



Legislation Details (With Text)

**File #:** Res 1773-2021      **Version:** \*      **Name:** LU 857 - Zoning, 252 Victory Boulevard, Staten Island (C 210361 ZMR)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/21/2021

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 210361 ZMR, a Zoning Map amendment (L.U. No. 857).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Res. No. 1773, 2. Calendar of the Zoning Subcommittee Meeting - September 24, 2021, 3. September 23, 2021 - Stated Meeting Agenda with Links to Files, 4. Hearing Transcript - Stated Meeting 9-23-21, 5. Calendar of the Zoning Subcommittee Meeting - October 12, 2021, 6. Hearing Transcript - Zoning 9-24-21, 7. Land Use Calendar - October 21, 2021, 8. October 21, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 10-21-21, 10. Minutes of the Stated Meeting - October 21, 2021, 11. Committee Report

Date	Ver.	Action By	Action	Result
10/21/2021	*	Committee on Land Use	Approved by Committee	
10/21/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1773**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210361 ZMR, a Zoning Map amendment (L.U. No. 857).**

**By Council Members Salamanca and Moya**

WHEREAS, Victory Boulevard Realty, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c, changing from an R3-2 District to an R6B District, changing from an R3X District to an R6B District, establishing within an existing R3-2 District a C1-3 District, and establishing within the proposed R6B District a C1-3 District, which in conjunction with the related action would facilitate the construction of a five-story, 63,629-square-foot mixed-use building with 46 dwelling units, 12 of which would be permanently affordable, along with community facility and commercial uses located at 252 Victory Boulevard in the Tompkinsville neighborhood of Staten Island Community District 1 3 (ULURP No. C 210361 ZMR) (the "Application");

WHEREAS the City Planning Commission filed with the Council on September 10, 2021 its decision dated September 1, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210362 ZRR (L.U. No. 858), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of

the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 24, 2021;

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 Negative Declaration issued August 30<sup>th</sup>, 2021, which supersedes the Negative Declaration issued May 3<sup>rd</sup>, 2021 (CEQR No. 21DCP153R) and Revised Environmental Assessment Statement issued August 27<sup>th</sup>, 2021 concluded that the revised analysis would not result in any new or different significant adverse environmental impacts not already identified in the previous Negative Declaration which include an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise (E-615) (the “Revised Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-615) and Revised Negative Declaration.

Pursuant to Sections 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 210361 ZMR, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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. 21c:

1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of

CEQR Declaration E-615 Borough of Staten Island, Community District 1.

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 October 21, 2021, on file in this office.

City Clerk, Clerk of The Council