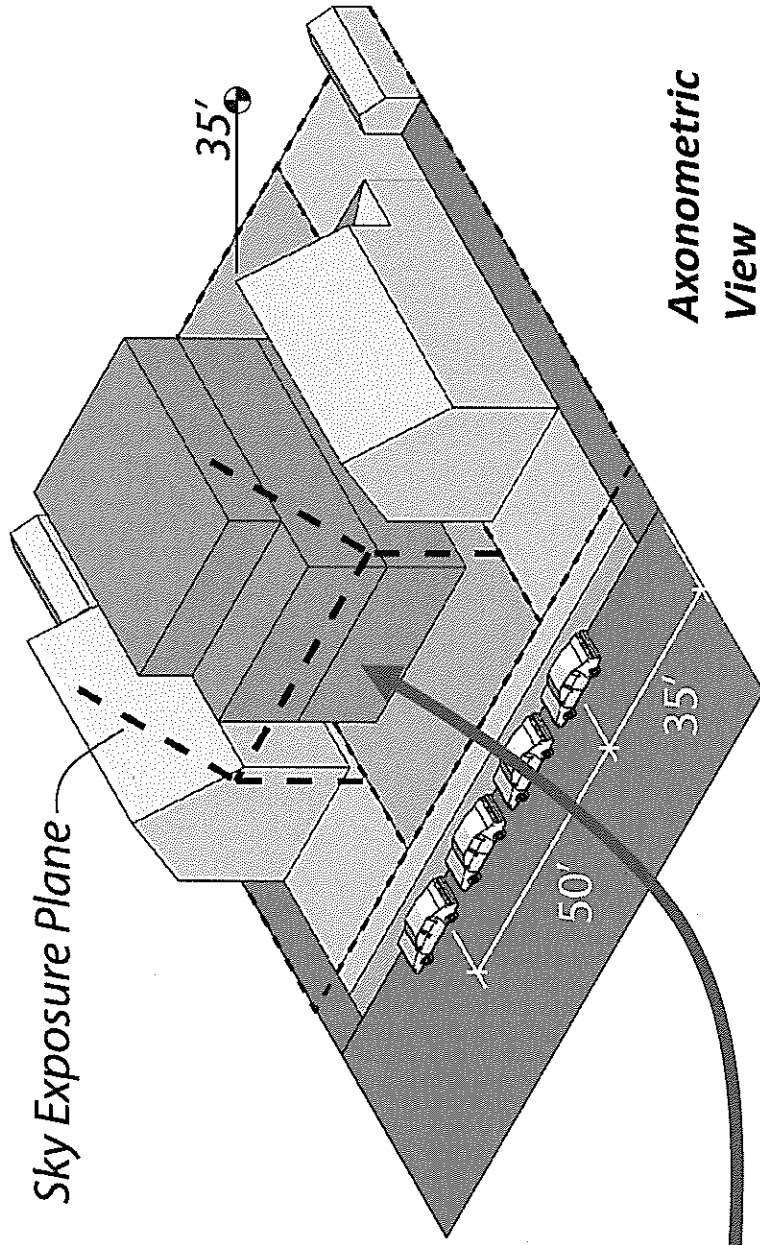
EXISTING CONDITIONS – BULK ISSUES

10

A 100% day care center can utilize a sky exposure plane instead of the residential height limit of 35'

A higher FAR of 1.0 is permitted rather than the surrounding residential FAR of 0.6.

Buildings utilizing the sky exposure plane and this 1.0 FAR can result in a scale which is out of context with the neighborhood.



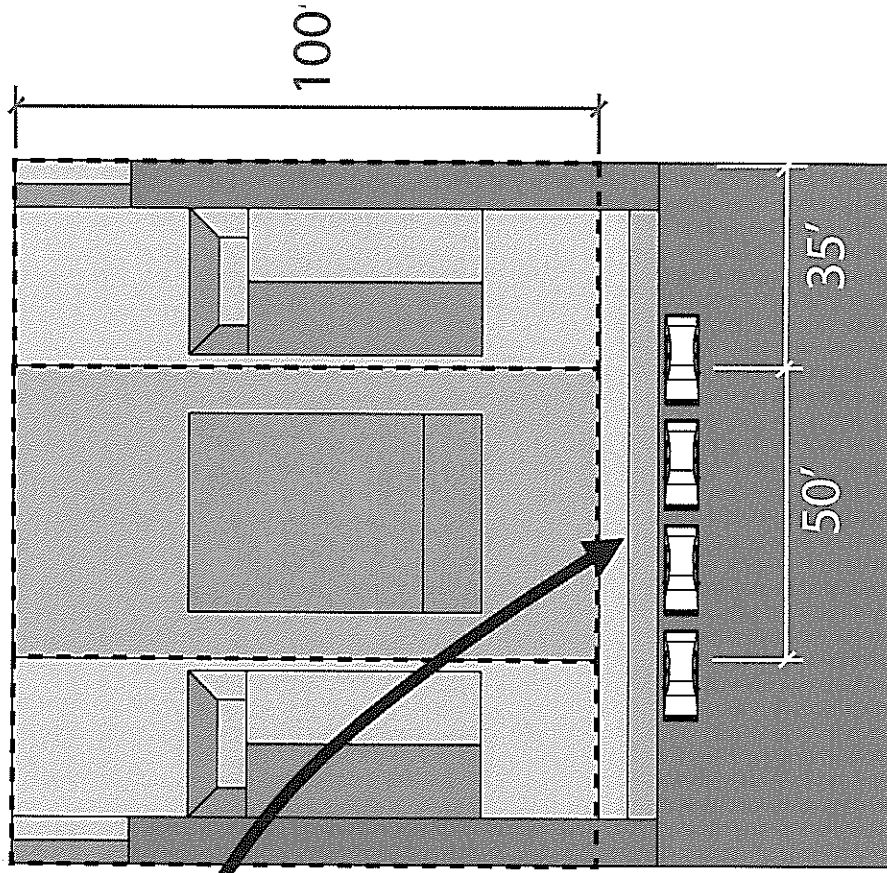
Day Care Center in Residence District

EXISTING CONDITIONS – PARKING ISSUES

11

No parking required for day care centers. Parking, drop-off and pick-up on the street instead.

When parking is provided there is no screening or buffer requirement



Plan View

Day Care Center in Residence District

PROPOSED BULK REGULATIONS

12

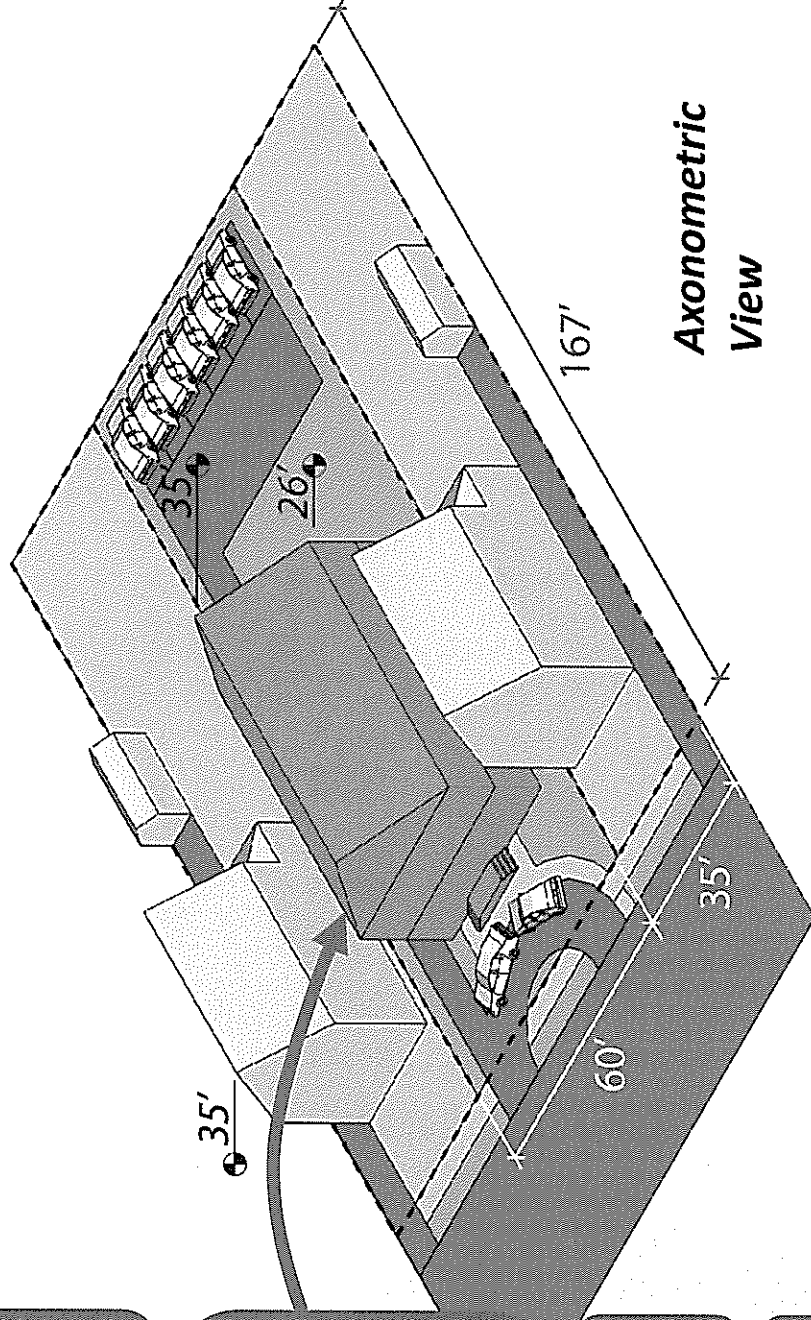
Day care centers limited to zoning lots wider than 60' and with an area greater than 10,000 sq. ft.

