

EAST SHORE BUYOUT AREAS SPECIAL COASTAL RISK DISTRICT AND REZONING

(170373 ZMR, 170374 ZRR)

City Council Subcommittee on Zoning and Franchises

September 5, 2017



- 1. The East Shore Resilient Neighborhoods Study**
- 2. East Shore New York State Buyout Areas - Overview**
- 3. Proposed East Shore Buyout Areas Special District and Rezoning**
 - Proposal Goals & Required Actions
 - Zoning Text Amendment
 - Special Coastal Risk District – East Shore Subdistrict
 - Zoning Map Amendment
 - Proposed C1-3 Overlay (from C1-1)

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Neighborhood Studies:

- Planning initiative to identify neighborhood-specific strategies, including zoning and land use changes, to support the vitality and resiliency of communities in the floodplain and prepare them for future storms.
- Recommendations were formed through extensive community outreach and include local zoning changes, and zoning changes to be incorporated into the future citywide text.



Resilient Neighborhoods Study





The **Resilient Neighborhoods East Shore Report** was released on April 14th 2017

The study's key recommendations include:

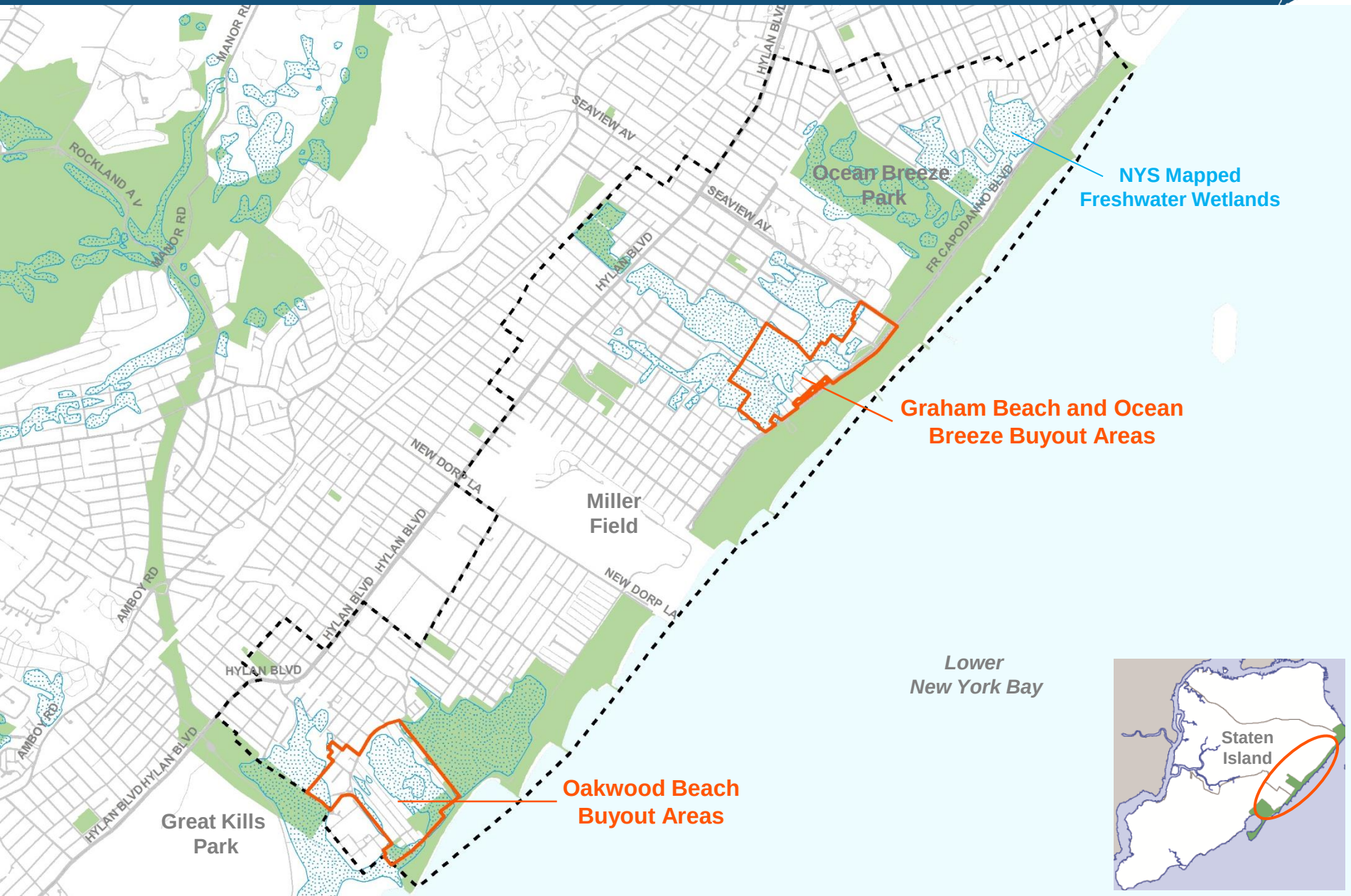
- Working to reduce flood risk by supporting the U.S. Army Corp's Line of Protection
- Advancing resilient building by creating a new zoning envelope for detached and semi-detached homes in the floodplain and reducing zoned density in New Dorp Beach
- Strengthening key waterfront destinations by exploring rezoning options for Midland Avenue and Sand Lane to encourage attractive mixed-use development
- Preserving ecologically sensitive natural environments and open spaces by limiting density and ensuring review of development near wetlands and in other hazardous areas

