



**IN THE MATTER OF** an application submitted by Hamilton Property Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending the Appendix to Article XII, Chapter 8 (Special St. George District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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This application for a zoning text amendment (N 250320 ZRR) was filed on June 11, 2025, by Hamilton Property Holdings LLC. This application, in conjunction with a related application for a zoning map amendment (C 250318 ZMR), would facilitate the development of a new 18-story mixed-use building containing ground-floor commercial space, 7,000 square feet of community facility use, and 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, Community District 1, Staten Island.

### **RELATED ACTION**

In addition to the zoning text amendment (N 250320 ZRR) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**C 250318 ZMR**      Zoning map amendment to change an R6 zoning district to R7-3/C2-4 zoning district.

### **BACKGROUND**

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 250318 ZMR).

## **ENVIRONMENTAL REVIEW**

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

A summary of the environmental review appears in the report for the related zoning map amendment (C 250318 ZMR).

## **PUBLIC REVIEW**

This application (N 250320 ZRR) was referred for information and review in accordance with the procedures for non-ULURP matters, in conjunction with the related action (C 250318 ZMR), which was certified as complete by the Department of City Planning on November 3, 2025, and duly referred to Staten Island 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).

### **Community Board Public Hearing**

Staten Island Community Board 1 held a public hearing on this application (N 250320 ZRR) on December 2, 2025, and December 9, 2025, adopted a resolution recommending disapproval of this application. A summary of the vote of Community Board 1 appears in the report for the related zoning map amendment (C 250318 ZMR).

### **Borough President Recommendation**

This application (N 250320 ZRR) was considered by the Staten Island Borough President, who issued a disapproval for the application on January 8, 2026. A summary of the recommendation of the Staten Island Borough President appears in the report for the related zoning map amendment (C 250318 ZMR).

## City Planning Commission Public Hearing

On January 7, 2026 (Calendar No. 4), the City Planning Commission scheduled January 21, 2026, for a public hearing on this application (N 250320 ZRR), in conjunction with the related application for a zoning map amendment (C 250318 ZMR). The hearing was duly held on January 21, 2026 (Calendar No. 10).

The applicant's representative testified in favor of the application. Members of the public also testified with one in opposition and one in favor, as described in the report for the related zoning map amendment (C 250318 ZMR), and the hearing was closed.

## CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 250320 ZRR) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 250318 ZMR).

## RESOLUTION

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

**RESOLVED**, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 250318 ZMR), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

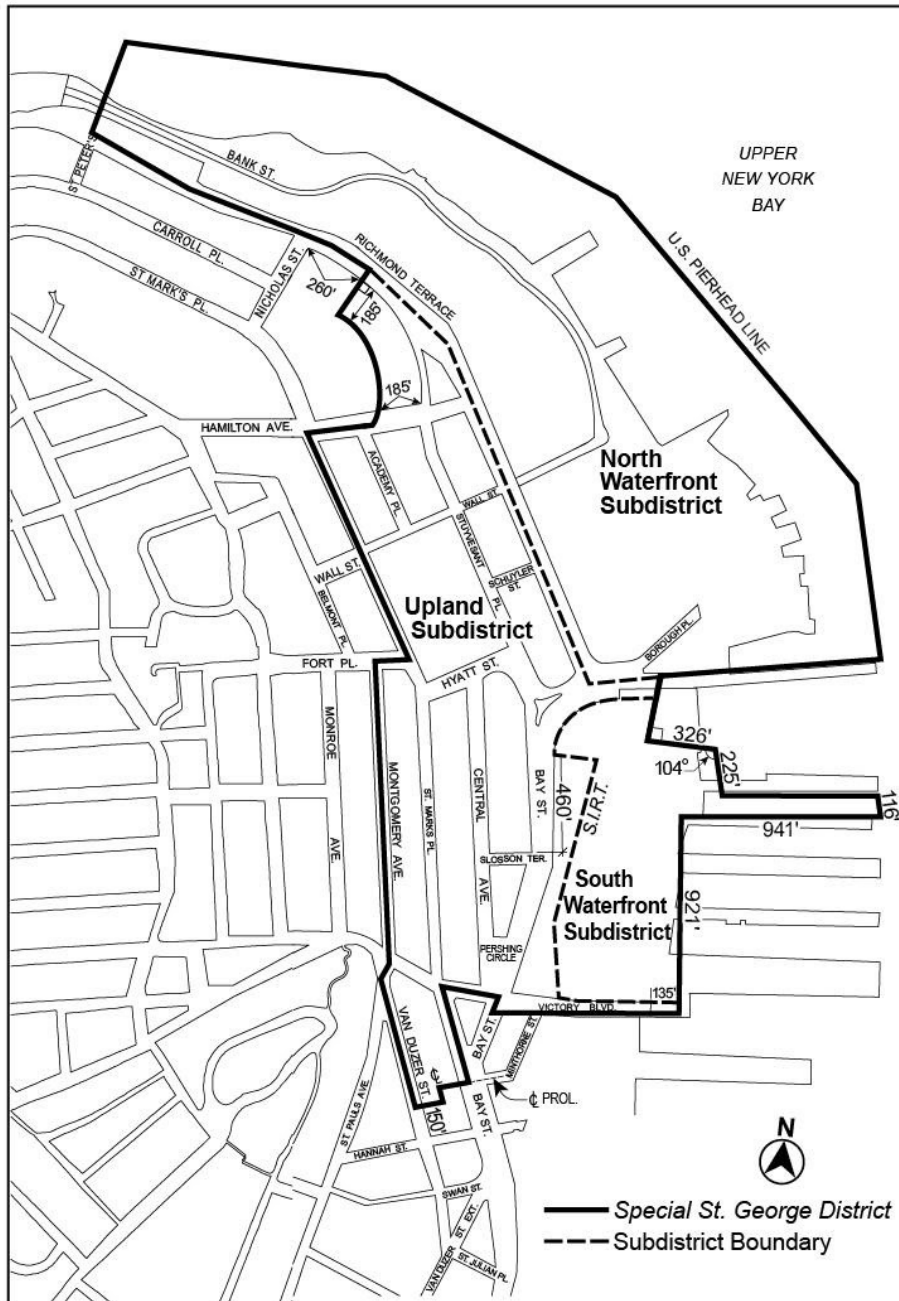
## ARTICLE XII SPECIAL PURPOSE DISTRICTS

