



IN THE MATTER OF an application submitted by Hamilton Property Holdings 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 a Special Hillside Preservation District (HS) bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;
2. changing from an R6 District to an R7-3 District property bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;
3. establishing within the proposed R7-3 District a C2-4 District bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and a line perpendicular to the northwesterly street line of Hamilton Avenue distant 245 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hamilton Avenue and the southwesterly street line of Stuyvesant Place; and
4. establishing a Special St. George District (SG) bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;

as shown on a diagram (for illustrative purposes only) dated November 3, 2025, and subject to the conditions of CEQR Declaration E-856.

This application for a zoning map amendment (C 250318 ZMR) was filed on June 11, 2025, by Hamilton Property Holdings LLC, in conjunction with a related application for a zoning text amendment (N 250320 ZRR), would facilitate the development of a new 18-story mixed-use building containing 3,880 square feet of open space, 7,000 square feet of community facility and 1,250 square feet of ground-floor commercial use, approximately 369 dwelling units, of which 111 would be income-restricted, located at 37-59 Hamilton Avenue and 199-205 St. Marks Place in St. George, Staten Island, Community District 1.

RELATED ACTION

In addition to the zoning map amendment (C 250318 ZMR) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 250320 ZRR Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The project area was mapped in an R6 zoning district in 1961. In the decades since, several land use actions and the establishment of special districts have affected the area. In 1987, the City Planning Commission (CPC) established the Special Hillside Preservation District (SHPD) (C 870002 ZRR) to protect the unique aesthetic value and character of the neighborhood, reduce hillside erosion, protect against excessive stormwater runoff and enhance the natural features of the district.

In 2008, adjacent to the SHPD, the Special St. George District (SSGD) was established (N 080425 ZRR) to promote the district's character as a civic center and transit hub. Seeking to bolster a thriving, pedestrian-friendly business and residence district, the SSGD was intended to encourage development that could attract the critical mass of residents necessary to accomplish these goals.

In 2021, a portion of the block bound by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, St. Marks Place, and Nicholas Street was rezoned and eliminated from the SHPD geography and included with in the adjacent, expanded SSGD (C 210289 ZMR) as part of a series of actions to facilitate the proposed River North project, a plan for three mixed-use buildings aligned with the goals of the SSGD.

The applicant requests a zoning map amendment to change an R6 zoning district to an R7-3/C2-4 zoning district, and a zoning text amendment to designate an MIH area coterminous with the proposed R7-3 district to facilitate the development of a new 18-story mixed-use building with approximately 315,567 square feet of total floor area, including 3,880 square feet of open space, 7,000 square feet of community facility and 1,250 square feet of commercial use, and approximately 307,317 square feet of residential space, which would result in approximately 369 new dwelling units, 111 of which would be permanently income-restricted.

The development site, which is owned by the applicant, includes Block 13, Lots 1, 6, 116, 119, 121, 123, 124, and 127. Located on the southwestern portion of Block 13, the development site is bounded by Hamilton Avenue, a 50-foot-wide street to the south, Richmond Terrace and Stuyvesant Place on the northeast, Nicholas Street on the northwest, and St. Marks Place, a 60-foot-wide street to the west. The development site has 302.58 feet of frontage along Hamilton Avenue and 145.54 feet of frontage along St. Marks Place. The development site, spanning eight contiguous tax lots, is currently improved with six one- and two-family detached residences, one with a single garage. Much of the development site is zoned as an R6 and is within the SHPD. In 2021, two of the lots, Lot 116 and Lot 119, were partially mapped an R7-3/C2-4 within the SSGD as part of the River North rezoning (C 210289 ZMR).

The surrounding area includes a mix of residential and community facilities. The area immediately surrounding the project area is mapped with R6, R4A and R3A zoning districts and are primarily developed with detached single-family residences. Directly across from the proposed development are two multi-family buildings. Adjacent to the development site is the Castleton Park towers, at a height of 200 feet, Staten Island's tallest residential structure. An R7-3/C2-4 zoning district is mapped east of the project area along Richmond Terrace. Richmond Terrace is a 100-foot-wide primary mixed-use east-west corridor that spans the north shore. While the built character and mix of uses varies throughout, this portion of the Richmond Terrace is mapped with an M1-1 district on the east side and residential on the west side and is improved with the New York Wheel parking structure. The parking structure was closed in 2021

but maintains approximately 820 parking stalls. To the southeast of the parking structure is the Staten Island University Hospital Community Park and Stadium. The Empire Outlets Mall, an approximately 340,000 square foot retail center, maintains a shared parking facility with the stadium.

