



Planning for All New Yorkers: An Atlas of Community-Based Plans

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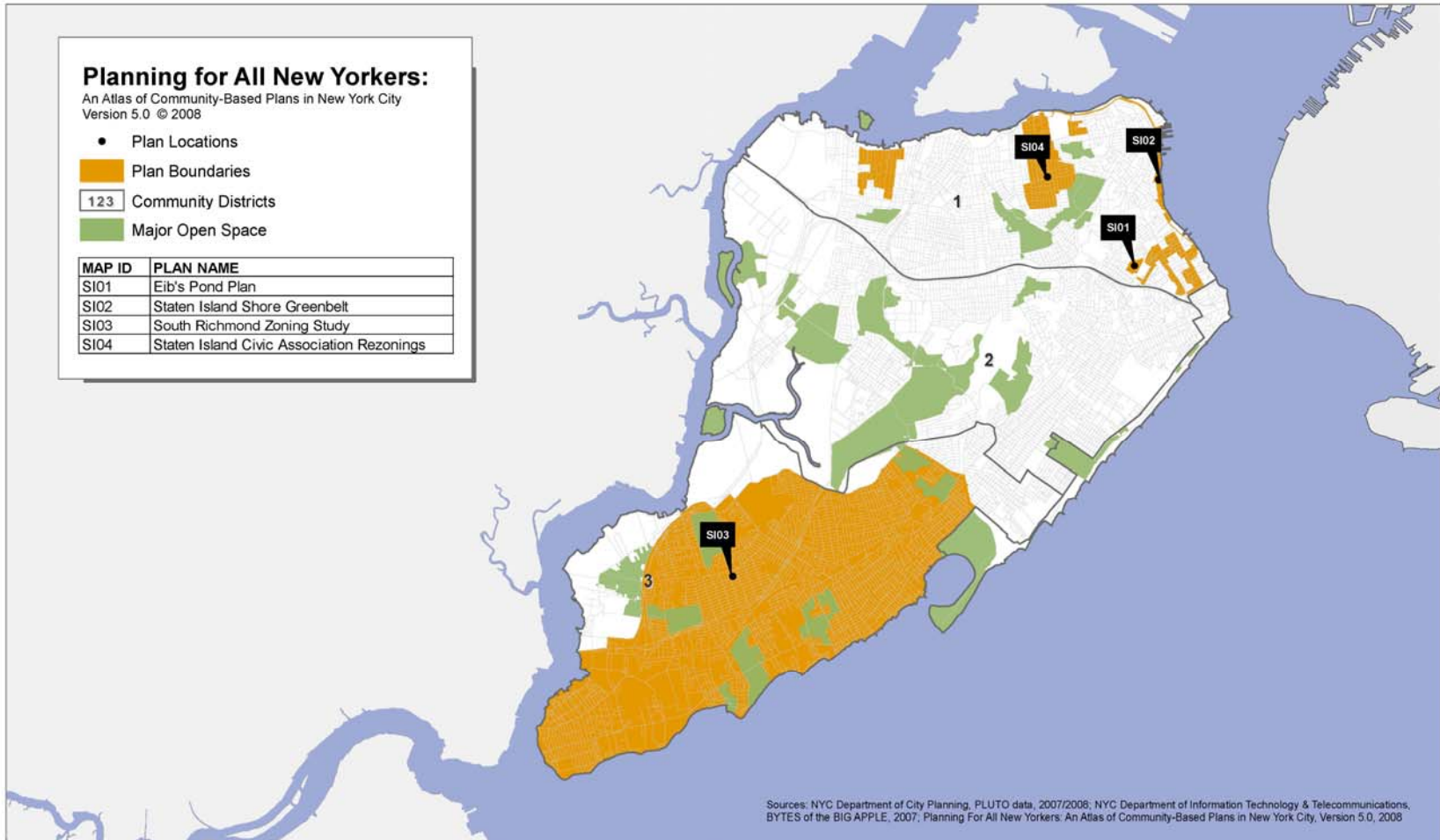
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Sources: NYC Department of City Planning, PLUTO data, 2007/2008; NYC Department of Information Technology & Telecommunications, BYTES of the BIG APPLE, 2007; Planning For All New Yorkers: An Atlas of Community-Based Plans in New York City, Version 5.0, 2008