### Chapter 8 – Special St. George District (SG)

**Appendix – Special St. George District Plan**

Map 1 – Special St. George District and Subdistricts [date of adoption]

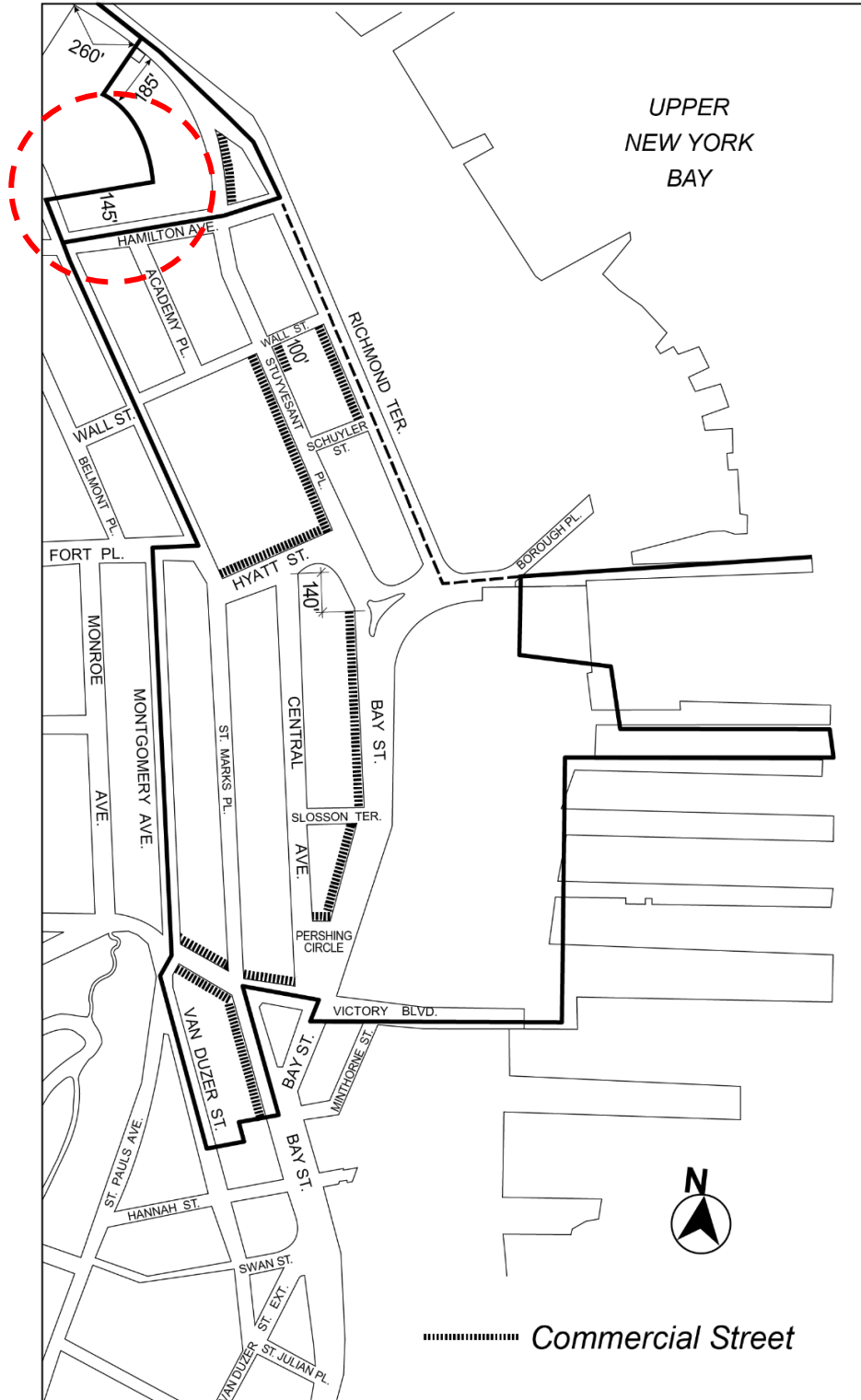
[EXISTING MAP]