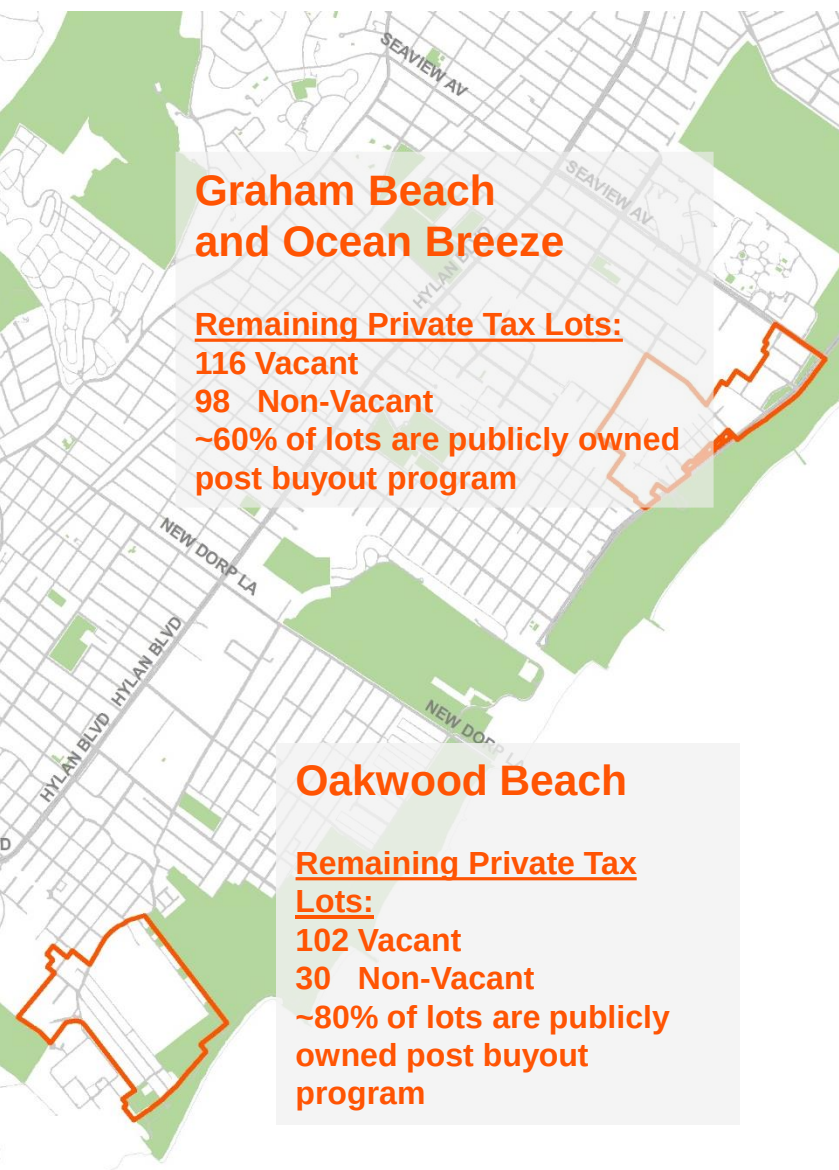
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Area Context