Building with a day care center limited to residential bulk envelope:

- FAR of .6
- 26' perimeter wall
- 35' peak

Front yard planting and line-up rules relaxed to accommodate drop-off and pick-up areas

Community Facility side yard regulations would remain



Axonometric View

Day Care Center in Residence District

PROPOSED PARKING REGULATIONS

13

Drop off and pick-up space required, curb cut rules between adjacent zoning lots relaxed

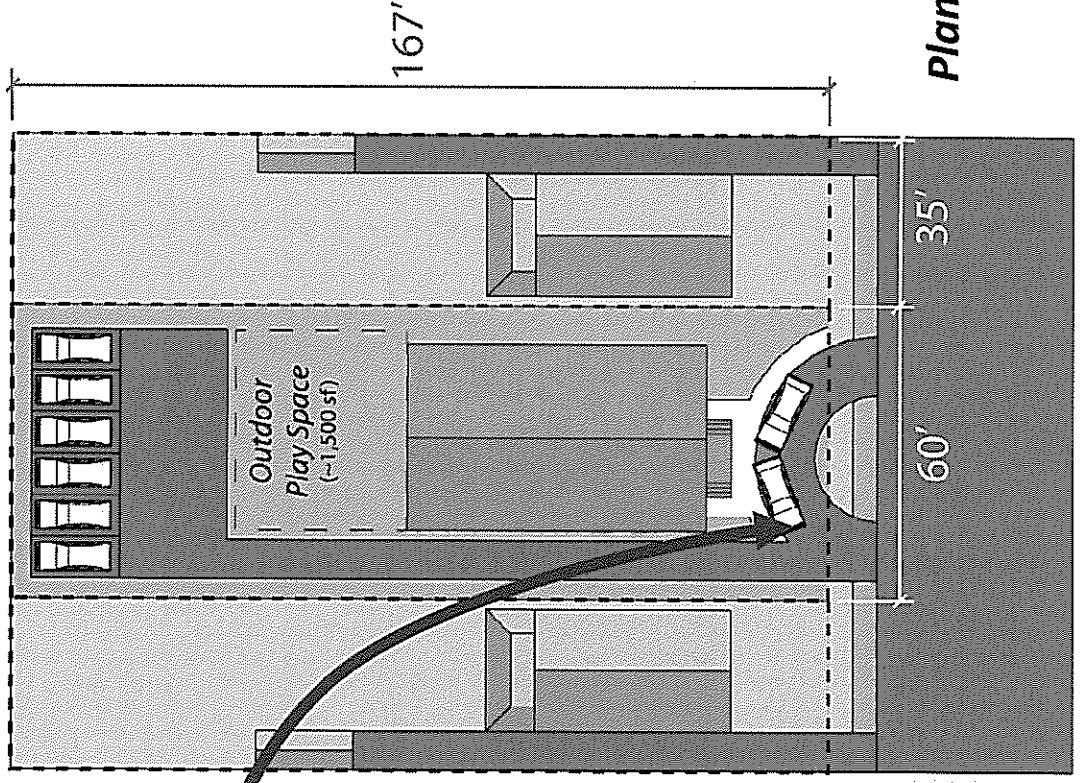
Parking required at 1 space per 1000sf of floor area, no waiver

Driveways and parking areas may occupy up to 50% of lot area not covered by a building

4' Planting buffer required

No accessory parking spaces permitted in front yard

No parking lot lighting directed at residences



Day Care Center in Commercial District

PROPOSED BULK REGULATIONS

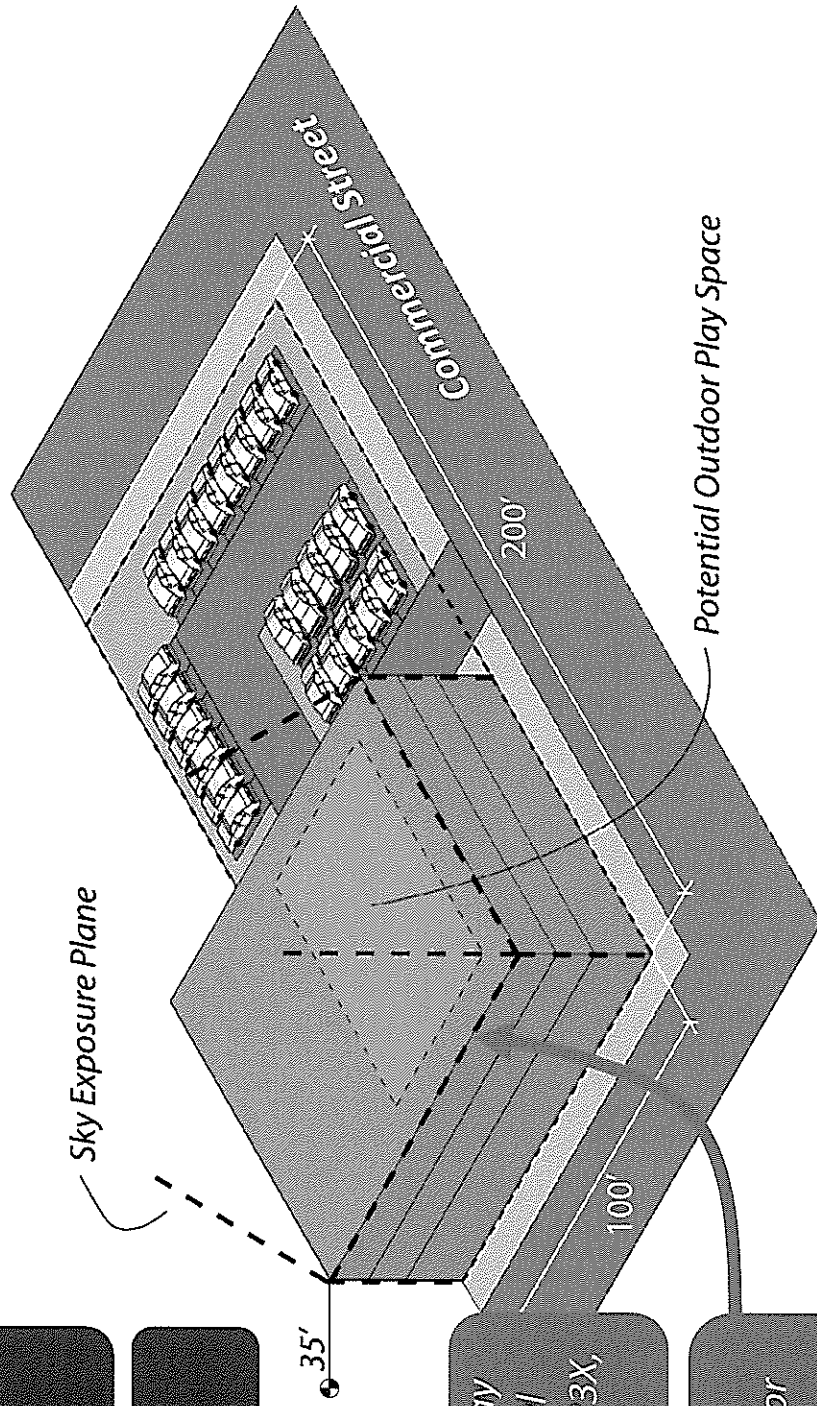
14

Parking ratio of 1/1000 established for day care centers

Parking waived for zoning lots smaller than 4000sf.