[PROPOSED MAP]

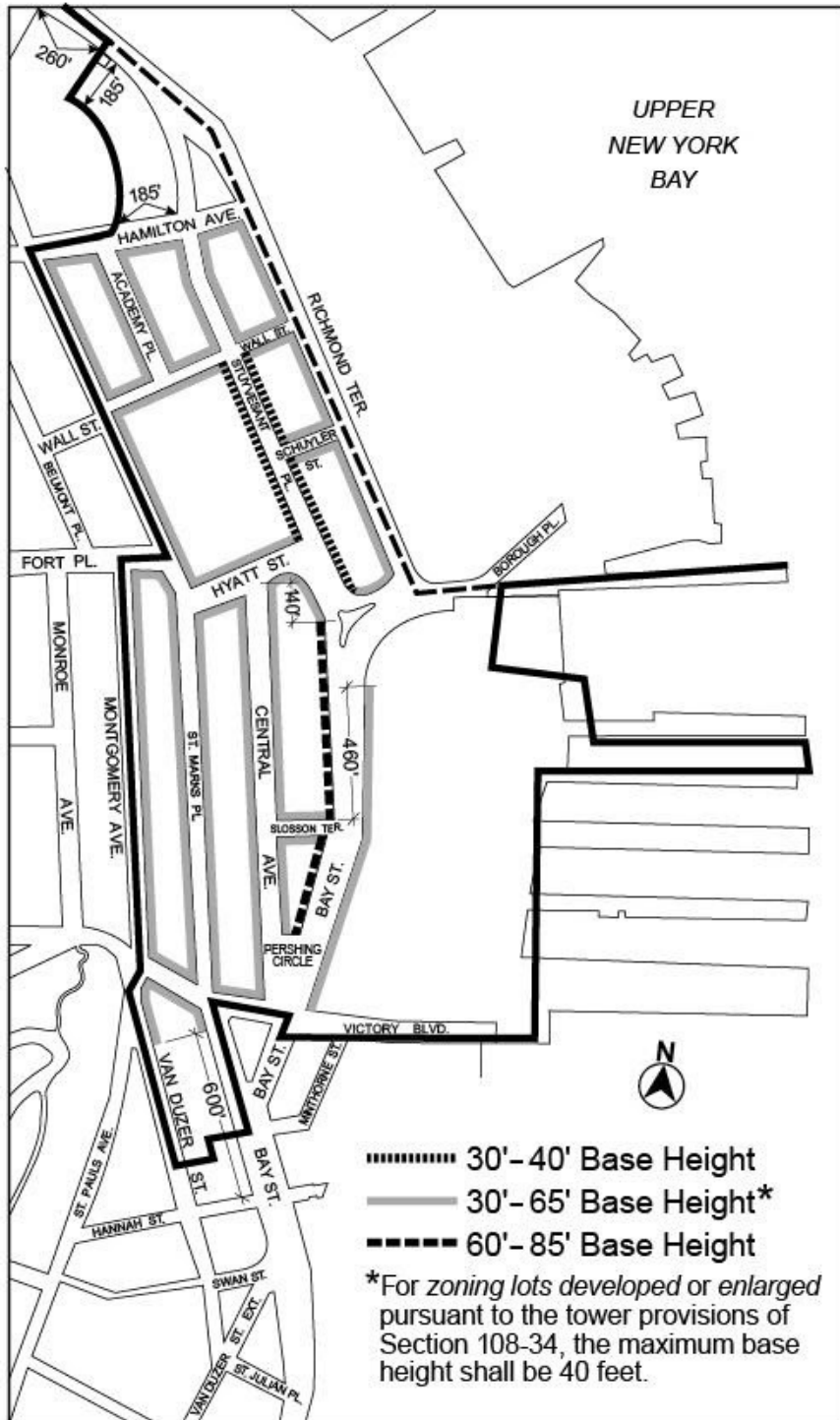




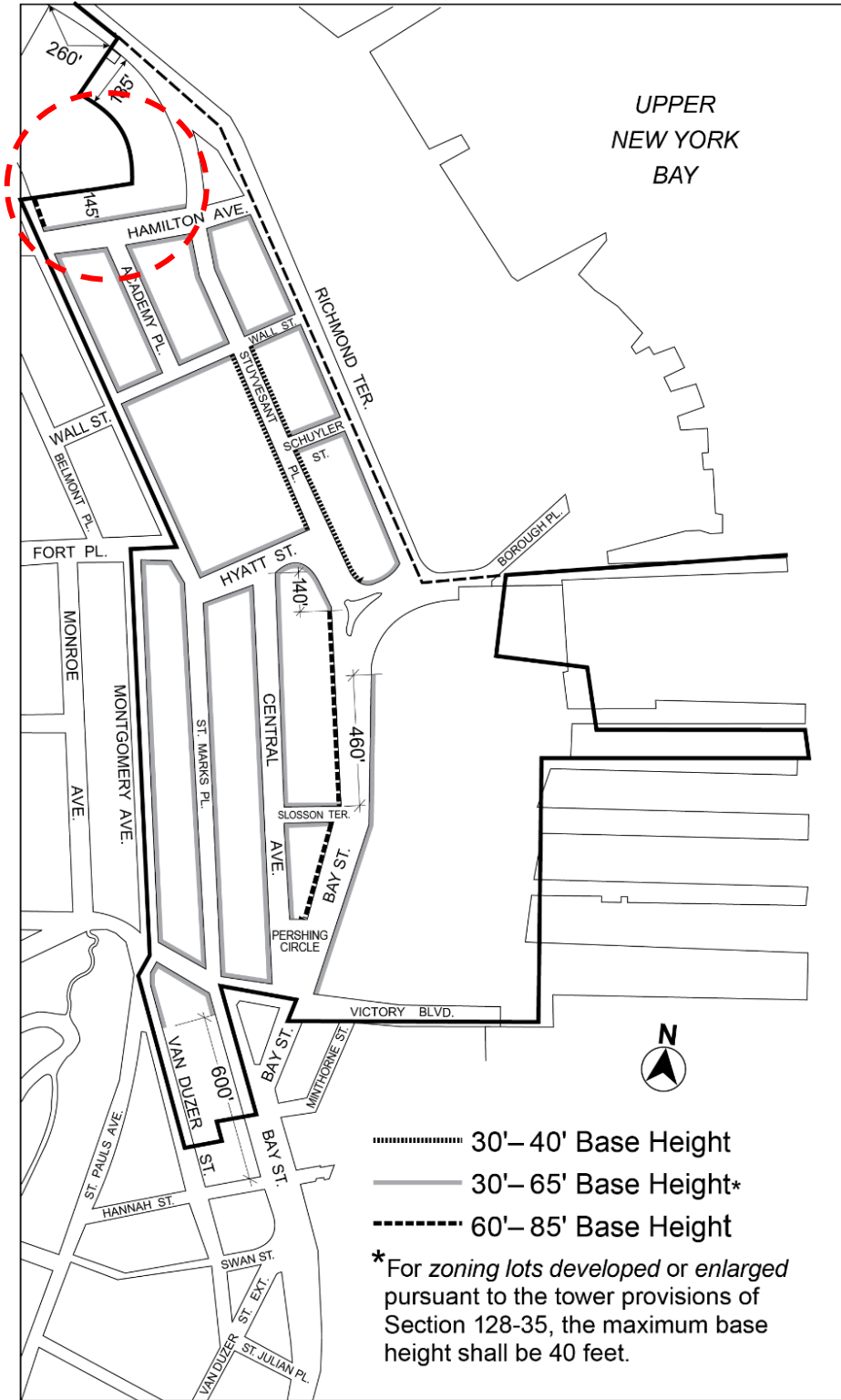


Map 3 – Minimum and Maximum Base Heights [date of adoption]