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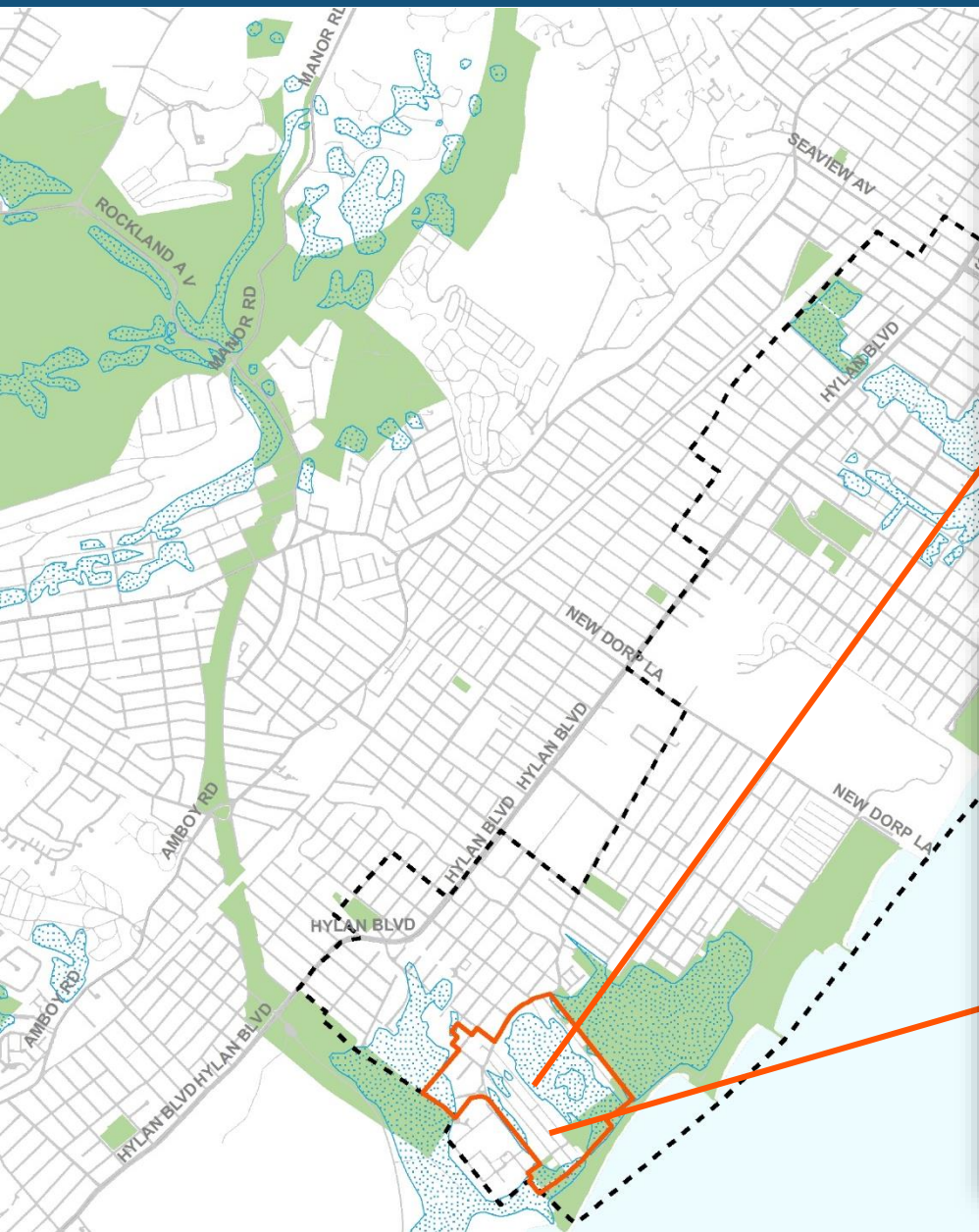




Key Characteristics of NYS Buyout Program:

- Acquisition was available to homeowners in the **Ocean Breeze, Graham Beach, and Oakwood Beach** neighborhoods, which were designated on the basis of flood risk and majority of homeowner's desire to depart.
- Eligible homes purchased at pre-storm value
- Homes and vacant land are eligible for buyout
- Commercial properties are ineligible for buyout
- **Post-acquisition use restricted to open space**
- **Program is voluntary and some homeowners will choose to remain in Buyout Areas**