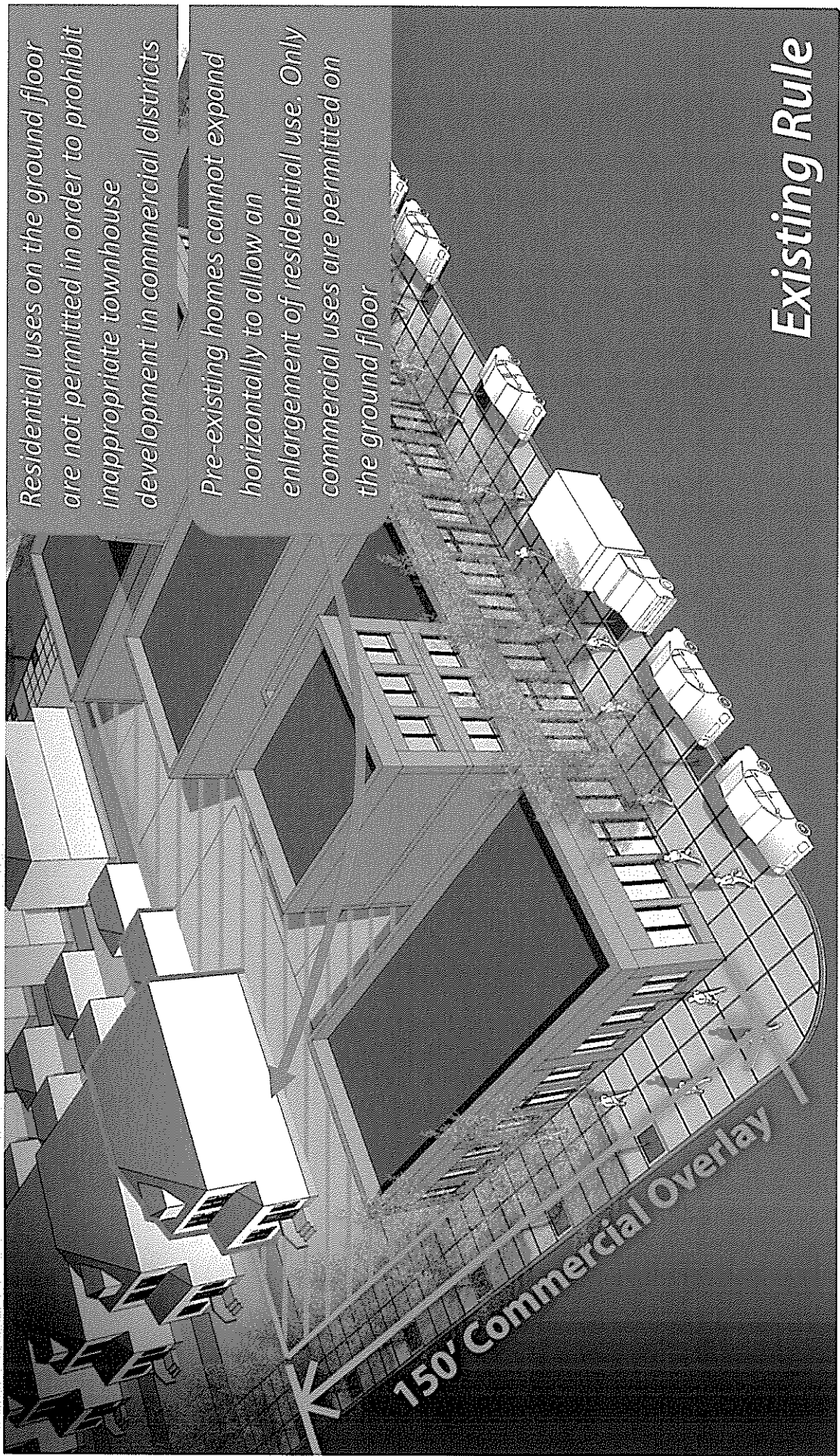
FAR increased to 1.2 for day care centers in Commercial Districts mapped in R3A, R3X, and R3-1 Districts.

The maximum front wall height is increased to 35' or three stories, whichever is less, before the sky exposure plane.



Commercial LDGM Rules: Ground Floor Enlargements

EXISTING CONDITIONS



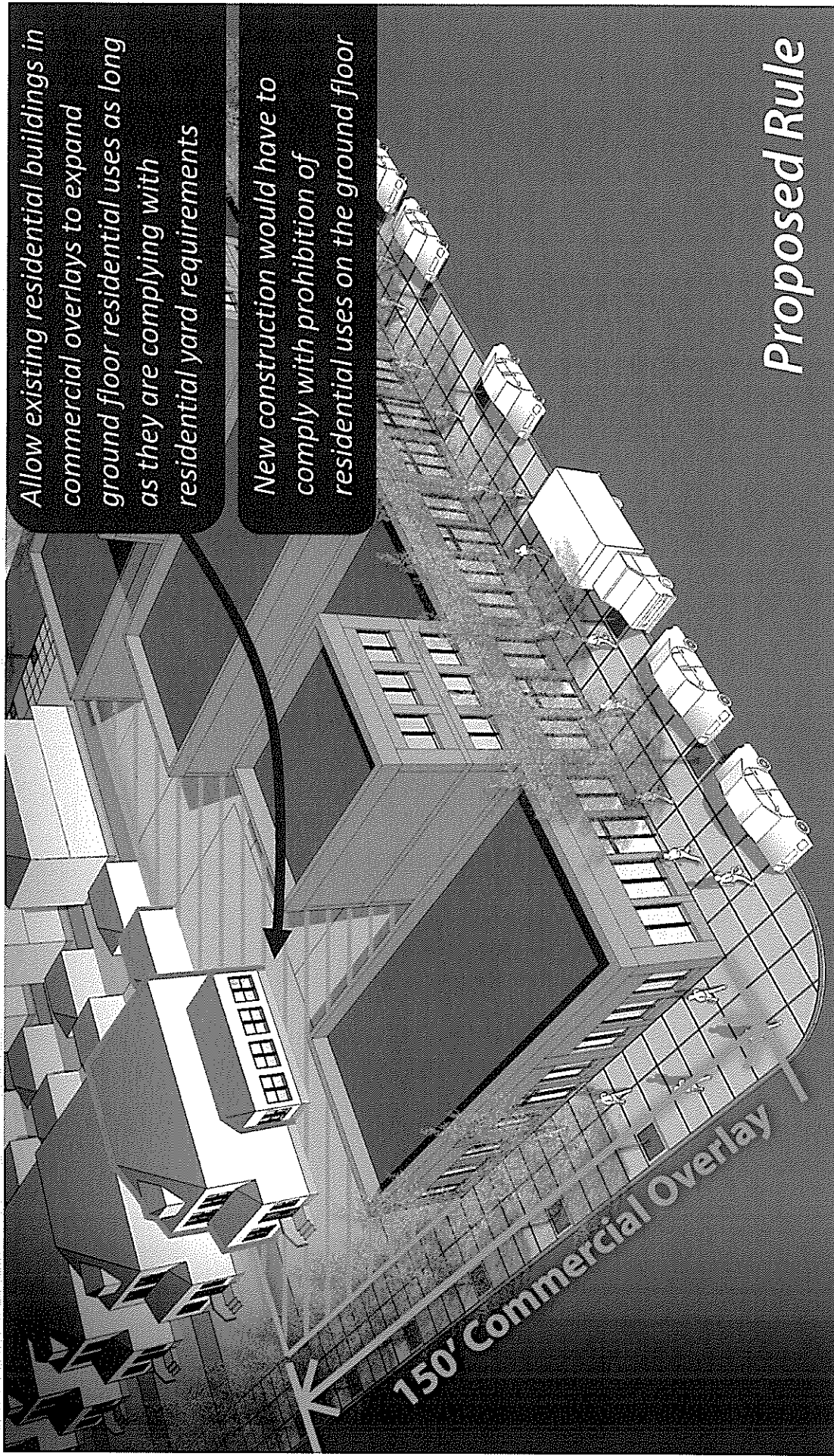
Residential uses on the ground floor are not permitted in order to prohibit inappropriate townhouse development in commercial districts

Pre-existing homes cannot expand horizontally to allow an enlargement of residential use. Only commercial uses are permitted on the ground floor

Existing Rule

Commercial LDGM Rules: Ground Floor Enlargements

PROPOSAL

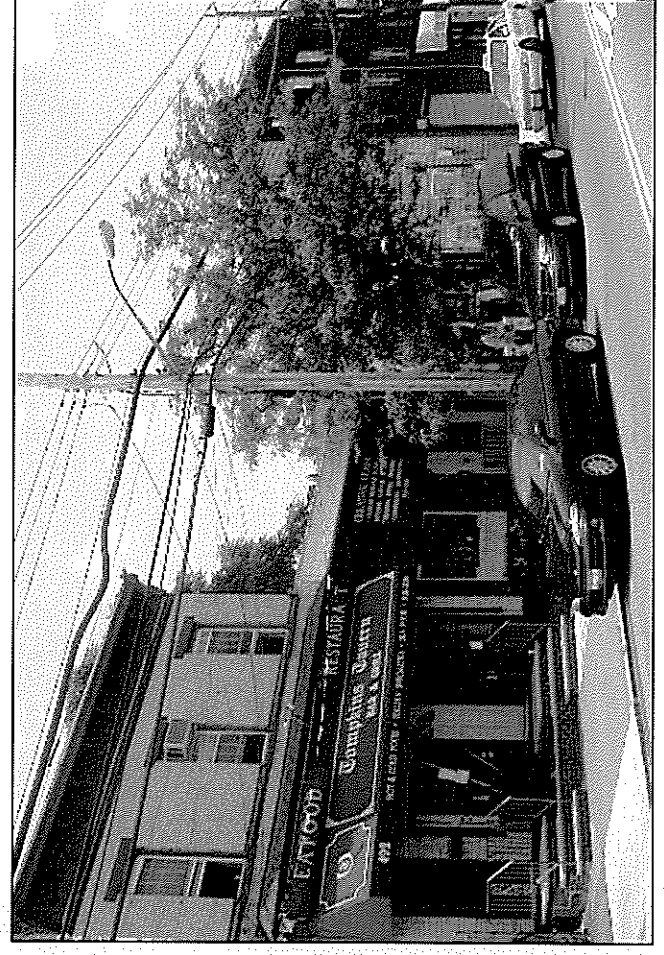
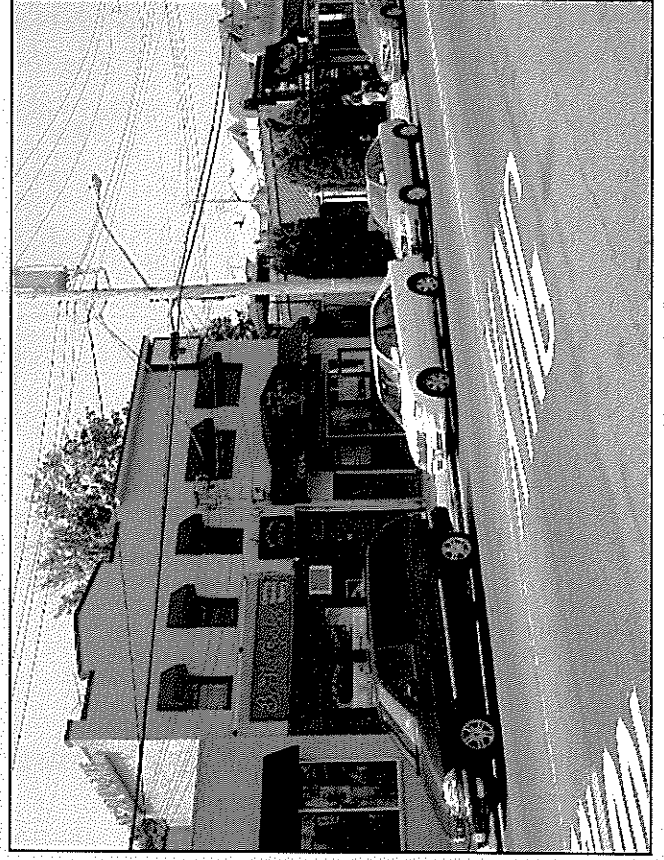