[EXISTING MAP]

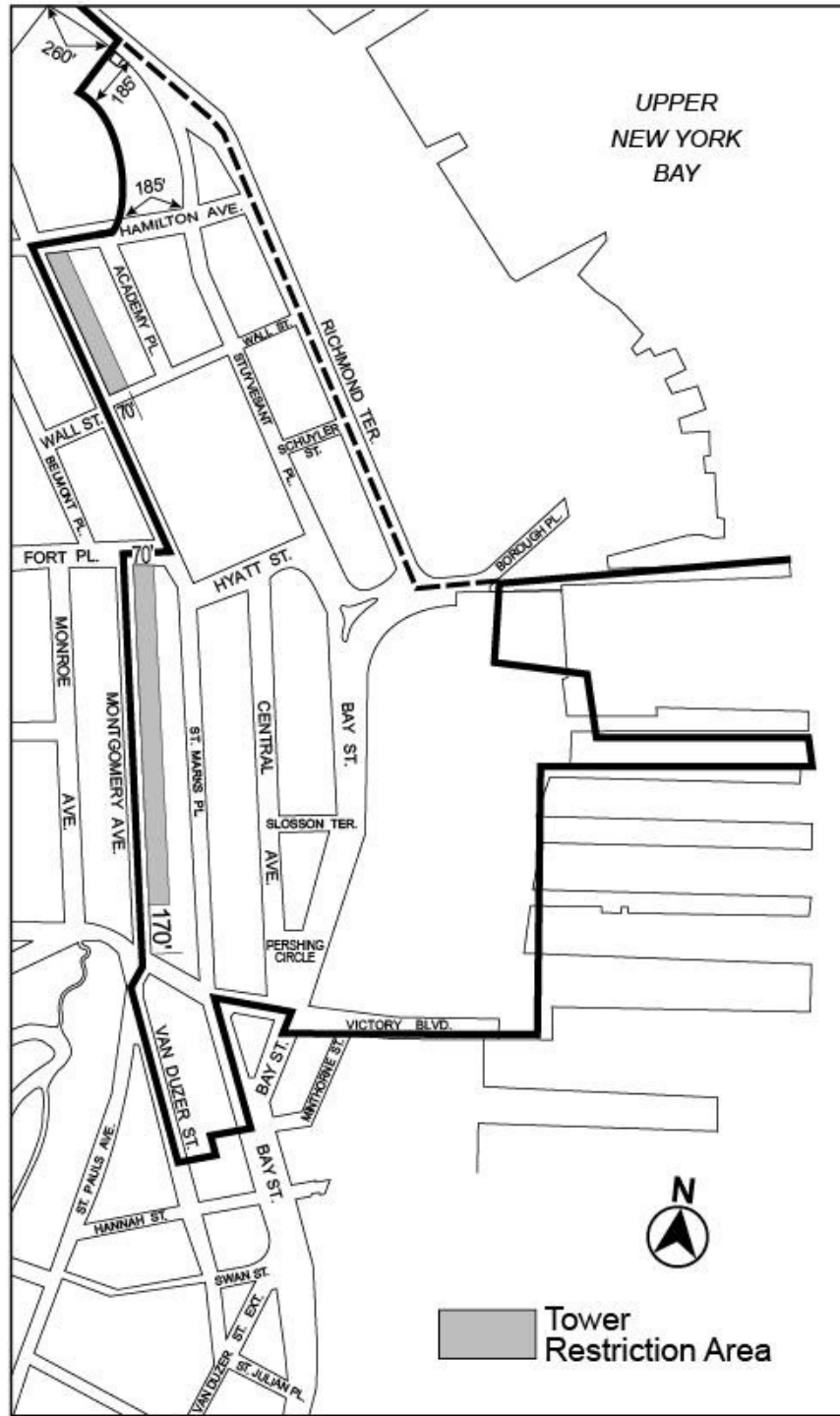


[PROPOSED MAP]