Staten Island Community-Based Plans by Community District

0 0.5 1 2 3 4 Miles

Prepared by The Municipal Art Society Planning Center, 2008

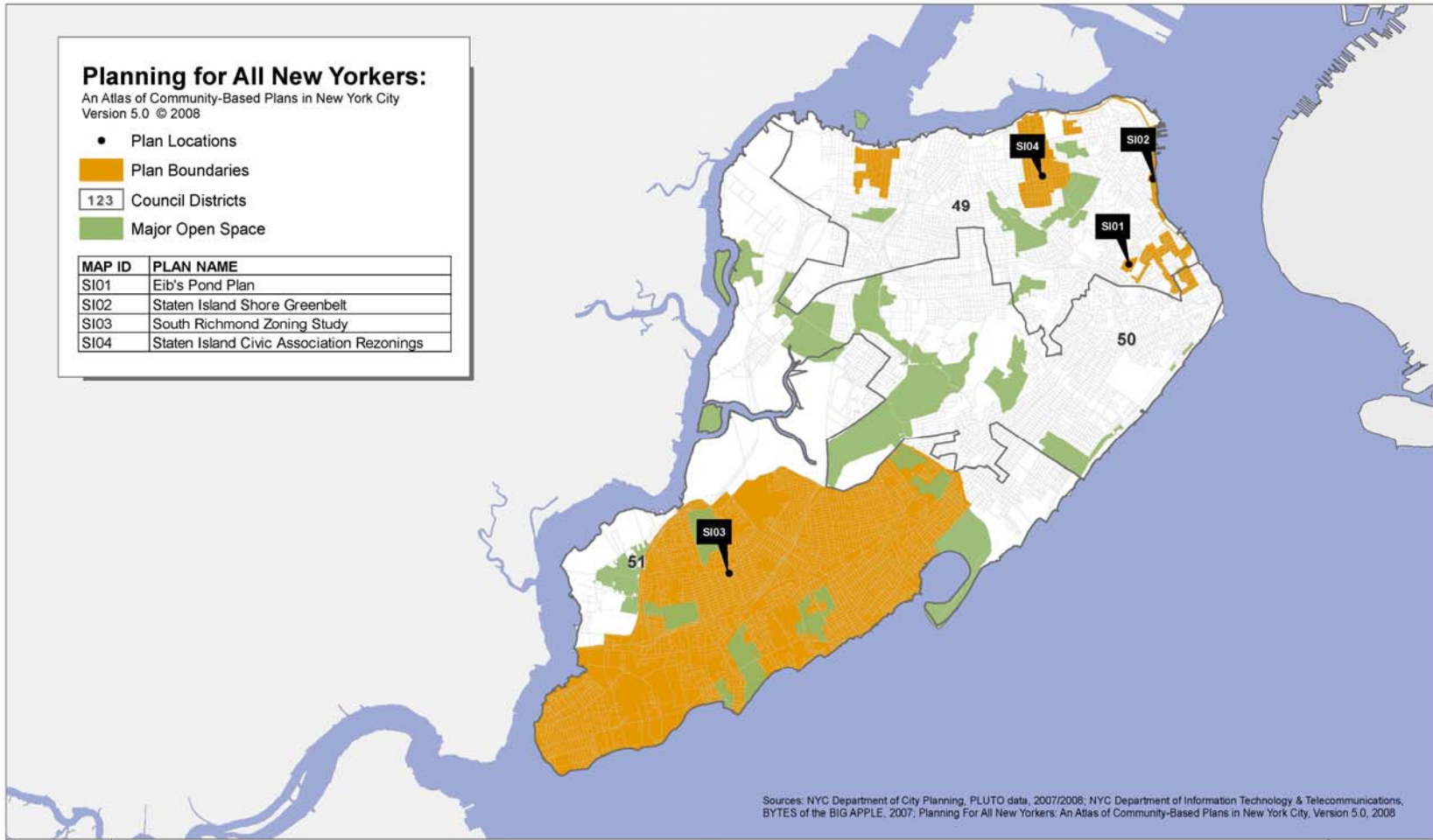


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Staten Island Community-Based Plans by Council District

0 0.5 1 2 3 4 Miles

Prepared by The Municipal Art Society Planning Center, 2008



BOROUGH: Staten Island

MAP ID: SI 1

COUNCIL DISTRICT: 49

COMMUNITY DISTRICT: 1

NAME OF PLAN: Eib's Pond Plan

Community Organization: Fox Hills Tenant Association

Address: P.O. Box 40-285, Staten Island, NY 10304

Contact Name: Reverend Hattie Smith-Davis

Phone Number: 718.815.0148, 212.619.5560

Fax Number: 212.619.5561

TYPE OF PLAN

Open Space and Recreation Plan

GEOGRAPHIC AREA OF PLAN

Eib's Pond is a 17-acre freshwater wetland located in the northeastern section of Staten Island. Although this area has been transformed by development over the years, the three ponds (the largest of which is called "Eib's Pond") found at this site, have endured and the site remains one of the biologically richest spots in the city.

