# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 842 through 844**

**(Res. Nos. 1796 through 1798)**

**By Council Members Salamanca and Moya**

## SUBJECT

**STATEN ISLAND** **CB**-**1 - THREE APPLICATIONS RELATED TO RIVER**

**NORTH-LIBERTY TOWERS**

**C 210289 ZMR (L.U. No. 842)**

City Planning Commission decision approvingan 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 Hillsides 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;

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

**N 210290 ZRR (L.U. No. 843)**

City Planning Commission decision approvingan application submitted by Richmond SI Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 210291 ZSR (L.U. NO. 844)**

City Planning Commission decision approvingan application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 128-62 of the Zoning Resolution as follows:

1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
3. to modify the height and setback requirements of Section 128-33\* (Maximum Base Height) and Section 128-34\* (Maximum Building Height); and
4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4 District, within the Special St. George District (SG).

## INTENT

To approve the amendment to rezone the Project Area from an R6 district with a C2-2 commercial overlay at a depth of 100 feet located within the Special Hillsides Preservation District (“SHPD”) to an R7-3 district with a C2-4 commercial overlay at a depth of 185 feet within the Special St. George District (“SSGD”), and rezoning an area from an R6/C2-2 overlay to an R6/C2-4 overlay and to be located within the SSGD; amend zoning text to establish bulk regulations for R7 zoning districts, a new special permit to modify bulk and other requirements and establish the Project Area as a Mandatory Inclusionary Housing (“MIH”) area utilizing Options 1 and 2; and grant an approval of the special permit to modify bulk requirements within R7 districts and mandatory improvements of the SSGD 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.

## PUBLIC HEARING

**DATE:** September 24, 2021

**Witnesses in Favor:** Seventeen **Witnesses Against:** Eleven

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 20, 2021

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on L.U. Nos. 842, 843, and 844.

**In Favor: Against: Abstain:**

Moya Borelli None

Levin

Reynoso

Grodenchik

Ayala

Rivera

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson Borelli

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated November 1, 2021, with the Council on November 9, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.