Project Background



Oakwood Beach Buyout Area
Fall 2016



Oakwood Beach Buyout Area
Fall 2016

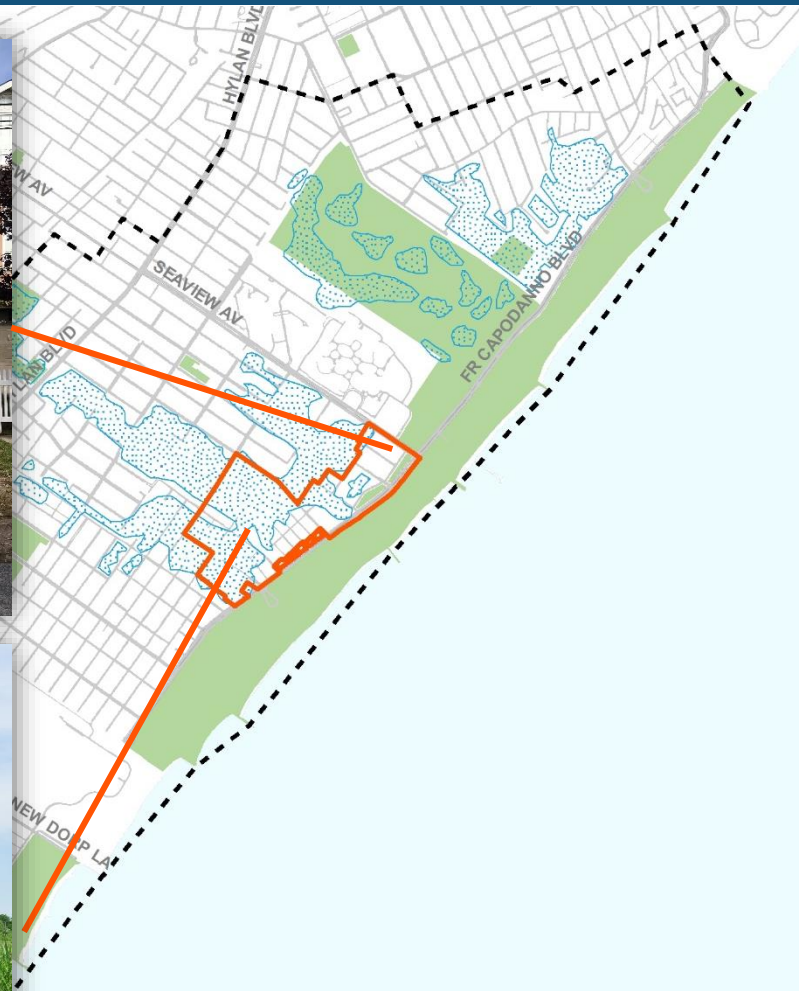


Project Background

Graham Beach & Ocean Breeze
Buyout Areas
Fall 2016