Proposed Rule

Narrow Lots in Overlays Mapped in R4 and R5 Districts

EXISTING CONDITIONS

- o Staten Island's Town Center neighborhoods in R4 and R5 districts are characterized by pedestrian-friendly, mixed residential and retail buildings that create a lively neighborhood.
- o On narrow lots the current regulations make the characteristic mixed-use buildings unlikely.



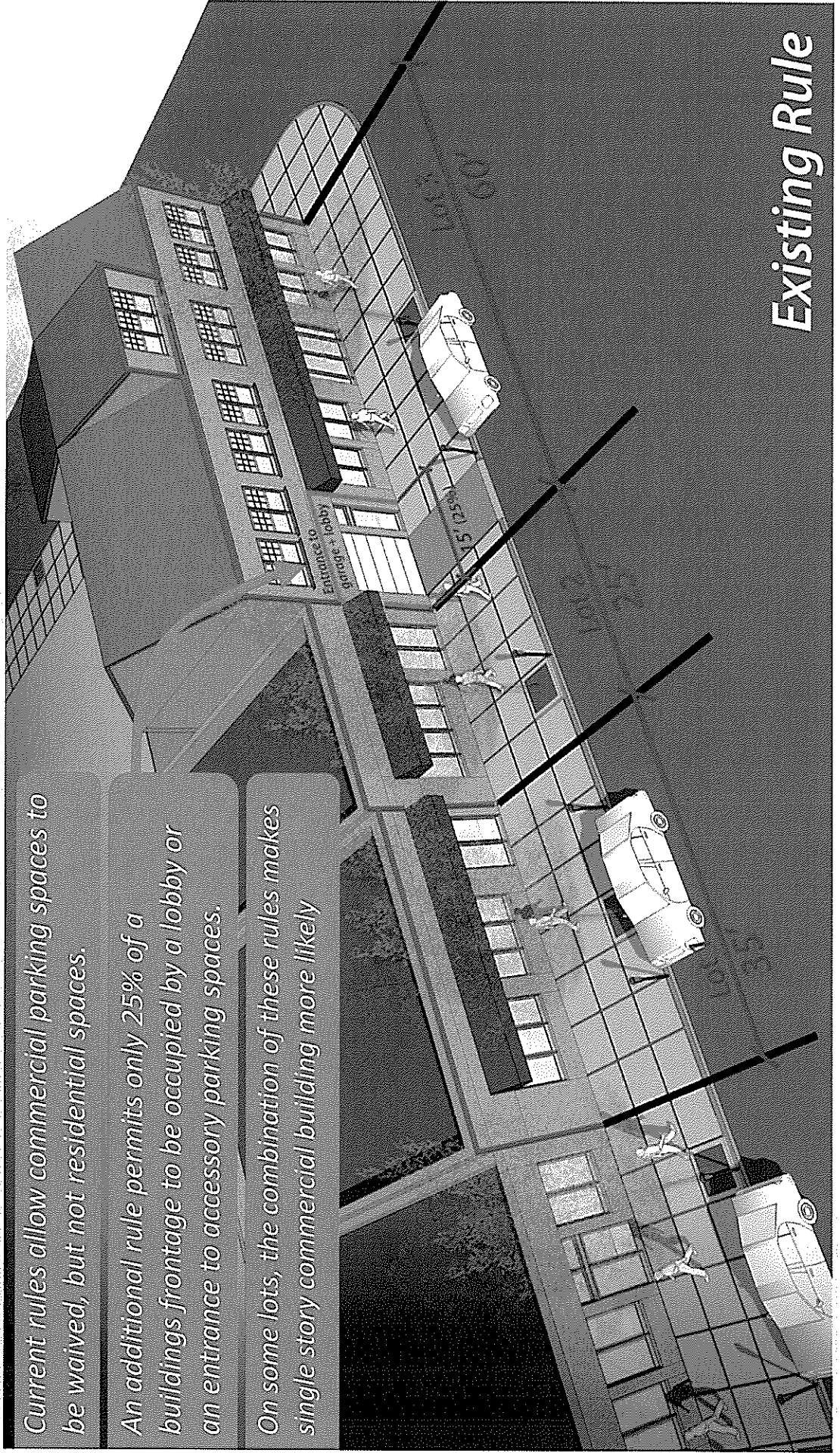
Lots in Overlays Mapped in R4 and R5 Districts

EXISTING CONDITIONS

Current rules allow commercial parking spaces to be waived, but not residential spaces.

An additional rule permits only 25% of a building's frontage to be occupied by a lobby or an entrance to accessory parking spaces.

On some lots, the combination of these rules makes single story commercial buildings more likely



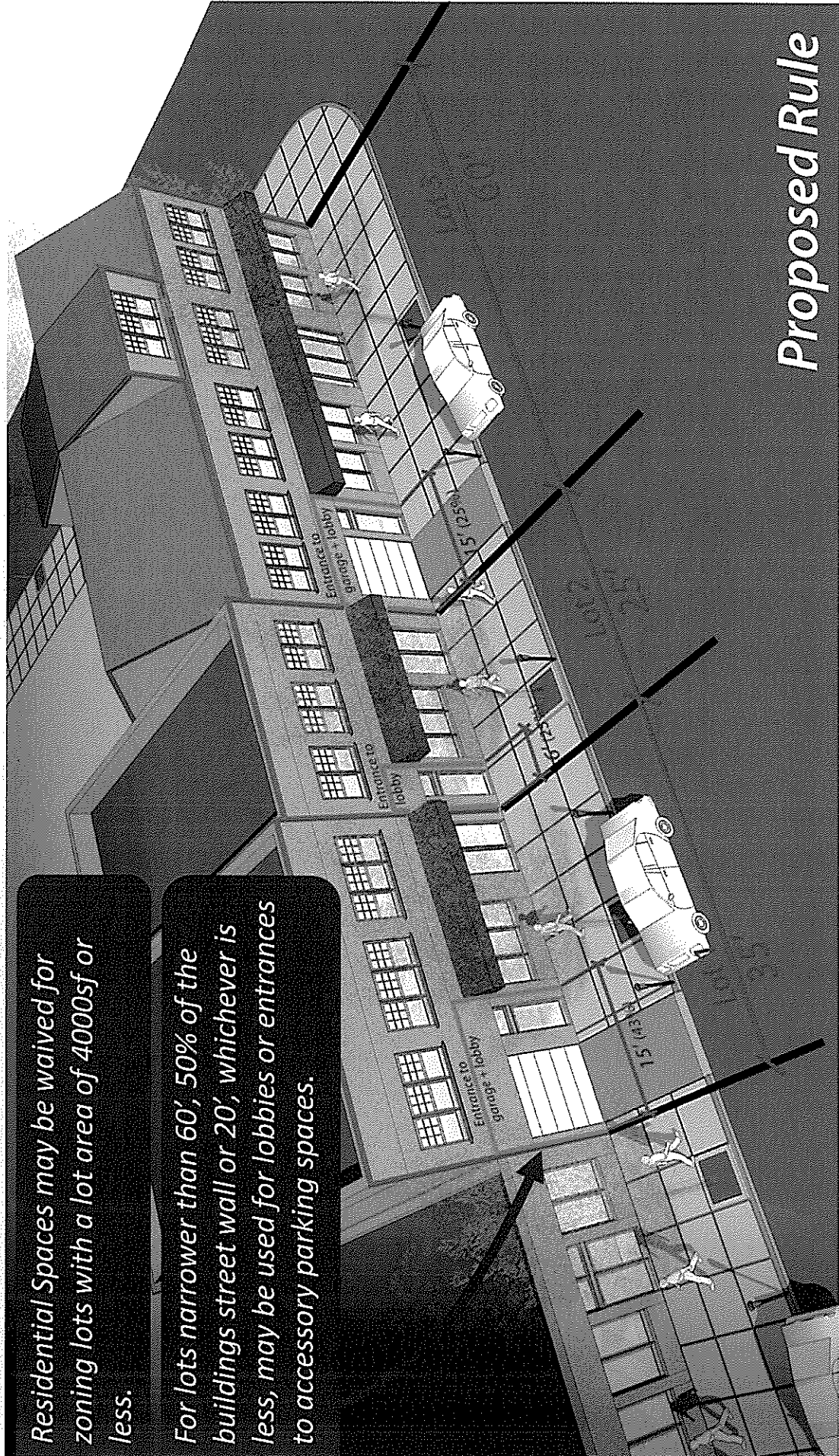
Existing Rule

Narrow Lots in Overlays Mapped in R4 and R5 Districts

PROPOSED REGULATIONS

Residential Spaces may be waived for zoning lots with a lot area of 4000sf or less.