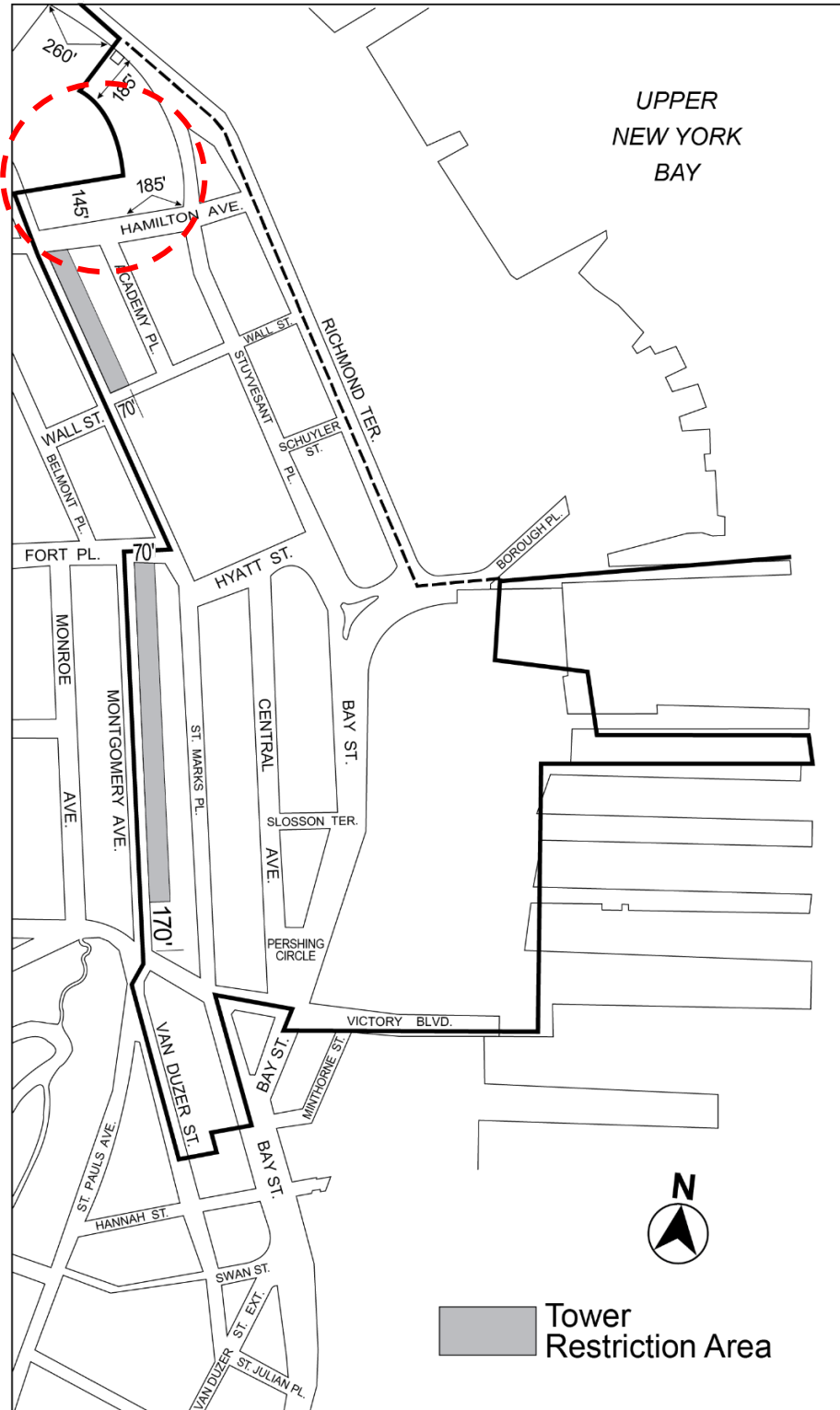


Map 4 – Tower Restriction Areas [date of adoption]

[EXISTING MAP]

