



## Westerleigh Rezoning - **Approved!**

### Overview

#### Update April 16, 2008:

On April 16, 2008 the City Council adopted the Westerleigh rezoning as proposed. The zoning changes are now in effect.

The Department of City Planning proposes to rezone 75 blocks in the north-central portion of the Staten Island neighborhood of Westerleigh in Staten Island's Community District 1. The rezoning covers two sections of the Westerleigh neighborhood. Sub-area East is bounded by Kingsley, Ravenhurst and Egbert avenues to the north; Manor and South Greenleaf avenues to the east; Markham Place, and Cromwell and Kemball avenues to the south; and Deems, Wardwell and North avenues to the west. Sub-area West is generally bounded by College Avenue to the north; Bidwell and St. John avenues to the east; Watchogue Road to the south; and Cromwell Avenue to the west.

In recent years, the concerns of the residents of Westerleigh have risen as one-family detached homes have been replaced with two-family homes, or in some cases, several two-family homes. Streets in certain parts of Westerleigh are exceptionally narrow in width and cannot easily accommodate increased traffic. Additionally, the infrastructure in these sections was not built to handle an increase in population density. The combined effects of increased development, narrow streets, and an unusually high predominance of one family homes, has generated exceptional problems with traffic, parking, noise, safety, and other infrastructure issues.


In response to these concerns, the Department of City Planning (DCP) undertook an analysis of the neighborhood and the development patterns that have been and will continue to shape the area's future growth. DCP crafted a carefully tailored rezoning to recognize the existing neighborhood character and other physical attributes of the area. The rezoning will help to prevent future out-of-character development in this neighborhood.

The rezoning proposal seeks to:

1. Preserve the existing character of the neighborhood by limiting new construction to single-family detached homes.
2. Allow a housing density in the area that would not cause an undue burden on existing facilities and infrastructure.



Study Area

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## Westerleigh Rezoning - **Approved!** Neighborhood Character and Existing Zoning

Westerleigh is a predominantly residential neighborhood characterized by older, detached homes, many of which are on large lots. The streets are narrow, many of which do not exceed 29 feet in built width, indicative of the late 19th and early 20th century origins of the area. In December of 2003, this area was rezoned from R3-1 to R3X as part of larger rezoning in the central-northern portion of Staten Island.

The rezoning area is predominantly developed with single-family detached homes (80% of all homes). The present R3X zoning district permits one- and two-family detached homes on lots of a minimum of 35 feet wide, with a minimum lot area of 3,325 square feet. The R3X zoning district allows a maximum FAR of .5 plus .1 attic allowance. A ten-foot front yard and thirty-foot rear yard are required, except on corner lots. Two side yards are required equaling 10 feet, with a two-foot minimum. There is a maximum building height of 35 feet.

 View the [zoning comparison chart](#).



Existing Zoning and Land Use Map

 [View a larger image](#)



College Avenue area of the Westerleigh Rezoning is characterized by two-story one-family houses.



Ravenhurst Avenue area of the Westerleigh Rezoning is characterized by one-story one-family houses.


## Westerleigh Rezoning - **Approved!** Proposed Zoning

The R2 district was determined to be the zoning district which best reflects the one-family detached character of the rezoning area. The R2 district permits one-family detached houses on lots with a minimum 40 foot width and a minimum area of 3,800 square feet. The R2 zoning district allows a maximum FAR of .5 and no attic allowance. Two side yards are required for a total of 13 feet, with a 5 foot minimum.

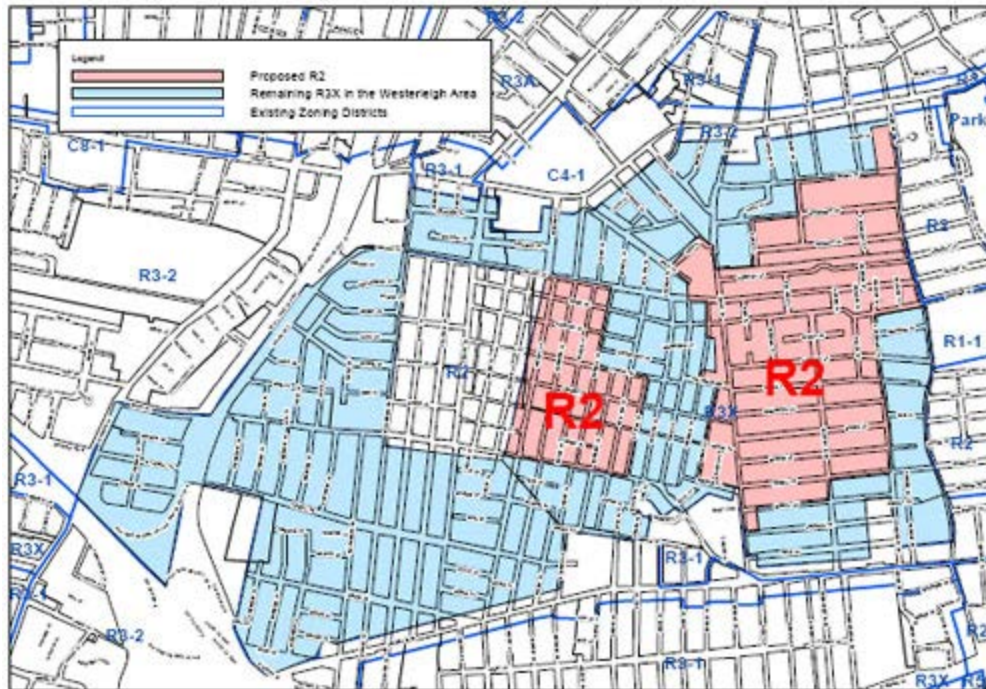
The proposed action would map R2 districts within the two rezoning Sub-areas: R2 districts are presently mapped to the west of Sub-area West and to the east of Sub-area East.


 [View the zoning comparison chart.](#)



Proposed Zoning and Land Use Map   
[View a larger image](#)

### Westerleigh Rezoning



Existing R2 vs. Remaining R3X Map: The blue area on the map indicates where the existing R3X zoning will remain. The two pink areas indicate the proposed zoning from R3X to R2.  [View a larger image](#)




## Westerleigh Rezoning - **Approved!**

### Public Review

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The rezoning proposal began formal public review on December 17, 2007 with the Department of City Planning's certification of the [Uniform Land Use Review Procedure](#) (ULURP) application (C 080202 ZMR).

Milestone	Date
Department of City Planning Certification	December 17, 2007
Community Board 1 Approval	January 9, 2008
Borough President Approval	January 11, 2008
City Planning Commission Approval (  Read the <a href="#">CPC Report</a> )	February 27, 2008
City Council Approval	April 16, 2008

For more information, please contact the Staten Island Office of the Department of City Planning at (718) 556-7240.

## Related Notes

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-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (\*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.