



IN THE MATTER OF an application submitted by Hillside Swimming Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District, Borough of Staten Island, Community District 2.

This is application (C 250061 ZSR) for a special permit pursuant to Section 74-133 of the Zoning Resolution (ZR) was filed by The Hillside Swimming Club, Inc. on September 19, 2024. The application would facilitate the construction of a new pool, new outdoor recreation courts, a reconfigured group parking facility with internal circulation network, and other upgrades at 151 Signs Road within an R3X zoning district in the Bulls Head neighborhood of Staten Island, Community District 2.

BACKGROUND

The Hillside Swim Club (the swim club) is a private swim club which was founded in 1957 and built before the 1961 Zoning Resolution. The swim club provides various amenities such as a club house, snack stand, swimming pools, bathhouse, basketball court, tennis courts, handball, bocce courts, playgrounds, and various patio areas for socializing. Department of Buildings (DOB) records show Certificate of Occupancies issued in 1960 for the bathhouse and 1965 for the clubhouse. A zoning lot subdivision was completed on November 21, 2018 to subdivide a portion of existing zoning lot 25 into four additional separate zoning lots numbered 150, 152, 154 and 156 which were later improved with single family homes.

The Department of City Planning's (DCP) Staten Island Office (SIO) first met with the applicant on October 6, 2021, and instructed the applicant to contact DOB to confirm whether the swim club's facilities could be upgraded without City Planning Commission (CPC) actions under zoning regulations that pertain to existing non-conforming uses. In Determination Letter #70533, DOB denied the request, stating that the site changes did not meet the requirements of Repairs and Incidental Alterations of an existing non-conforming use pursuant to ZR Section 52-21 and that the applicant would need to seek the Special Permit pursuant to ZR 74-133.

The surrounding area consists of manufacturing, commercial, residential, and open space areas. The current swim club is in an R3X zoning district and is surrounded by R3X, R3-1 and R3-2 zoning districts that primarily consist of one and two-family attached and detached homes. Immediately south of the site is the William T Davis Wildlife Refuge, which is part of Freshkills Park, and 0.3 miles to the east is Willowbrook Park. A C1-2 and C2-2 Commercial Overlay district exists to the east of the site on Richmond Avenue, and there is a C1-3 overlay to the west of the site at the intersection of Signs Road and Victory Boulevard. Victory Boulevard, a major east-west thoroughfare in Community Districts 1 and 2 in Staten Island, is approximately 1,500 feet west of the project area's entrance. To the north and west of the project area and Victory Boulevard, there is an M1-1 manufacturing district that has various offices, light industrial buildings, and vacant land. The surrounding area falls within the Lower Density Growth Management Area. Public transit within the surrounding area includes bus routes on Victory Boulevard (S62/92, SIM32) and Richmond Avenue (S44/94, S59, SIM4/4C, SIM8).

The proposed project area consists of a single interior zoning lot at 151 Signs Road (Block 2145, Lot 25). The 366,293 square-foot lot is improved with an existing clubhouse, bathhouse, snack stand, pools, picnic areas and various sports courts. The project area is bound to the south by Signs Road, to the west by Dinsmore Street, to the east by Amsterdam Avenue, and to the north by a row of single-family homes that front Victory Boulevard. Signs Road is a mapped street with an 80-foot width; Dinsmore Street and Amsterdam Avenue are mapped streets with a 60-foot width; and Victory Boulevard is a mapped street with a 100-foot width. The southern portion of Dinsmore Street near Signs Road is neither improved nor traveled. The existing clubhouse is a two-story building approximately 26 feet in height, the bathhouse and snack stand are each one-story approximately 14 feet in height, and they both are within 50 feet of Amsterdam Avenue's street line. The existing pool is located to the east of the entrance on Signs Road, positioned approximately 20 feet from the property line that fronts Signs Road. To the north of the pool lies the parking area. The existing on-site parking has only a portion of the spaces paved and striped. Most of the parking occurs on natural grade and is spread out across the project area. A natural walking trail exists along a portion of the site's perimeter with activity stations along its path. There is a single curb cut, 30 feet wide, located on Signs Road close to the mapped, yet unbuilt, prolongation of Dinsmore Street which is the primary means of egress to

the project area and it will remain at its current width and location. The total area of the pool and accessory facilities is 28,373 square feet. The Use Group is III(B), non-commercial club, and the other buildings on the zoning lot are accessory. The project area is not within the New York City Coastal Zone.

