

BOROUGH

Staten Island

MAP ID#

SI3

COUNCIL DISTRICT: 51

COMMUNITY BOARD: 3

NAME OF PLAN

Community Organization: Staten Island Community Board 3

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Contact Name: Marie Bodner

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TYPE OF PLAN

197-c (groundwork)

GEOGRAPHIC AREA OF PLAN

Staten Island Community Board 3 is comprised of the South Shore of Staten Island and consists of the neighborhoods of Great Kills, Eltingville, Arden Heights, Annadale, Woodrow, Prince's Bay, Charleston, and Tottenville.

NEIGHBORHOOD/PLAN BACKGROUND

Due to its relative isolation prior to the construction of the Verrazano Narrows bridge and the West Shore and Staten Island Expressways and the lack of sanitary sewers, large portions of South Richmond were developed with detached houses on lots typically larger than those found elsewhere in New York City. Subsequently, a number of the study area's subareas have an existing character, which is at variance with what is either permitted or required by the existing zoning.

With the establishment of low-density contextual zoning in 1989, a number of communities in South Richmond undertook to rezone their neighborhoods to preserve the detached housing character of the area by prohibiting the development of attached housing, which often entailed the demolition of existing large, single-family houses. However, the selection of an appropriate alternative zoning designation presented these communities with something of a dilemma. In recognition of the absence of an existing low-density zoning district which reflects the predominant and particular characteristics of much of the study area, it was therefore recommended that new zoning regulations be established.

GOALS OF PLAN

To rezone neighborhoods within South Richmond to reflect the area's existing residential character.

RECOMMENDATIONS

1. Rezone the following areas from R3-2 to R3X (zoning which would permit both one- and two-family houses while prohibiting semi-detached and attached housing).

Annadale 1 Prince's Bay (part)

Annadale 2 Tottenville 2

Arden Heights 2 Woodrow 2

Eltingville 2

These areas are characterized by large one- and two-family detached houses on large lots.

2. Retain R3-2 in the following five subareas.

Arden Heights 1 Great Kills 1 (part)
Arden Heights 3 (part) Great Kills 3
Eltingville 3 Prince's Bay (part)
Eltingville 4 Woodrow 1

These areas contain a significant percentage of attached housing.

3. Rezone from R3-2 to R3-1 in the following subareas.

Arden Heights 3 (part) Great Kills 1 (part)
Eltingville 1 Great Kills 2

All of the two subareas and parts of two others contain a large percentage of semi-detached housing, but little or not attached housing.

4. Rezone from R3-1 or R3-2 to R3A.

Great Kills 1 (part) Tottenville 1

One and part of the other subarea are substantially developed with detached housing, but are surrounded by or are adjacent to larger R3A zoning districts, which permit one- and two-family detached houses only.

5. Rezone from R3-2 to R1-1 and create special area "L"

Mount Loretto, a 550 acre site owned by the Catholic Archdiocese of New York, is one of the largest privately owned parcels in the city. It is largely undeveloped and contains both freshwater wetlands and Designated Open Space. However, if developed pursuant to the existing R3-2 zoning, the number of dwelling units would be approximately equal to the current total in the neighboring Tottenville and Prince's Bay subareas combined. Such a level of density would have a substantial impact not only on the immediate adjacent area, but also on all of South Richmond.

Therefore, it is proposed to rezone the entire site from R3-2 to R1-1. In addition, it is recommended that a Special Area "L" be created within the Special South Richmond Development District which would permit community facility uses and not-for-profit residences for the elderly to be developed as-of-right to an FAR of 1.0.

6. Study the Charleston Manufacturing Area

Almost all of the Charleston subarea is zoned for manufacturing but large portions have been vacant or underutilized for years. Some of the land is wetland, while some may be contaminated by previous industrial uses. In addition, there is a small residential community within the larger manufacturing area, as well as major park space.

IDENTIFIED STEPS FOR IMPLEMENTATION

Apply for 197-c, to implement the proposed zoning changes

PARTICIPATORY PROCESS

In response to concerns voiced by Community Board 3, numerous civic organizations and individual South Shore residents regarding what was viewed by many to be out-of-context over-development, Staten Island Borough President Guy V. Molinari and City Councilman Vito J. Fossela proposed that the South Richmond Zoning Study be undertaken to develop recommendations for rezoning actions which would ensure that new housing development is consistent with established residential character.

With funding provided by the Borough President, and in consultation with the Borough President and City Councilman, the Department of City Planning performed the requisite project organization, data collection and analysis. Throughout the study, meetings were held with the

South Richmond Zoning Study Advisory Committee, consisting of a number of civic and professional organizations, whose input was considered and incorporated in the study.

PARTNERS

Staten Island Community Board 3, Staten Island Borough President, City Council Member from the 51st District, The Department of City Planning, South Richmond Zoning Study Advisory Committee (including local organizations)

OBSTACLES

Some board members at the Department of City Planning had questioned their reasons for rezoning.

TIMELINE

INITIAL IDEA 1996 **FORMAL PLAN?** YES **DATE SUBMITTED:** 1997

SUBMITTED TO: Department of City Planning

CITY ACTION?

Adopted by the Department of City Planning in 1999

MODIFICATIONS MADE TO PLAN

N/A

ADDITIONAL INFORMATION

N/A