

EAST SHORE BUYOUT AREAS SPECIAL COASTAL RISK DISTRICT AND REZONING

(170373 ZMR, 170374 ZRR)

City Planning Commission Review Session

July 10, 2017

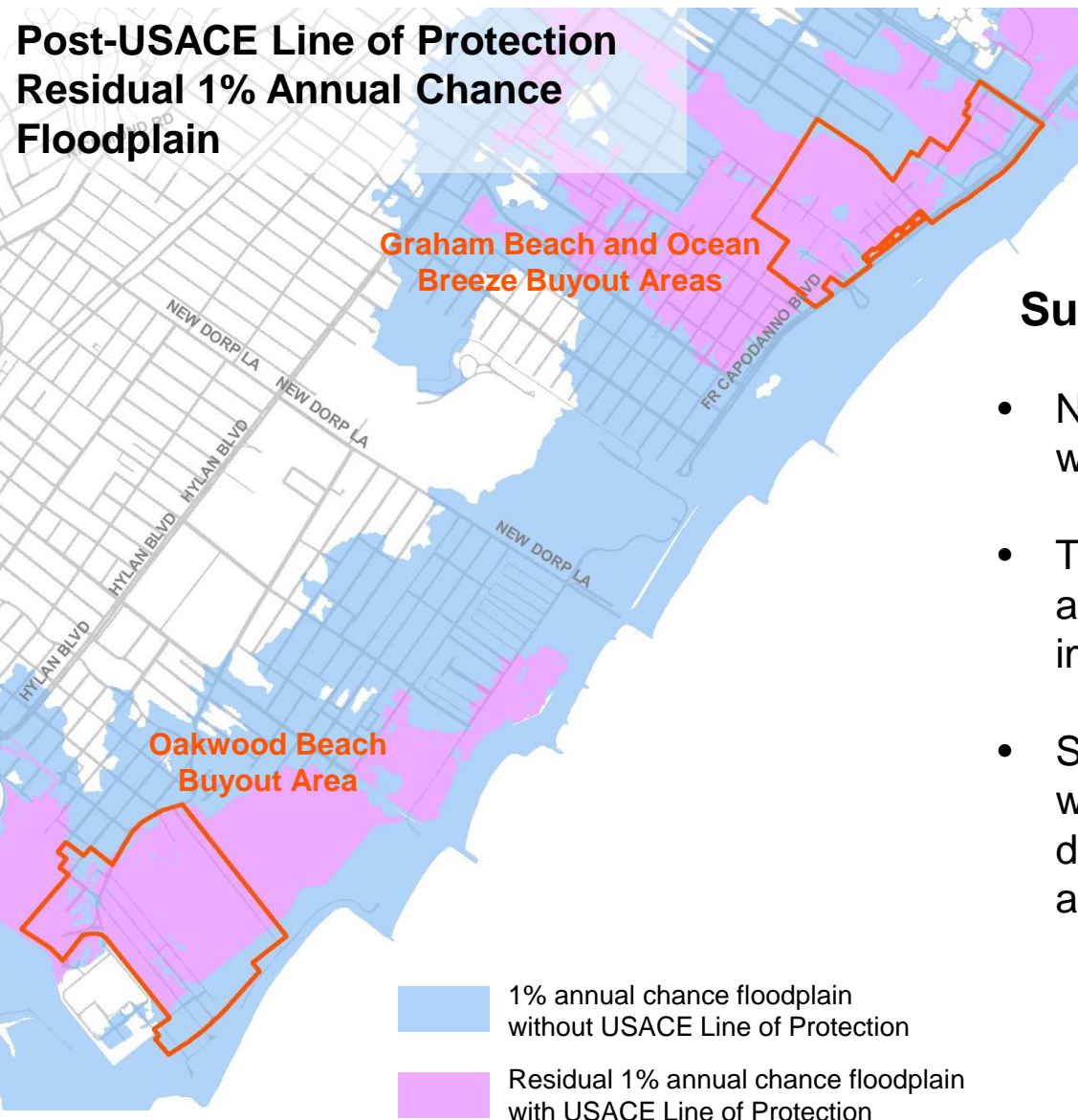


Area Context



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; development on private lots may occur as-of-right

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 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 residence, the CPC would find that:

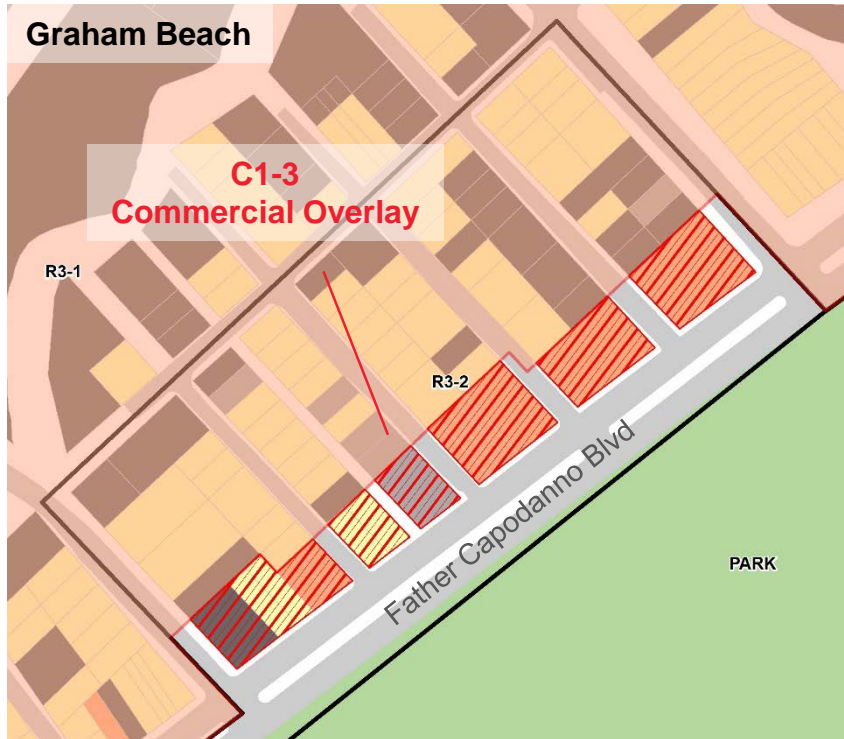
- The proposed development minimizes potential impacts on natural drainage, open spaces, and wetland areas. The CPC may modify bulk rule (except FAR) to allow for additional buffering from wetlands.
- The proposed development would be located on an improved street serving other existing residences
-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



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

- The maximum number of residences on the zoning lot is calculated based on a minimum of 9,500 sq. ft. of lot area per residence, excluding delineated wetland area.
- The CPC could allow modifications to bulk regulations (except FAR) to allow residences 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



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



- 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.