

198-208 Richmond Terrace – Eric Palatnik, AIA

Economic Development Opportunity Zone Fund 1, LLC is seeking zoning map and zoning text amendments to build a 14-story mixed-use building in St. George, Staten Island. The proposed development at 198-208 Richmond Terrace would contain 118 apartments and approximately 10,677 square feet of community facility space. The project requires a rezoning from R6 to R7-3 and inclusion in the Special St. George District and would be subject to the city's Mandatory Inclusionary Housing requirements, with a portion of the units (25%) set aside as affordable housing.

Motion:

To deny approval of overall design of the building is recommended due to insufficient parking provisions. It is advised that coordination occurs with EDC Parking to explore the possibility of utilizing parking spaces originally allocated for the Wheel project.

Additionally, any future consideration of approval should be contingent upon reaching a satisfactory agreement regarding local hiring commitments and proposed improvements to the Promenade.

Full Board Meeting to Held 3/10/2026

Votes to Deny Application:

Yes	No	Abstained	Ineligible
27	0	0	0