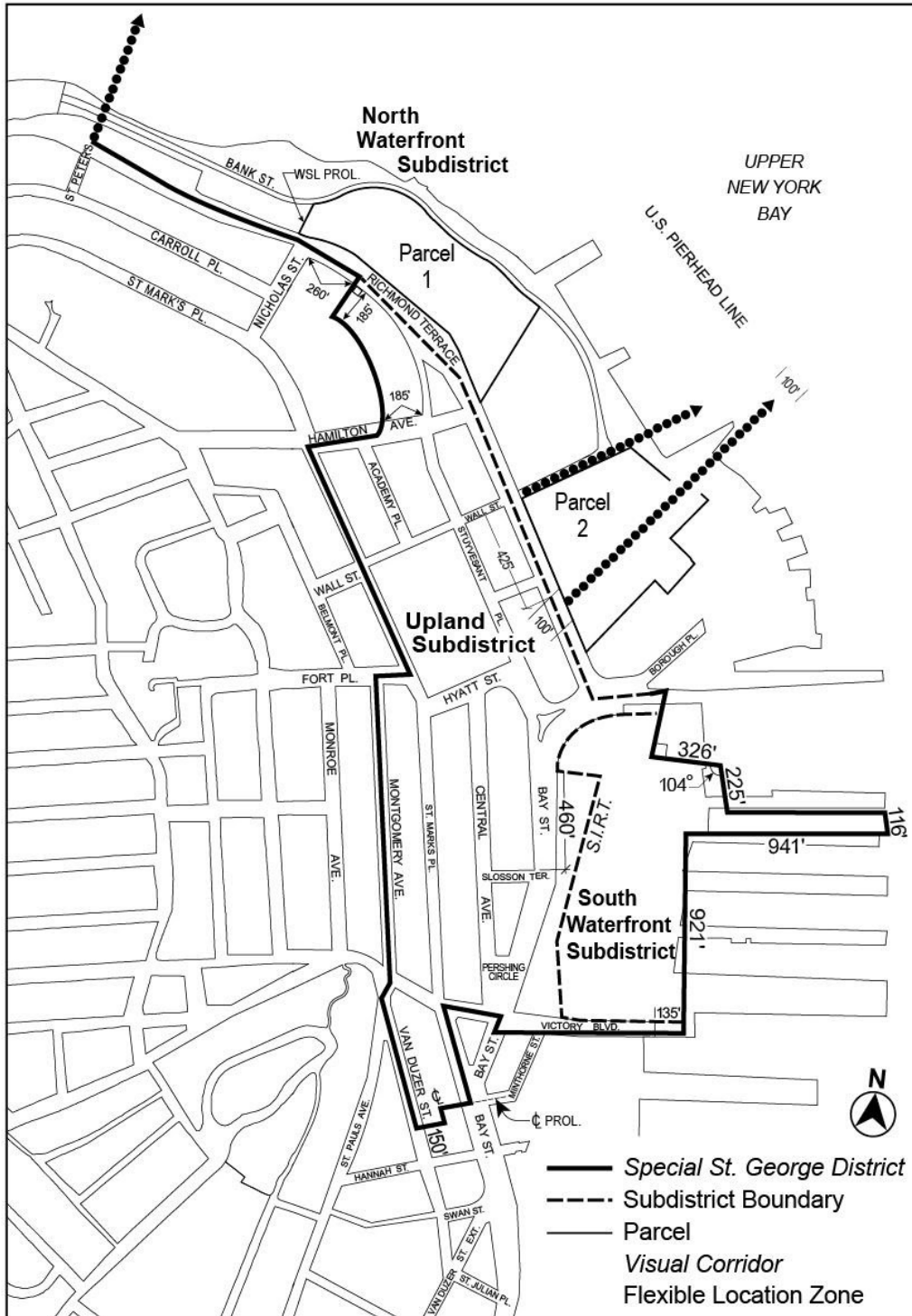


[PROPOSED MAP]



Map 5 – Visual Corridors and Parcels [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