Multiple community facility uses are located near the project area. Schools in the vicinity include Curtis High School, a Landmarks Preservation Commission-designated landmark, located west of the project area and The Harbor View School, a primary school serving pre-K through fifth grades, located adjacent to the northwest of the project area. Additionally, the St. George branch of New York Public Library is located approximately five blocks south of the project area. Moreover, there are several houses of worship located within five blocks of the project area.

Open spaces in the surrounding area include Lt. Lia Playground, located approximately one block southwest of the project area, and the North Shore Esplanade Park, a quarter-mile northeast. While the former offers traditional playground amenities, the latter provides seating and trees with views of the Manhattan skyline.

The area is well served by public transportation and is located within the Outer Transit Zone (OTZ). The development site is approximately a quarter mile from the St. George Ferry Terminal which operates multiple means of transportation throughout the Staten Island, and to the other boroughs. The Staten Island Railroad (SIR), the DOT-operated Staten Island Ferry, and the NYC Ferry are accessible from the Ferry Terminal. Multiple bus lines also service the area including the S42 and S52 which has a bus stop in front of the development site at the corner of St. Marks Place and Hamilton Avenue.

The applicant proposes to construct a new 18-story building at a maximum height of 185 feet. The building would total approximately 307,317 square feet of residential floor area. Due to the steep elevation change of the project area, the applicant team proposes a development that will vary in height from 45 feet to 185 feet. The shorter section of the development will be placed at the highest elevation, and the taller at the lower. A community facility use would be located on

St. Marks Place along with the main residential lobby and entrance. Further downhill the parking garage, with 146 stalls, will be accessed by a curb cut on Hamilton Avenue. At the ground floor, and the lowest elevation of the development site, 3,880 square feet of publicly accessible open space and 1,250 square feet of commercial space will be located.

To facilitate the proposed development, the applicant is seeking a zoning map amendment to change the existing R6 zoning district to an R7-3/C2-4 zoning district on Block 13, Lots 1, 6, p/o 116, 121, 123, 124, and 127. The building constructed will comply with the bulk regulations in effect for R7-3 zoning districts within the Special St. George District. R7-3 zoning districts permit maximum allowable FAR (Floor Area Ratio) of 6.0 for residential uses with qualifying affordable housing or qualifying senior housing. For R7-3 lots, the maximum base height is 85 feet (65 feet for St. Marks), and the maximum building height is 185 feet with qualifying affordable housing or qualifying senior housing. In the OTZ, parking is required for 15 percent of standard residential units, but none are required for income-restricted units. C2-4 commercial overlays allow residential uses, community facility uses, and commercial uses. Commercial uses are permitted up to 2.0 FAR and requires one accessory parking spot per 1,000 square feet of commercial space, though waivers are available for small lots and mixed-use buildings.

The applicant also proposes a zoning text amendment (N 250320 ZRR) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for income-restricted housing units for residents with household incomes averaging 60 percent of the area median income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be income-restricted at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 250318 ZMR), in conjunction with the related application for a zoning text amendment (N 250320 ZRR), 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 City Planning Commission (CPC). The designated CEQR number is: 25DCP090R.

This application was determined to be a Type II action pursuant to the City's Green Fast Track for Housing (GFT) process, established via a CPC rule change in 2024, which requires no further environmental review. A Type II memorandum was issued on October 31, 2025. The Type II memorandum includes an (E) designation (E-856) related to hazmat, air quality, and noise analyses to avoid the potential for significant adverse impacts.