The applicant proposes to build a new swimming pool, basketball courts, pickle ball courts, and various other sports courts, as well as to improve parking, redesign vehicle circulation, and modernize the existing swim club. The existing swimming pool would be removed from its current location where it fronts Signs Road and replaced with on-site parking, allowing the club amenities to be free from vehicular circulation. The new in-ground swimming pool, which would include a bather preparation area and equipment enclosure, would be relocated to the center of the site. The new bather preparation area and pool equipment enclosure would each be one story (approximately 14 feet in height). The proposal would create 144 parking spaces as per finding (e) of ZR Section 74-133. The on-site access would utilize the existing curb cut located on Signs Road. As a result, the on-site parking area would be separate from the portions of the site where the amenities are located. The parking areas would be landscaped with additional trees, and planting areas for shrubbery and site beautification would be incorporated throughout the site plan. Also, the site's abundant matured trees would be maintained. The approved Builder's Pavement Plan maintains clusters of existing trees that buffer the site along Amsterdam Avenue and Dinsmore Street.

The proposed development will require a special permit pursuant to ZR Section 74-133 to make needed improvements to the existing swim club, which has been in operation since 1957. The proposal is to relocate the in-ground swimming pool further away from Signs Road in order to separate the on-site parking from the on-site amenities and to improve other features of the swim club.

This special permit would enable the construction of a new swimming pool and various other sports courts, improve parking, and redesign vehicle circulation to modernize the overall existing swim club. These improvements will not increase the overall capacity of the swim club, keeping the essential character of the surrounding area intact, and will help reduce traffic congestion on Signs Road by improving the capacity for vehicle queuing.

ENVIRONMENTAL REVIEW

This application (C 250061 ZSR), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is 25DCP042R.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 5, 2025.

UNIFORM LAND USE REVIEW

This application (C 250061 ZSR) was certified as complete by the Department of City Planning on May 5, 2025, and duly referred to Staten Island Community Board 2 and the Staten Island Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On May 27, 2025, Staten Island Community Board 2 submitted a waiver of recommendation on this application (C 250061 ZSR).

Borough President Recommendation

This application (C 250061 ZSR) was considered by the Staten Island Borough President who issued a recommendation to approve the application on June 9, 2025.

City Planning Commission Public Hearing

On June 18, 2025 (Calendar No. 6), the CPC scheduled July 2, 2025, for a public hearing on this application (C 250061 ZSR). The hearing was duly held on July 2, 2025 (Calendar No. 14). One speaker testified in favor of the application, and none in opposition.

The applicant representative summarized the proposed project, describing the design, the reconfigured internal roadway network, and the programming. The speaker also provided a brief history of the swim club in Staten Island. They emphasized how the proposed project would ensure Staten Islanders would be able to continue to take advantage of the facility as they have

been for the past several decades. The speaker also explained how the redesigned internal roadway network would reduce conflicts between swimmers and vehicles and would not increase the club membership, which in turn would not result in additional traffic in the area.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning special permit (C 250061 ZSR), is appropriate.

This special permit will facilitate the construction of a new pool, new outdoor recreation courts, a reconfigured group parking facility with an internal circulation network, and other upgrades. It will include approximately 28,000 square feet for the pool, bather preparation area, and pool equipment enclosure and will generate 144 accessory off-street parking spaces.

The Commission is pleased that this action will support the maintenance of an important community facility in Staten Island that has been operating since the late 1950s. The Commission notes that the proposed upgrades will not compromise the surrounding residential area's essential character, nor will it generate increased amounts of traffic. The Commission is pleased that the action will allow the Hillside Swimming Club to modernize its current facility and remain in Staten Island.

FINDINGS

The Commission hereby makes the following findings pursuant to Section 74-133 of the Zoning Resolution:

- (a) Considering that the proposed redesign of the swimming club will not result in increased club membership or increased size of the facility, the surrounding area will remain largely unaffected
- (b) Because the proposal will not result in an increased number of patrons using the swimming club, there will not be an increase in the traffic generated
- (c) The redesign of the internal vehicular roadway network will create a vehicle reservoir near the means of egress on Signs Road, which will prevent traffic congestion
- (d) The redesign of the pool and its accessory facilities are located a sufficient distance from the rear lot line, side lot lines, and the street lines

- (e) The proposal would add 144 accessory off-street parking spaces

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on May 5, 2025 with respect to this application (CEQR No. 25DCP042R), the City Planning Commission finds that the action described herein will have no significant impact on the environmental; and be it further;

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration and findings described in this report, the application submitted by The Hillside Swimming Club, Inc. pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X district, Borough of Staten Island, Community District 2, is approved, subject to the following terms and conditions:.