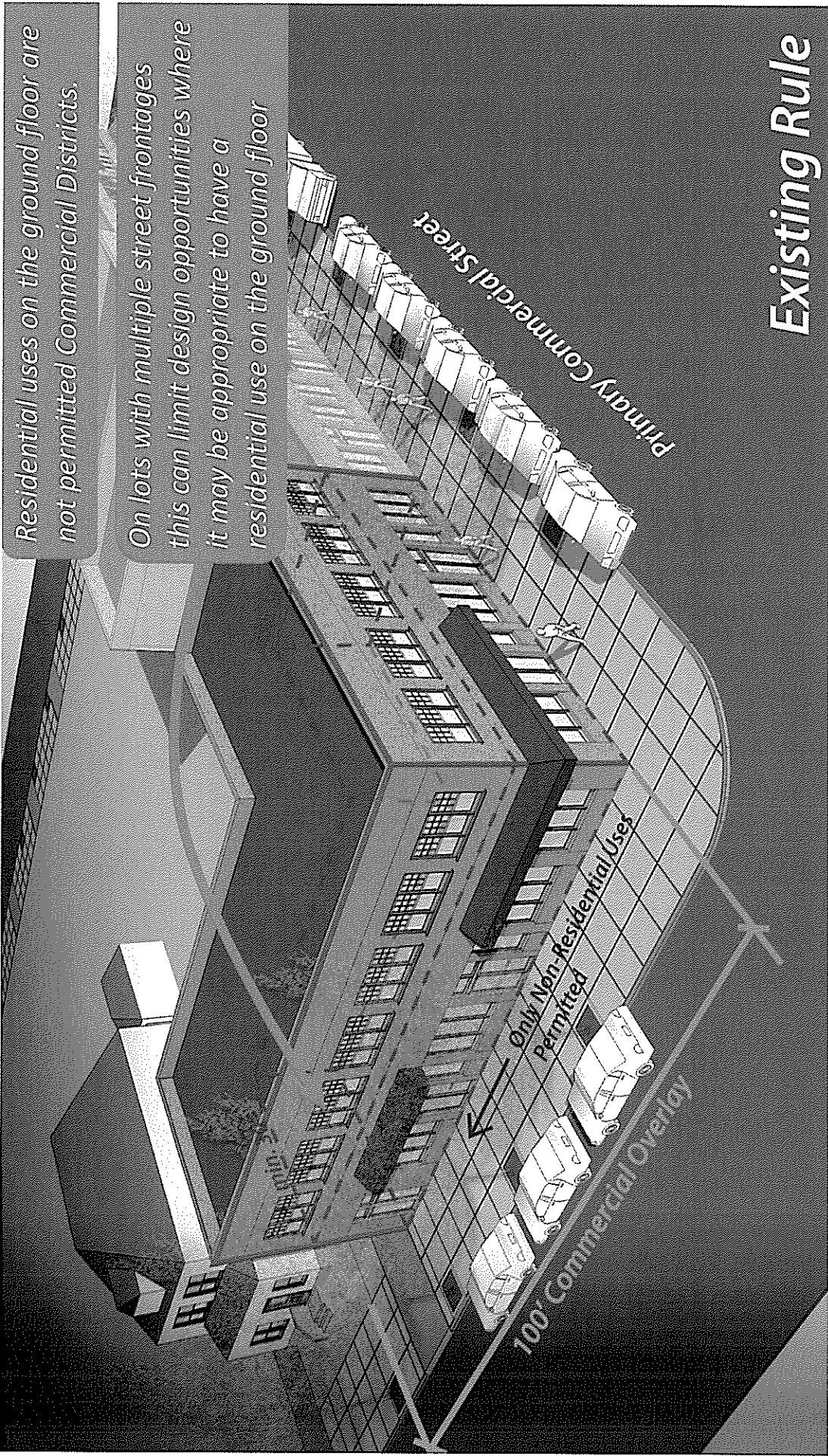
For lots narrower than 60', 50% of the buildings street wall or 20', whichever is less, may be used for lobbies or entrances to accessory parking spaces.



Proposed Rule

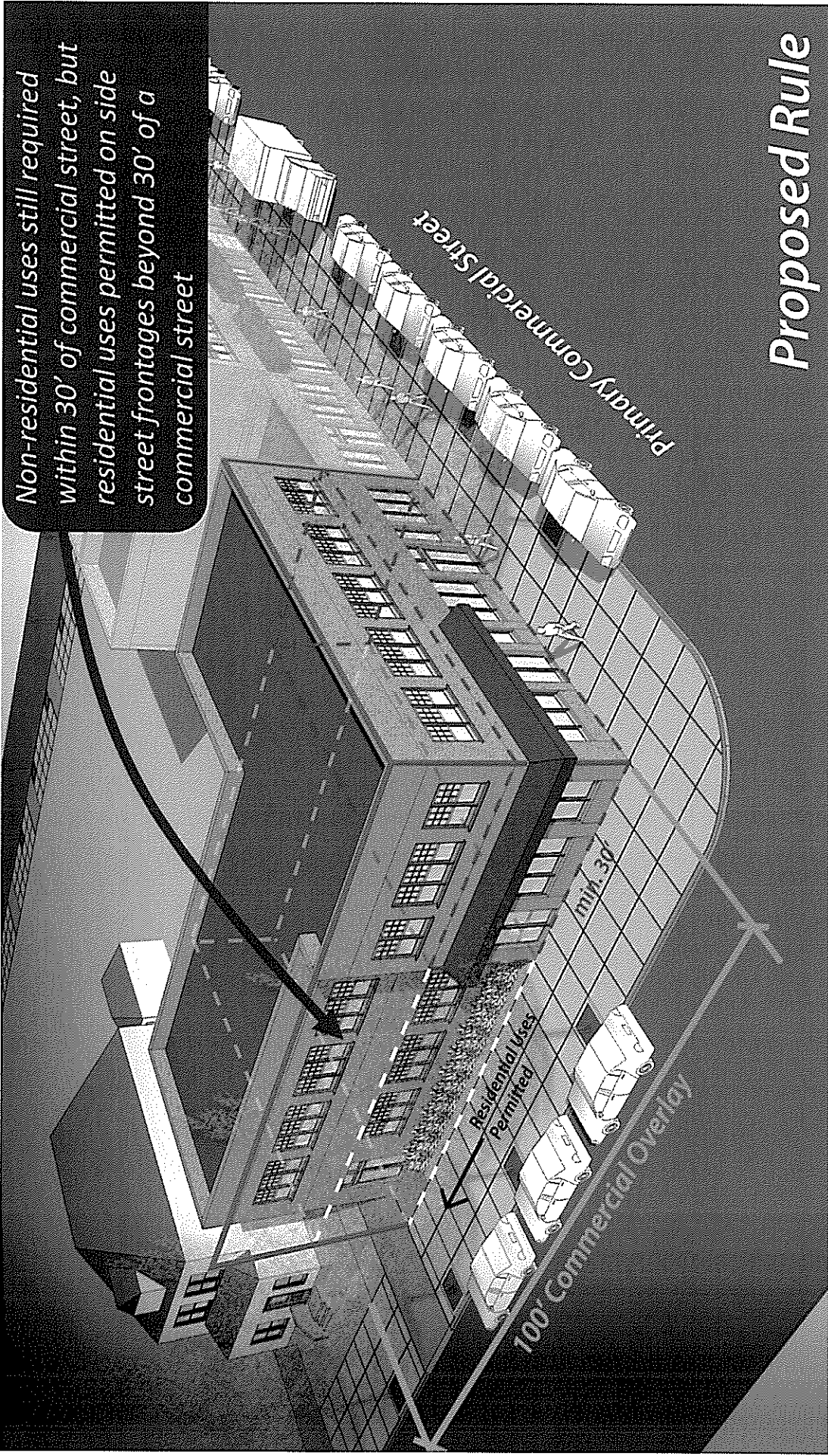
Corner Lots in C1, C2 and C4 Districts

EXISTING CONDITIONS



Corner Lots in C1, C2 and C4 Districts

PROPOSED REGULATIONS



Conflict with Hillside Commercial District Rules

- o LDGMA commercial rules require commercial or mixed-use buildings located in commercial districts
- o However, the Special Hillside Preservation District requires a CPC authorization for commercial uses
- o This creates a conflict in which a mandated use requires a CPC authorization and in most cases triggers an environmental review