UNIFORM LAND USE REVIEW

This application (C 250318 ZMR) was certified as complete by the Department of City Planning on November 3, 2025 and was duly referred to Community Board 1 and the Staten Island Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for a zoning text amendment (N 250320 ZRR), which was referred for information and review in accordance with the procedures for non-ULURP matters. These actions are eligible for potential review by the Affordable Housing Appeals Board pursuant to Charter Section 197-g.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 250318 ZMR) on December 9, 2025, by a vote of 0 in favor, 24 opposed, and 0 abstaining, and adopted a resolution recommending disapproval of the application. The community board commented that they were concerned about lack of protection for construction workers.

Borough President Recommendation

This application (C 250318 ZMR) was considered by the Staten Island Borough President, who issued a recommendation to disapprove the application on January 8, 2026. The Borough

President described concerns regarding inadequate community infrastructure including available parking, transit access, school seats, health care access, and emergency services to accommodate the proposed growth.

City Planning Commission Public Hearing

On November 3, 2025 (Calendar No. 1), the CPC scheduled January 7, 2026, for a public hearing on this application (C 250318 ZMR) and the related application for a zoning text amendment (N 250320 ZRR). The hearing was duly held on January 21, 2026 (Calendar No. 9). The applicant's representative and one member of the public testified in favor of the application; three people testified in opposition.

The applicant's representative testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R7-3/C2-4 zoning district, stating that the proposed development would allow residential development which is not currently allowed under the existing zoning district nor the SHPD.

Four members of the public provided testimony in favor and in opposition of the application. Testimony in opposition commented that the proposed development was out of scale for the neighborhood and would burden the already overloaded infrastructure, while a second offered testimony on the need for additional housing in the area.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 250318 ZMR), in conjunction with the related application for a zoning text amendment (N 250320 ZRR), is appropriate. Together, these actions will facilitate the development of a new 18-story mixed-use building with approximately 315,567 square feet of total floor area, including 1,250 square feet of commercial space on the ground floor and approximately 307,317 square feet of residential

space, which would include approximately 369 new dwelling units, 111 of which would be permanently income-restricted.

The proposed rezoning from an R6 zoning district to an R7-3/C2-4 zoning district is to facilitate a new mixed-use building with commercial and residential uses. The development site is situated in Staten Island's most transit accessible neighborhood and is proximate to the St. George Ferry Terminal. The proposed rezoning would extend the existing R7-3 zoning district, which is already mapped in the project area and development site. The development is consistent with the history of the development of Block 13 and advances the objectives of the SSGD. The Commission appreciates that the rezoning will facilitate new housing development which would otherwise be restricted under the R6 zoning district.

The Commission finds the C2-4 commercial overlay appropriate as it will provide the neighborhood amenities the area lacks and will allow new local retail uses that will serve the needs of existing and new residents. The C2-4 commercial overlay also has a low parking requirement, reflecting the transit accessibility and pedestrian-centered nature of the neighborhood.

The Commission finds that the proposed zoning text amendment to designate the project area as an MIH area in Zoning Resolution Appendix F is also appropriate. The designation is consistent with the City's goal to promote the development of income-restricted housing, as outlined in the Mayor's *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. This project will help address the growing need for more housing in Staten Island and the broader city, including the creation of new income-restricted housing near public transit, schools, and playgrounds.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement with respect to this application (CEQR No. 25DCP090R), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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 the consideration described in this report, 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. eliminating a Special Hillside Preservation District (HS) bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;
2. changing from an R6 District to an R7-3 District property bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;
3. establishing within the proposed R7-3 District a C2-4 District bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and a line perpendicular to the northwesterly street line of Hamilton Avenue distant 245 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hamilton Avenue and the southwesterly street line of Stuyvesant Place; and
4. establishing a Special St. George District (SG) bounded by a line 145 feet northwesterly of Hamilton Avenue, a line 185 feet southwesterly of Stuyvesant Place, Hamilton Avenue, and St. Marks Place;

as shown on a diagram (for illustrative purposes only) dated November 3, 2025, and subject to the conditions of CEQR Declaration E-856.