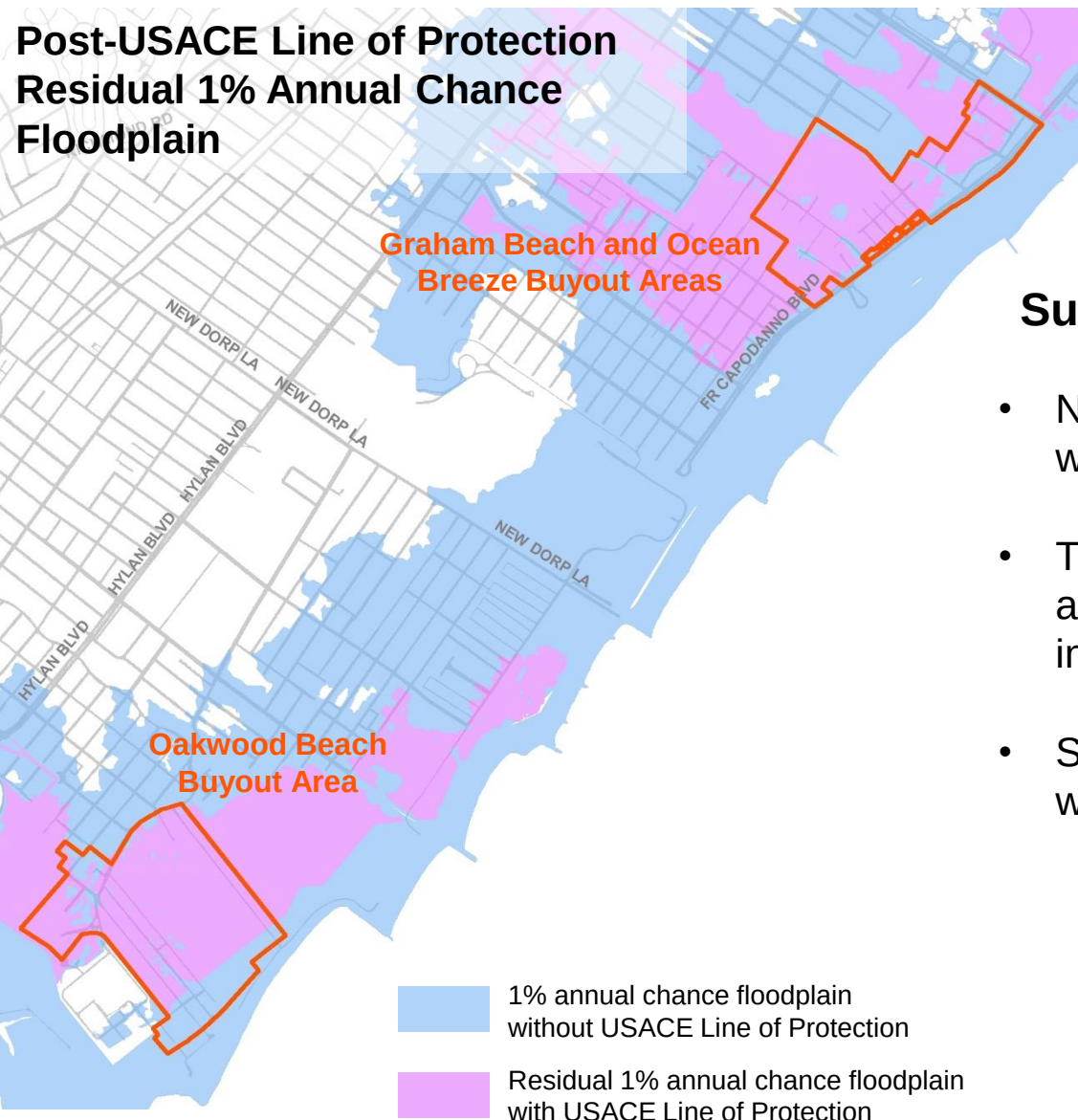


Graham Beach & Ocean Breeze
Buyout Areas
Spring 2014



Project Background

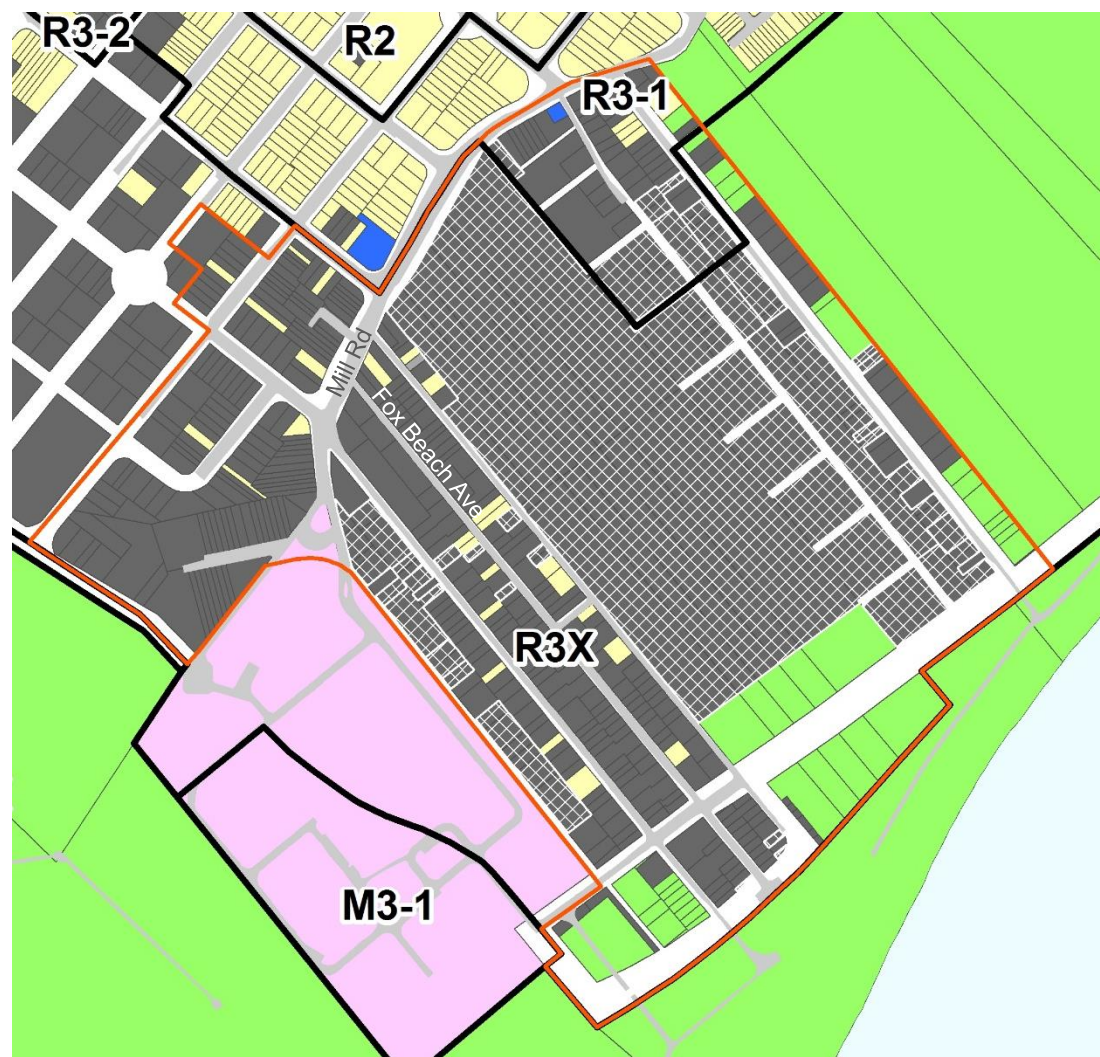
Post-USACE Line of Protection Residual 1% Annual Chance Floodplain