Proposal

- o Eliminate the CPC Hillside authorization for non-residential uses proposed in a commercial district

Current rules tend to curtail retail reinvestment in Hillside Commercial areas because of the mandatory CPC review



Commercial Rezoning

PROPOSED REZONING

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- Identify areas of commercial uses that are in residential zoning districts. Many of these commercial uses exist because they are either grandfathered buildings built prior to the 1961 zoning or they are buildings approved by BSA.
- Business owners delay or do not re-invest in properties due to uncertain futures.
- Commercial zoning district regulations do not apply and consequently, requirements such as buffers between commercial and residential uses and the parking lot design guidelines do not apply

○ **Area 1:** Richmond Avenue from Victory Boulevard to Travis Avenue

○ **Area 2:** Hylan Boulevard from Naughton Avenue to Seaver Avenue

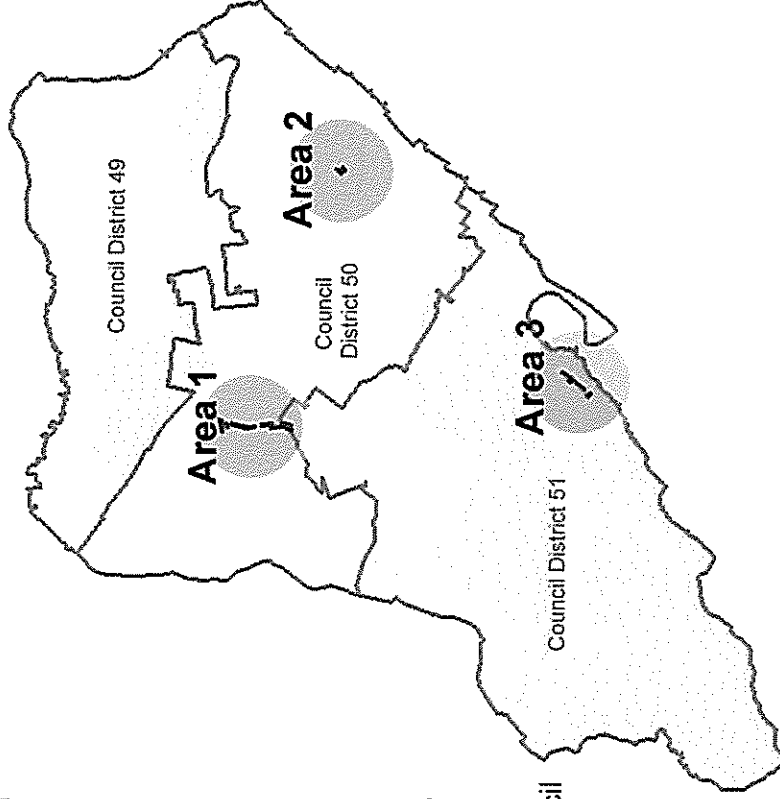
○ **Area 3:** Hylan Boulevard from Richmond Avenue to Goodall Street

○ **City Council Districts**

CD 1

CD 2

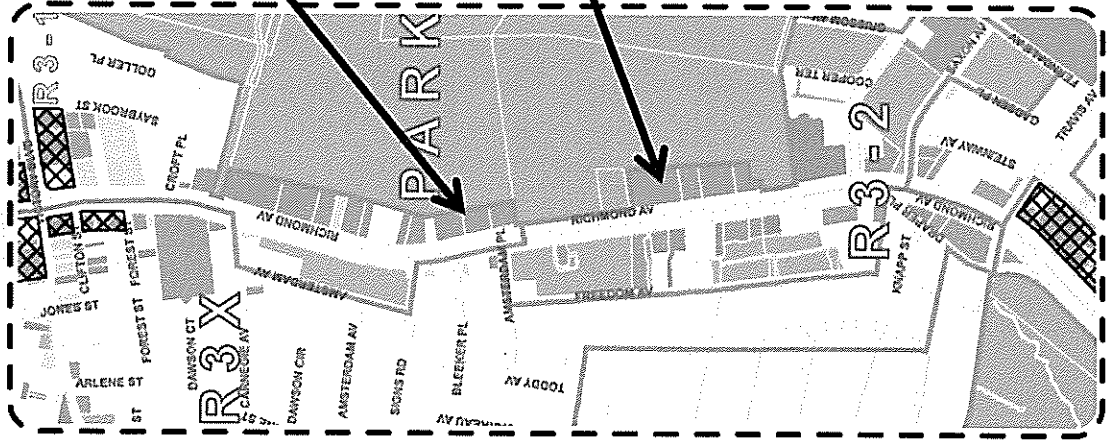
CD 3



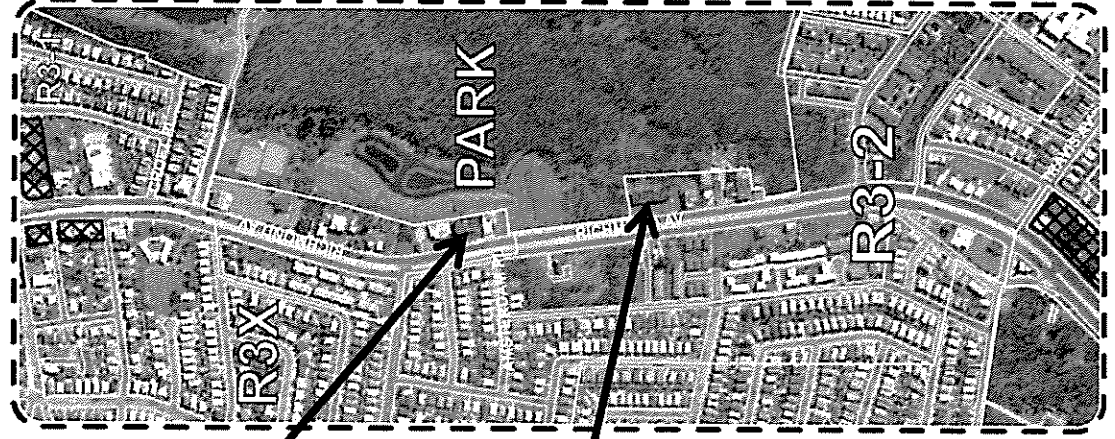
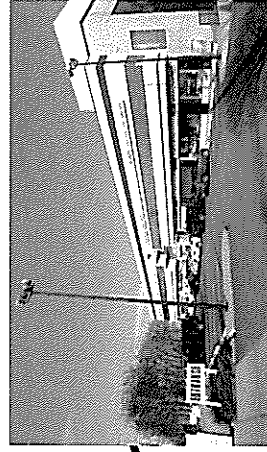
NYC Department of City Planning
Staten Island Office

Area 1: Commercial Rezoning

PROPOSED REZONING



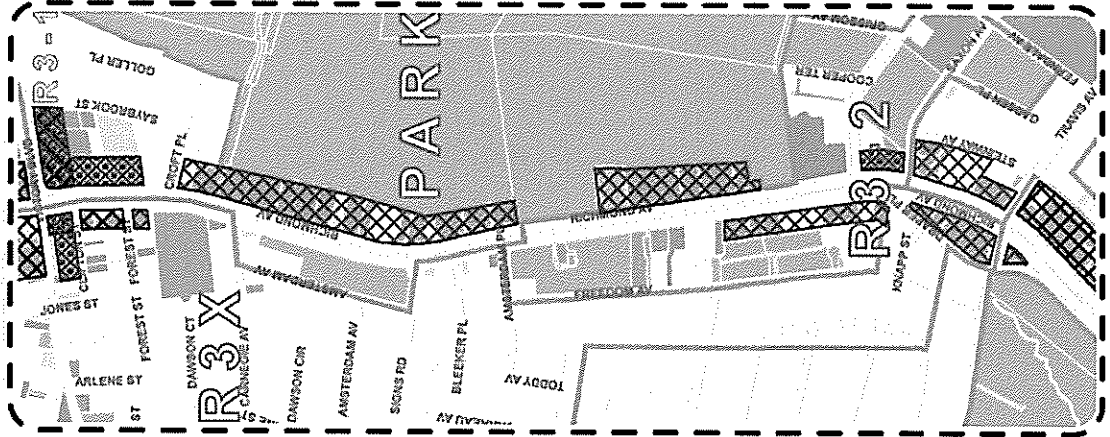
Area 1
Existing R3X, R3-1, R3-2



- Land Use**
- Existing C1-2
 - One & Two Family Buildings
 - Multi-Family Walkup Buildings
 - Multi-Family Elevator Buildings
 - Mixed Commercial/Residential Buildings
 - Commercial/Office Buildings
 - Industrial/Manufacturing
 - Transportation/Utility
 - Public Facilities & Institutions
 - Open Space
 - Parking Facilities
 - Vacant Land
 - All Others or No Data