The above resolution (C 250318 ZMR), duly adopted by the City Planning Commission on March 4, 2026 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the 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, ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RASMIA KIRMANI FRYE,**

RAJU MANN, ORLANDO MARÍN, RAJ RAMPERSHAD, Commissioners

**ALFRED C. CERULLO III, Esq.,
JUAN CAMILO OSORIO, Ph.D., Commissioners, VOTING NO**



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 37-59 Hamilton Avenue Rezoning	
Applicant: Hamilton Property Holdings LLC	Applicant's Primary Contact: Deirdre Carson
Application # 250318ZMR	Borough:
CEQR Number: 25DCP090R	Validated Community Districts: R01

Docket Description:

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

RECOMMENDATION: Unfavorable			
# In Favor: 0	# Against: 24	# Abstaining: 0	Total members appointed to the board: 24
Date of Vote: 12/9/2025 12:00 AM		Vote Location: St. Mary's Episcopal Church 347 Davis Avenue	

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

Date of Public Hearing: 12/2/2025 6:30 PM	
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:	Zoom

CONSIDERATION: Community Board 1 Full Board Meeting - Vote Taken to Deny application. Vote unanimous. Comment made for protection of construction workers. There are only 144 parking spots for 369 Family Units. Area/Block is congested with other projects: Riverside North, High School Project and Courthouse Project.		
Recommendation submitted by	SI CB1	Date: 12/10/2025 10:43 AM



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 37-59 Hamilton Avenue Rezoning	
Applicant: Hamilton Property Holdings LLC	Applicant's Administrator: Deirdre Carson
Application # 250318ZMR	Borough: Staten Island
CEQR Number: 25DCP090R	Validated Community Districts: R01

Docket Description:

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

RECOMMENDATION: Unfavorable

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

CONSIDERATION:

Recommendation submitted by	SI BP	Date: 1/8/2026 3:06 PM
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Application #: N 250320 ZRR	Project Name: 37-59 HAMILTON AVENUE REZONING
CEQR Number: 25DCP090R	Borough(s): STATEN ISLAND
	Community District Number(s): 1

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

Docket Description:

IN THE MATTER OF a rezoning from R6 and R7-3/C2-4 in the Special Hillside Preservation District to R7-3 in the Special St. George District to facilitate a new 18 story, 324,034 gsf of residential, 369 DU residential development, including 7,700 sf community use, 3,880 sf of open space, 1,250 sf of commercial, and 146+ parking spaces is being sought by Hamilton Property Holding LLC at 37-59 Hamilton Avenue in the St. George and SHPD.

RECOMMENDATION:

- | | |
|--|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Approve with Modifications / Conditions |
| <input checked="" type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove with Modifications / Conditions |

Explanation of Recommendation, Conditions or Modification:

Staten Island supports balanced growth, particularly on the North Shore where waterfront revitalization and transit-oriented opportunities can deliver real benefits for local residents. However, responsible growth must be calibrated with existing conditions and grounded in a realistic assessment of infrastructure capacity and this proposal fails at both.

The River North project already rezoned a portion of Block 13 to R7, dramatically increasing allowable density. Adding yet another large-scale development under this heightened zoning without any corresponding investment in infrastructure would further depart from the established character and built scale of the neighborhood.

Community concerns about overdevelopment come from the experiences of rapid and piecemeal growth in the St George neighborhood. Transit access, school seats, health care access and emergency services are not keeping pace. Parking is a particularly problematic issue on the North Shore, where existing demand exceeds available supply and vehicular travel remains a primary mode for most residents. By proposing a scale of residential density without adequate parking accommodations, this project will aggravate the congestion on the surrounding narrow, heavily-used streets.


The community has made it unmistakably clear that this proposal falls short of delivering the real public benefits a rezoning of this scale should guarantee. The affordability being offered is insufficient to meet the needs of current North Shore residents who are already struggling with rising housing and lifestyle costs. At the same time, the significant increase in residential density will introduce more demand on streets, transit, schools, utilities and emergency services than these systems are currently equipped to handle. Without credible commitments to infrastructure upgrades, neighborhood-serving retail or community facilities, there is simply no assurance that the quality of life for existing residents will be either preserved or enhanced.

Following a comprehensive review of the proposed project and in full alignment with the unanimous recommendation of Community Board 1, I find that this application is incompatible with the priorities, infrastructure conditions and planning principles of Staten Island's North Shore communities. A vote to disapprove is not a vote against progress; it is a vote in favor of the right kind of progress for Staten Islanders where it is context-appropriate, infrastructure-supported and responsive to community needs.