Summary of Issues:

- Natural hazards, including flooding and wild fires, are risks to public safety
- The function of planned DEP Bluebelts and existing freshwater wetlands may be impaired by continued development
- State Buyout Program is voluntary and will not reach 100% participation

Oakwood Beach Buyout Area



R3X

- Allows single- and two-family detached residences, 0.6 max FAR, 35' max building height

R3-1

- Allows one- and two-family detached and semi-detached residences allowed, 0.6 max FAR, 35' max building height



Privately-owned Vacant Lot



Vacant Lot



Oakwood Beach Buyout Area

Graham Beach & Ocean Breeze Buyout Areas



R3-2

- Allows all residential building types, 0.6 max FAR, 35' max building height

R3-1

- Allows one- and two-family detached and semi-detached residences, 0.6 max FAR, 35' max building height

C1-1 Overlay

- Max commercial FAR is 1.0 when mapped in R3-2
- Permits local commercial uses
- Parking requirements vary by use - one off-street space is required per 150 sq. ft. of commercial floor area for general retail or service uses



Privately-owned Vacant Lot



Vacant Lot



Graham Beach and Ocean Breeze Buyout Areas



C1-1 Commercial Overlay

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Proposal Goals

- Align local zoning regulations with NYS's long-term vision for the Buyout Areas as open space
- Reduce risk to public safety by limiting future residential development in areas highly vulnerable to flooding and other natural hazards, while ensuring preservation of ecologically sensitive areas
- In commercial areas in Graham Beach, align commercial zoning with existing uses and building character, while providing relief from high parking requirements that may inhibit rebuilding after future floods.

Required ULURP CPC Actions

Text Amendment

- Approval by the CPC is required for a text amendment to apply a new East Shore Subdistrict of the Special Coastal Risk District to parts of the Oakwood Beach, Graham Beach, and Ocean Breeze neighborhoods

Zoning Map Change

- Approval by the CPC is required for a zoning map change to reduce an existing C1-1 commercial overlay in the Graham Beach neighborhood and re-establish it as a C1-3 commercial overlay

Special Coastal Risk District – East Shore Subdistrict



The proposed zoning strategy would establish the East Shore Subdistrict in the Zoning Resolution as part of the Special Coastal Risk District.

The East Shore Subdistrict would limit all new residential development to single-family detached residences to limit future residential density in the buyout areas.

To ensure sufficient review of new development, the Subdistrict would create a new CPC authorization for all new development and horizontal enlargements.

In addition, community facilities with sleeping or overnight accommodations would be prohibited. LDGMA limitations on certain community facility uses will be applied consistently across R3X, R3-1, and R3-2 districts such that the strictest limitations always apply.

*Sandy-damaged buildings would be allowed to be rebuilt as-of-right and elevations and other minor repairs to existing buildings may be made as-of-right.



To authorize construction of one new development, the CPC would find that:

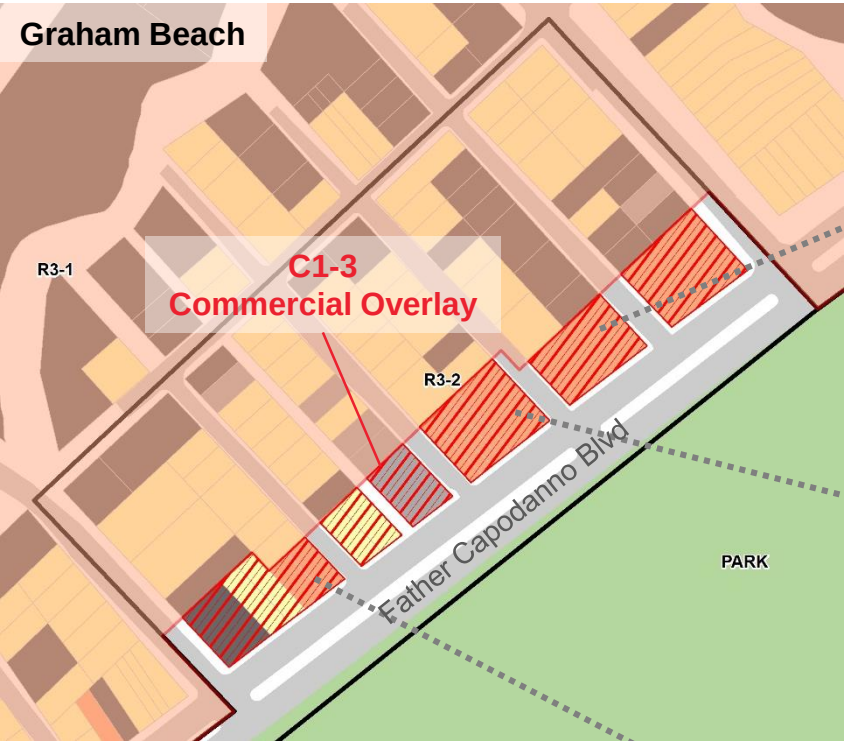
- The proposed development minimizes potential impacts on natural drainage, open spaces, and wetland areas. The CPC may modify bulk rule (except FAR) to allow for additional buffering from wetlands.
- The proposed development would be located on an improved street serving other existing residences
- The proposed development minimizes risks to public safety from natural hazards, including flooding and wild fires



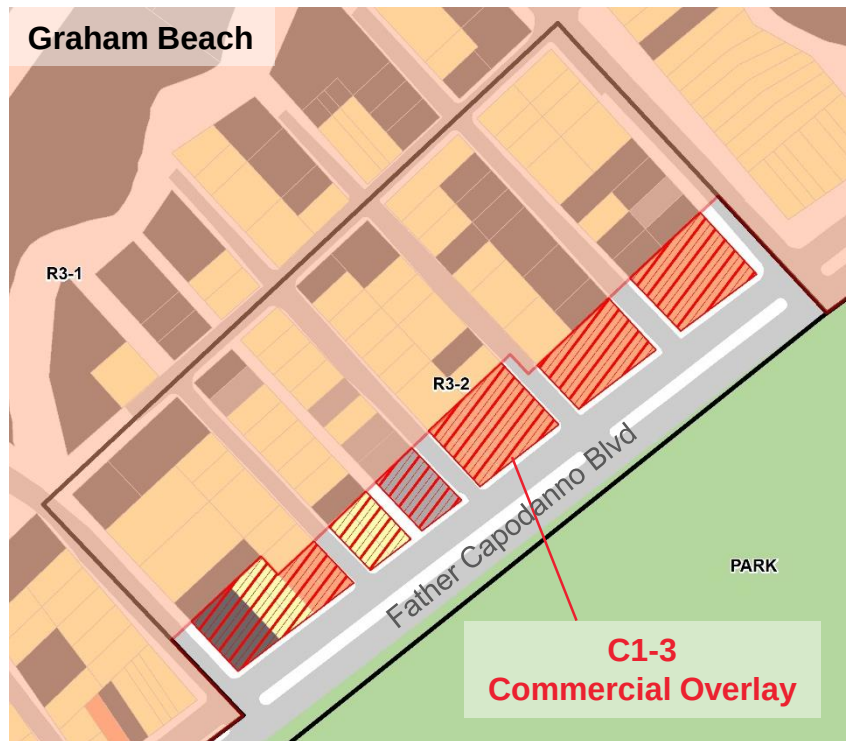
To authorize construction of more than one new development on a zoning lot, the CPC would find that:

- The maximum number of developments on the zoning lot is calculated based on a minimum of 9,500 sq. ft. of lot area per building, excluding delineated wetland area.
- The CPC could allow modifications to bulk regulations (except FAR) to allow developments to be sited in a manner that would achieve a superior site plan that preserves wetlands, minimizes the need for new infrastructure, and is consistent with the character of the surrounding area.