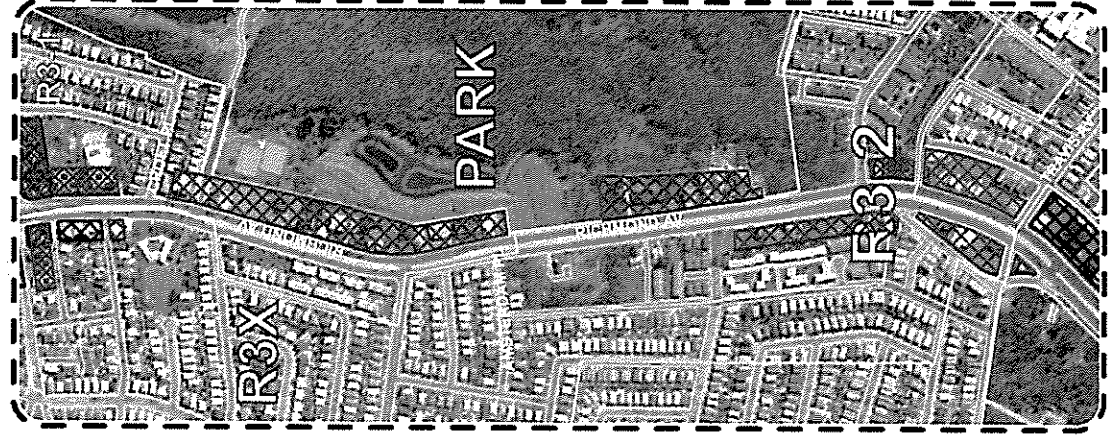
Area 1: Commercial Rezoning

PROPOSED REZONING



Area 1
Existing R3X, R3-1, R3-2

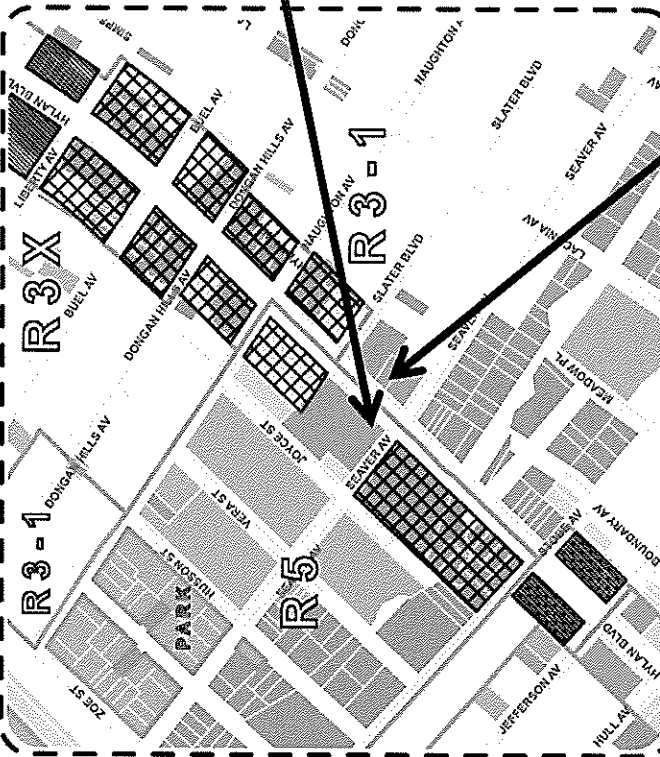
Proposed C1-2 & C2-2 Overlays



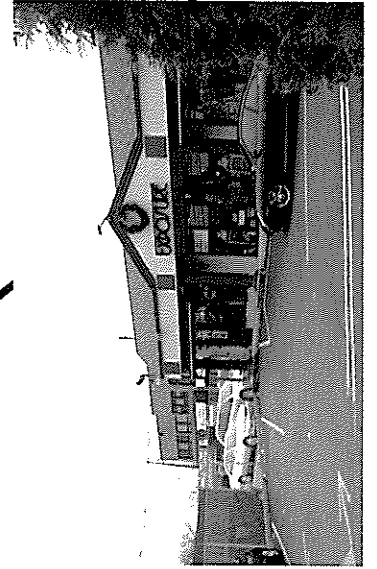
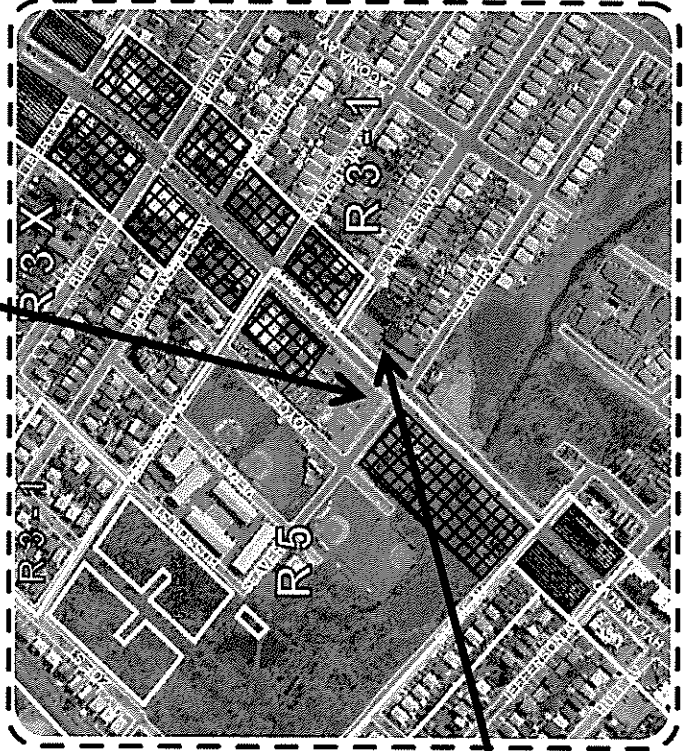
Land Use	
	Existing C1-2
	Proposed C1-2
	Proposed C2-2
	One & Two Family Buildings
	Multifamily Walkup Buildings
	Multifamily Elevator Buildings
	Mixed Commercial/Residential Buildings
	Commercial/Office Buildings
	Industrial/Manufacturing
	Transportation/Utility
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land
	All Others or No Data

Area 2: Commercial Rezoning

PROPOSED REZONING



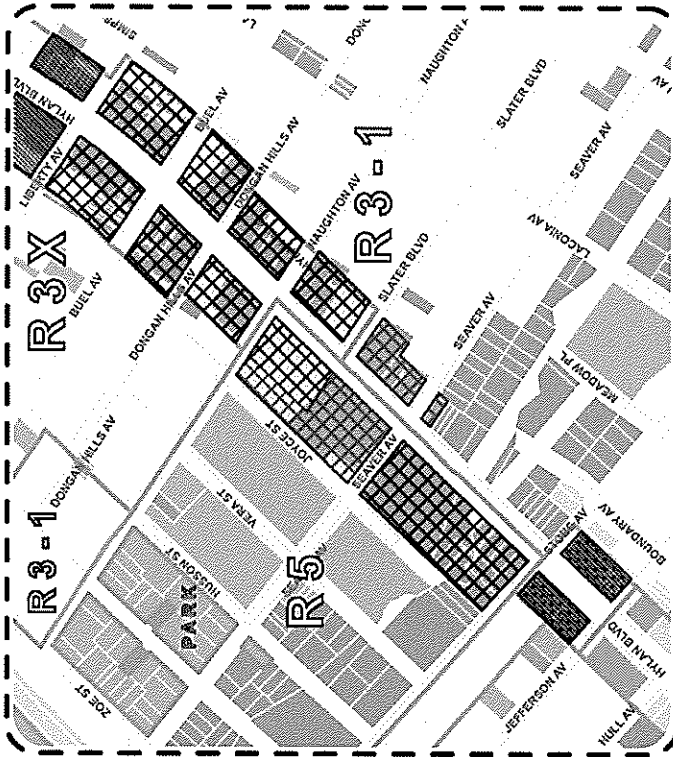
Area 2
Existing R3-1, R5



Land Use	
	Existing C1-1
	Existing C1-2
	Existing C2-1
	One & Two Family Buildings
	Multi-Family Walkup Buildings
	Multi-Family Elevator Buildings
	Mixed Commercial/Residential Buildings
	Commercial/Office Buildings
	Industrial/Manufacturing
	Transportation/Utility
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land
	All Others or No Data