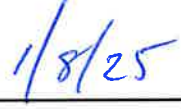
Related Application(s): C 250318 ZMR

Address all questions about this Recommendation to:

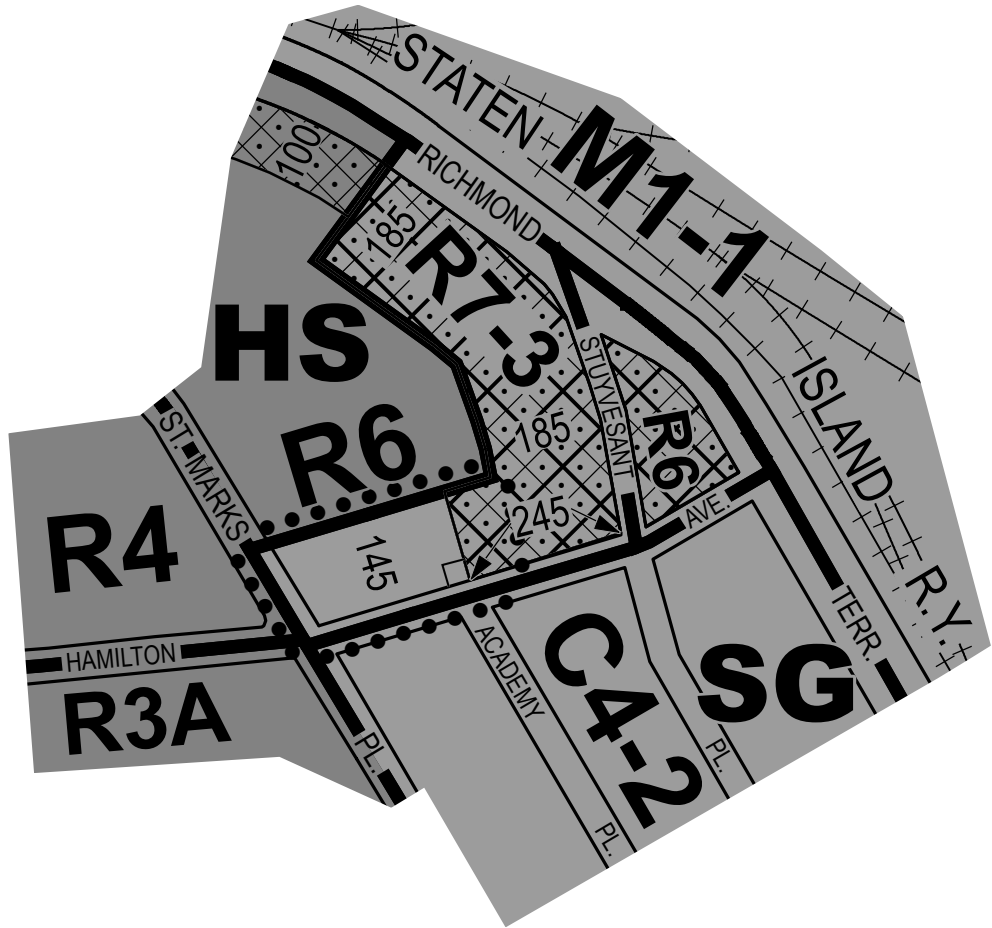
OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: DIVISION of LAND USE / TOPOGRAPHICAL BUREAU
Address: 10 Richmond Terrace, Room G-12, Staten Island
Phone: 718-816-2114



Vito J. Fossella
President, Borough of Staten Island



Date



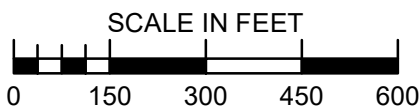
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

21c
 BOROUGH OF
STATEN ISLAND







S. Lenard
 S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 November 03, 2025



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating a Special Hillside Preservation District (HS), by changing an R6 District to an R7-3 District, by establishing a C2-4 District within the proposed R7-3 District and by establishing a Special St. George District (SG).
-  Indicates a C2-2 District
-  Indicates a C2-4 District
-  Indicates a Special Hillside Preservation District (HS)
-  Indicates a Special St. George District (SG)

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.