Proposed C1-3 Overlay – Existing Businesses



Proposed C1-3 Overlay

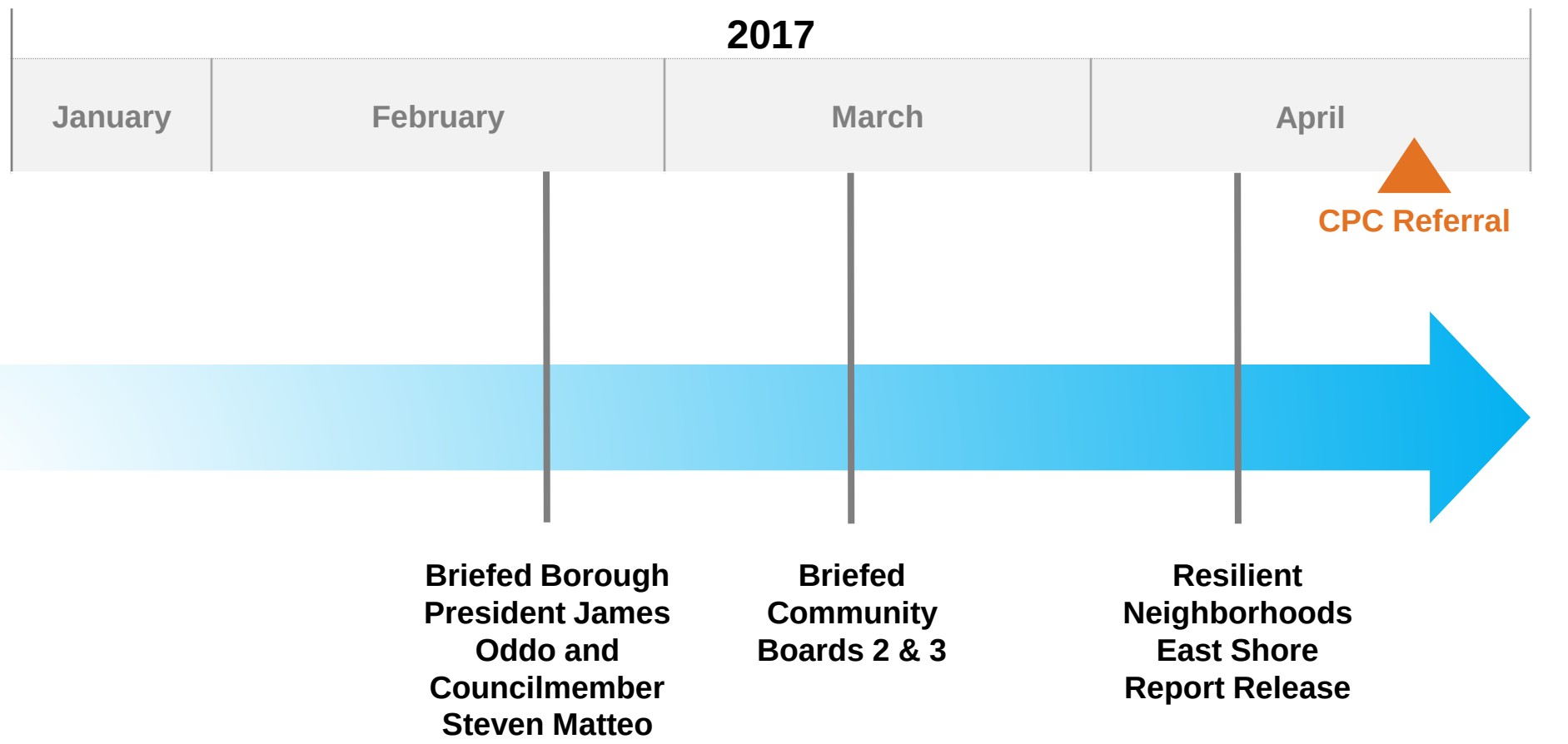


A rezoning of the commercial area in Graham Beach from C1-1 to C1-3 is proposed to match existing commercial uses and development patterns.

C1-1 generally require one space per 100 sq ft of commercial floor area;
C1-3 generally require one space per 400 sq ft of commercial floor area

C1-1 and C1-3 permit the same range of commercial uses to serve local shopping needs and have the same maximum 1.0 FAR for commercial uses







- The East Shore Buyout Areas Special District and Rezoning was certified by the City Planning Commission on April 24, 2017.
- Community Board 2 held a public hearing and by a vote of 17 to 11 with 1 abstention, adopted a resolution recommending approval of the application.
- Community Board 3 held a public hearing and by a vote of 27 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.
- The Staten Island Borough Board adopted a resolution recommending approval of the application.
- Borough President issued a recommendation to approve the application.
- On August 9, 2017, the City Planning Commission voted to adopt the resolution.