**APPENDIX F**  
**Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas**

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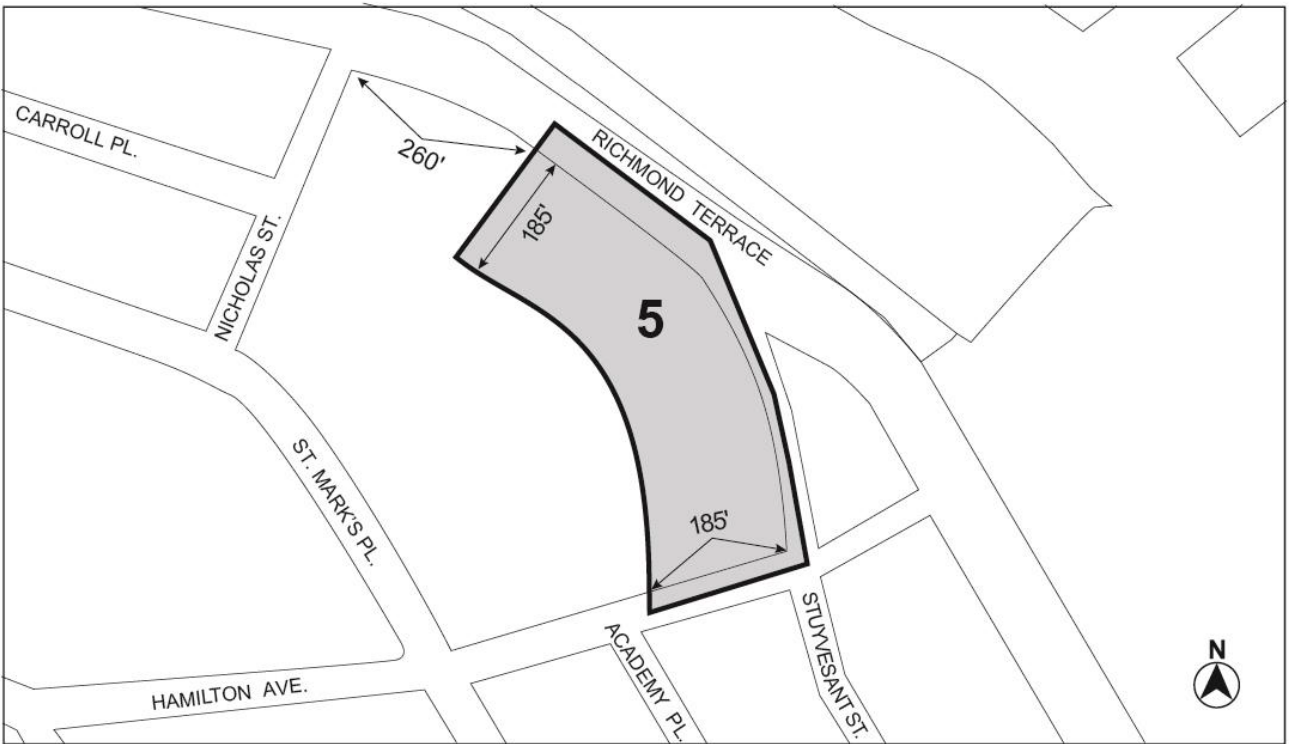
**STATEN ISLAND**

**Staten Island Community District 1**

\* \* \*

Map 3 – [date of adoption]


[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 5 – 11/10/21 MIH Program Option 1 and Option 2

[PROPOSED MAP]



-  Mandatory Inclusionary Housing area
- Area **5** – 11/10/21 MIH Option 1 and Option 2
- Area **#** – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 1, Staten Island

\* \* \*

The above resolution (N 250320 ZRR), duly adopted by the City Planning Commission on March 4, 2026 (Calendar No. 11), 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

<b>Project Name:</b> 37-59 Hamilton Avenue Rezoning	
<b>Applicant:</b> Hamilton Property Holdings LLC	<b>Applicant's Primary Contact:</b> Deirdre Carson
<b>Application #</b> 250320ZRR	<b>Borough:</b>
<b>CEQR Number:</b> 25DCP090R	<b>Validated Community Districts:</b> R01

**Docket Description:**

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

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

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

<b>Date of Public Hearing:</b> 12/2/2025 6:30 PM	
<b>Was a quorum present?</b> 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>
<b>Public Hearing Location:</b>	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
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# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 37-59 Hamilton Avenue Rezoning	
<b>Applicant:</b> Hamilton Property Holdings LLC	<b>Applicant's Administrator:</b> Deirdre Carson
<b>Application #</b> 250320ZRR	<b>Borough:</b> Staten Island
<b>CEQR Number:</b> 25DCP090R	<b>Validated Community Districts:</b> 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 #: <b>N 250320 ZRR</b>	Project Name: <b>37-59 HAMILTON AVENUE REZONING</b>
CEQR Number: <b>25DCP090R</b>	Borough(s): <b>STATEN ISLAND</b>
	Community District Number(s): <b>1</b>

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.

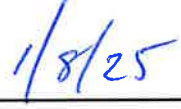
Following a comprehensive review of the proposed project and in full alignment with the unanimous recommendation of Community Board 1, I find that this application is incompatible with the priorities, infrastructure conditions and planning principles of Staten Island's North Shore communities. A vote 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

  
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**Vito J. Fossella**  
President, Borough of Staten Island

  
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**Date**