1. The property that is the subject of this application (C 250061 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plans, prepared by Cutrona Architecture, PLLC, filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
CPC-100.00	Zoning Lot Site Plan	01/15/2025

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation, and maintenance.
4. Upon failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreement,

terms or conditions of this resolution whose provisions shall be constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

5. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 250061 ZSR), duly adopted by the City Planning Commission on July 30, 2025 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Staten Island Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

**GAIL BENJAMIN, ALFRED C. CERULLO, III, Esq., ANTHONY W. CROWELL, Esq.,
JOSEPH I. DOUEK, Esq., LEAH GOODRIDGE, Esq., ORLANDO MARIN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: The Hillside Swimming Club, Inc.			
Applicant:	William Boyd	Applicant's Primary Contact:	Glen Cutrona, AIA
Application #	250061ZSR	Borough:	
CEQR Number:	77DCP934R	Validated Community Districts:	R02

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Waiver of Recommendation			
# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
Date of Vote: 4/21/2025 12:00 AM		Vote Location: 900 South Avenue, Suite 28, SINY 10314	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION:		
Recommendation submitted by	SI CB2	Date: 5/27/2025 9:07 PM

FRED R. GUINTA
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER



THE CITY OF NEW YORK
Community Board 2
BOROUGH OF STATEN ISLAND

EXECUTIVE SUITES AT THE PARK
900 SOUTH AVENUE, FL. 3, SUITE 28
STATEN ISLAND, NEW YORK 10314
PHONE: 718-568-3581
FAX: 718-568-3595
WEBSITE: NYC.GOV/SICB2

April 23, 2025

Dan Garodnick, Chair
New York City Planning Commission
120 Broadway, Floor 31
New York, New York 10271

Re: CPC Project Number: 250061 ZSM
The Hillside Swim Club
151 Signs Road
Block 2145, Lot 25
Staten Island, New York 10314

Dear Chair Garodnick,

The Community Board has reviewed the application referenced above, which proposes updates and a reconfiguration of a private Swim Club located at 151 Signs Road, Staten Island, New York 10314. This private swim club has operated at the same location since its founding in 1957, prior to the adoption of the current New York City Zoning Resolution.

The Board has no objection to the application and formally waives its right to a public hearing on the matter.

Should you require any additional information, please do not hesitate to contact our office.

Very truly yours,

Fred R. Guinta

Fred R. Guinta

Copy to: Catie Ferrara Iannitto, AICP,
Director of NYC Department of City Planning

Glen V. Cutrona, AIA
Cutrona Architecture, PLLC



BOROUGH PRESIDENT RECOMMENDATION

Project Name: The Hillside Swimming Club, Inc.	
Applicant: William Boyd	Applicant's Administrator: Glen Cutrona, AIA
Application # 250061ZSR	Borough: Staten Island
CEQR Number: 77DCP934R	Validated Community Districts: R02

Docket Description:
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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: 		
Recommendation submitted by	SI BP	Date: 6/9/2025 4:16 PM

Application #	C 250061 ZSR	Project Name:	THE HILLSIDE SWIMMING CLUB, INC.
CEQR Number:	25DCP042R	Borough(s):	STATEN ISLAND
		Community District Number(s):	2

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF a private application seeking a Zoning Special Permit pursuant to ZR 74-133 to facilitate the construction of a new pool, new outdoor recreation courts, a reconfigured group parking facility with internal circulation network, and other upgrades at 151 Signs Road within an R3X zoning district in the Bulls Head neighborhood of Staten Island.

RECOMMENDATION:

☒ Approve

☐ Approve with Modifications / Conditions

☐ Disapprove

☐ Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:

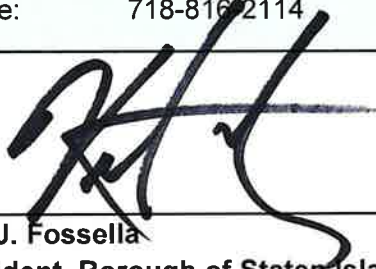
Noted that Community Board 2 submitted a letter dated 04/23/2025 to Chair Garodnick, stating no objection to the application and waiving a public hearing. The corresponding Community/Borough Board recommendation form was uploaded to the DCP ZAP website on 05/27/2025, waiving a recommendation with no voting detail.

I am in support of upgrading and modernizing the facilities of this swimming club that is a long-time and valued part of the community. This project represents a constructive investment in a space that brings people together, promotes health and wellness, and strengthens neighborhood connections.

Related Application(s):

Address all questions about this Recommendation to:

OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: DIVISION of LAND USE, PLANNING & INFRASTRUCTURE
Address: 10 Richmond Terrace, Room G-12
Staten Island, NY 10301
Phone: 718-816-2114


Vito J. Fossella
President, Borough of Staten Island

6/3/25
Date