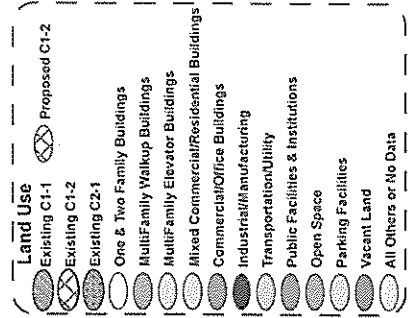
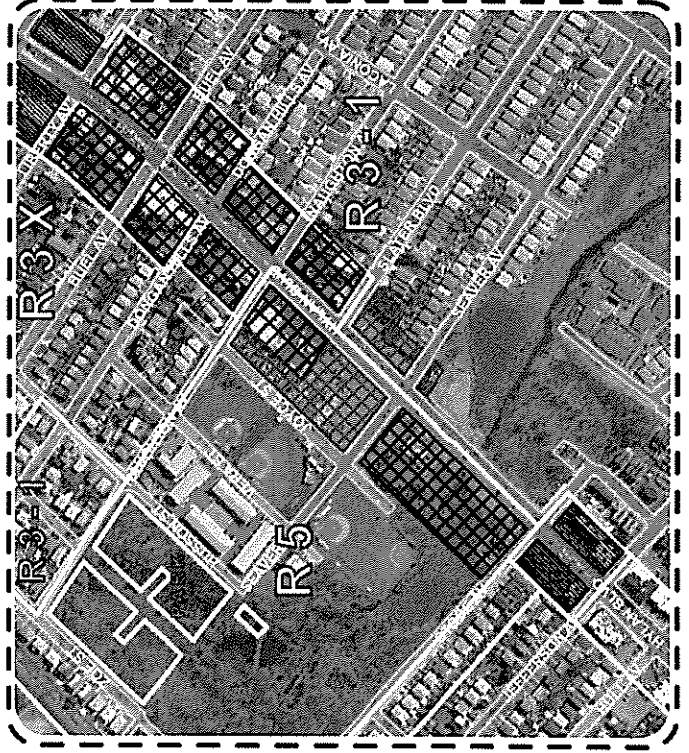
Area 2: Commercial Rezoning

PROPOSED REZONING



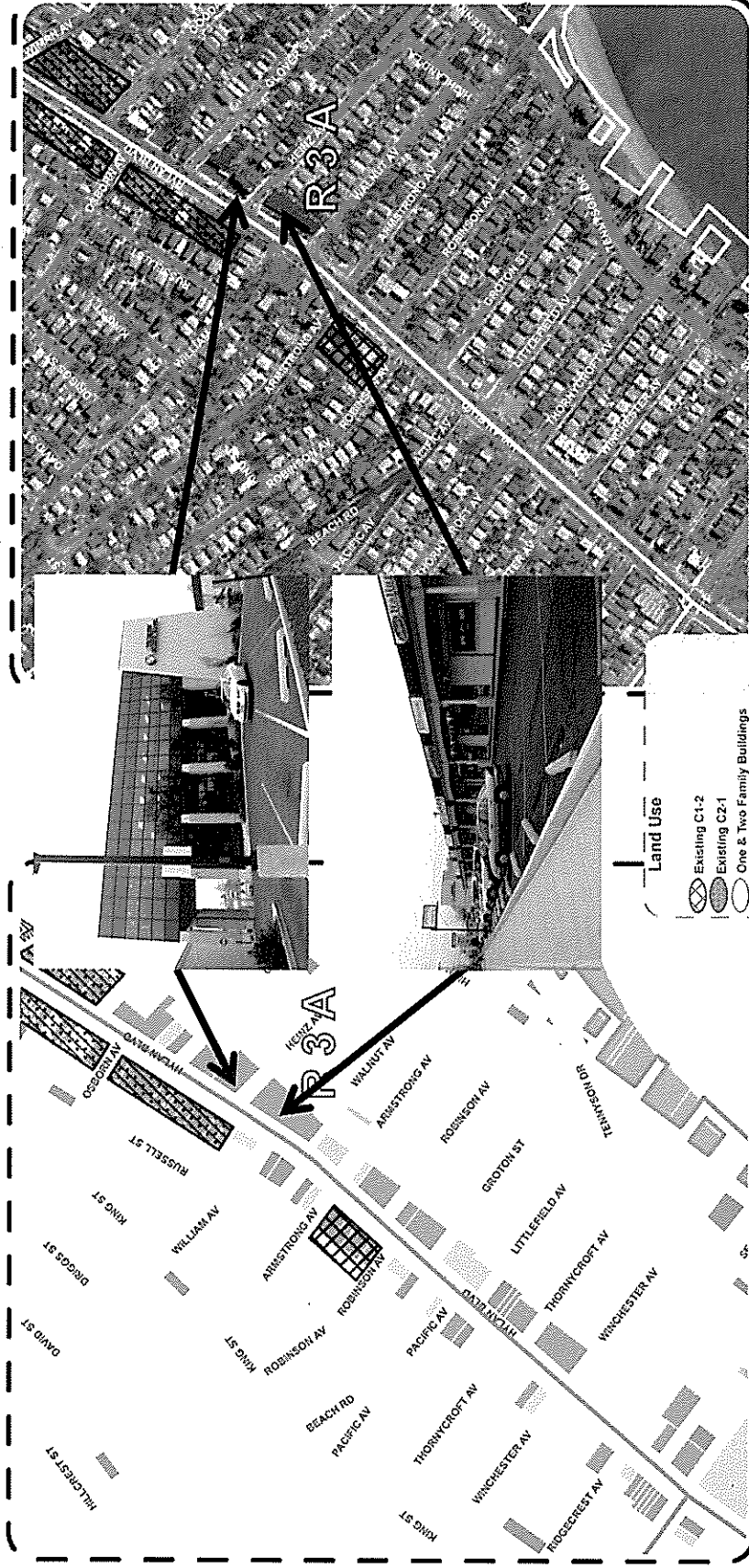
Area 2
Existing R3-1, R5

Proposed C1-2 Overlay



Area 3: Commercial Rezoning

PROPOSED REZONING

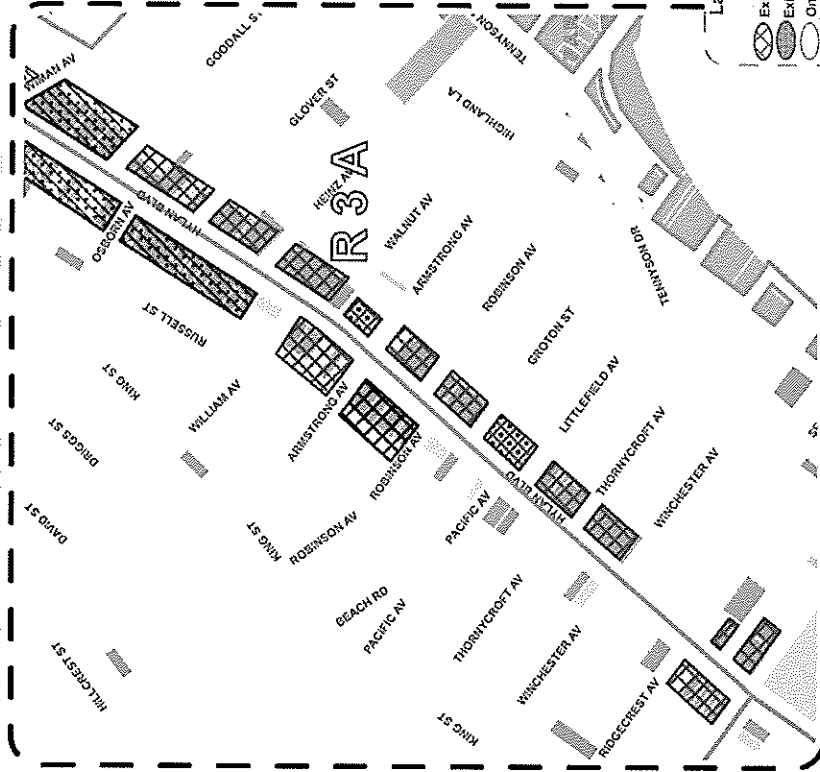


Area 3
Existing R3A, R3-1,

- Land Use**
- Existing C1-2
 - Existing C2-1
 - One & Two Family Buildings
 - Multi-Family Walkup Buildings
 - Multi-Family Elevator Buildings
 - Mixed Commercial/Residential Buildings
 - Commercial/Office Buildings
 - Industrial/Manufacturing
 - Transportation/Utility
 - Public Facilities & Institutions
 - Open Space
 - Parking Facilities
 - Vacant Land
 - All Others or No Data

Area 3: Commercial Rezoning

PROPOSED REZONING



Area 3
Existing R3A, R3-1,



Proposed C1-2 & C2-2 Overlay

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 29286 Res. No. _____

in favor in opposition

Date: _____

Name: Judy Chester 558 (PLEASE PRINT)

Address: 104 W. 40th St NYC

I represent: Lucille Rob-15

Address: 41

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

CV286

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/11/11

Name: Daniel Segal, AECOM (PLEASE PRINT)

Address: _____

I represent: AECOM

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 778 Res. No. _____

in favor in opposition

Date: 1/11/10

Name: LEN GARCIA DURAN (PLEASE PRINT)

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: STATEN ISLAND DIRECTOR

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/12/11

Name: Jean Follack (PLEASE PRINT)

Address: 860 E Bway Long Beach NY 11561

I represent: Lucille Roberts

Address: 41-19 Bell Blvd Bayside NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 278 Res. No. _____

in favor in opposition

Date: 1/13/11

Name: JAMES MIRAGLIA (PLEASE PRINT)

Address: _____

I represent: CITY PLANNING

Address: STATEN ISLAND DEPUTY DIRECTOR

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 278 Res. No. _____

in favor in opposition

Date: 1/11/11

Name: RYAN SINGER (PLEASE PRINT)

Address: _____

I represent: CITY PLANNING

Address: BRONX OFFICE DEPUTY DIRECTOR

Please complete this card and return to the Sergeant-at-Arms