NEIGHBORHOOD/PLAN BACKGROUND

Eib's Pond is comprised of three ponds, two of which are joined by a narrow waterway. On the eastern edge of the site is a steeply sloped ridge. To the north, is a newly built subsidized housing community called Celebration, to the south is the Fox Hills housing development, on the western side is the Park Hill development and P.S. 57. The site was strewn with abandoned vehicles both in the water as well as in more densely vegetated areas. Some cars had become makeshift bridges and docks throughout the site.

The site has been marked over the years by a series of trails that connect to all three ponds. For Public School 57, Eib's Pond is an outdoor classroom. Science teacher Eileen Finnin has brought hundreds of school children over the years to Eib's Pond to teach about the complexity of wetland ecology.

The thriving wetland is rich in plant and animal diversity. Herons and egrets and red-winged black birds inhabit the pond, as well as many other species of birds. Local residents enjoy fishing in the two largest ponds where they often encounter fish such as wide-mouth bass and carp. Native and exotic species make up the abundant plant life of Eib's Pond. As a result of fires occurring at the site over the years, successional species such as gray birch and black berries are found in profusion throughout Eib's Pond.

GOALS OF PLAN

To make the 17-acre park a viable resource for the community.

RECOMMENDATIONS

- **Design Guidelines**
 - ▶ **Vehicle removal:** Remove abandoned vehicles from the site. Where vehicles are removed by the water, the earth should be planted with reclamation seed mix.
 - ▶ **Trail Systems:** Eib's Pond currently has a trail system that runs through the site, connecting the three ponds. All of the trails need to be widened and cleared. Since most of the site relies on main trails, and not secondary trails, all paths should be approximately four feet wide and be made of compacted earth and woodchips in dryer areas. After studying wet areas during each season, it can then be determined where raised boardwalks need to be implemented. Since Eib's Pond is a protected wetland area, land cannot be regarded to accommodate handicapped accessible trails. However, several more level areas should have trails that meet American Disability Act (ADA) requirements. The entrance on Hanover that leads to the first pond would be the best option, since the other entrances require more dramatic grade changes.
 - ▶ **Perimeter:** Currently the site has a typical W section metal guardrail along the Hanover Street side of the site. While these guard rails have served to prevent further dumping at Eib's Pond, they also signify a barrier, and do not welcome visitors to the site. In order to clearly show that this is a park area, and that the extent of the land is surrounded by different communities, it is necessary to implement a new guard rail system. The new guard rail will be made of corten steel that will weather to an earth tone color. This railing will go along the entire perimeter of the site and will convey that this site is a protected natural area, under the jurisdiction of the Parks Department.
 - ▶ **Outdoor classroom:** The widened trails would be helpful for the teachers of P.S. 57 to keep track of the students and to be able to communicate with them as they walk throughout the site. Additionally, what would be an invaluable resource for outdoor instruction would be a classroom-like structure where students could gather to share observations. The largest of the proposed structures, the classroom, would be a deck-like form that would extend out slightly onto the second pond, which often has birds such as snowy egrets and herons, as well as turtles.
 - ▶ **Bridge:** a bridge crossing the narrow between ponds two and three could also serve as a seating structure and observation deck.
- **Wetland Restoration**
 - ▶ **Data collection:** The observation of water levels within Eib's Pond should happen for one year to determine the level of permanent standing water and also the length of time each contour of the marsh is flooded with water. For planting to be determined, the zones that define water level types must be charted. Successful restorations must include a diversity of species that thrive in an environment of fluctuating water levels.
 - ▶ **Invasives removal:** Another important element of the management of wetlands is the removal of invasive species that displace indigenous species. These invasives reduce plant diversity and eliminate wildlife food and shelter. Before restoration planting begins, the invasives must be removed as best as possible.

- ▶ **Soil seed-bank study:** Seed-bank studies allow for the identification of species that can be expected to grow if vegetative debris is removed and soil on site is exposed. The seed bank study can be conducted when the Eib's Pond soil survey is conducted in the fall of 1997. Seeds collected from the site can then be germinated under greenhouse conditions and then seedlings can be identified.
- ▶ **Local wetland survey:** By examining nearby wetlands that are less disturbed than Eib's Pond, it is possible to identify native species to be selected for planting.
- ▶ **Planting for erosion control:** Soil erosion is a problem in many areas of Eib's Pond. Dirt bikes over the years have left many areas bare with little or no vegetation. Rains easily wash soil into the ponds from eroded areas. Cribbing and netting can be used to help stabilize an eroded area, but the area must be planted with shrubs and grasses to hold the soil in place. Jute netting can be used before planting are established. This netting will eventually decompose into organic matter. Grasses can be planted in the first phase of erosion control since they establish themselves quickly and have roots that form a dense structure to hold soil together.

IDENTIFIED STEPS FOR IMPLEMENTATION

- Identify funding sources.
- Apply for grants to clear, restore, and develop park.
- Undertake demonstration projects including development of amenities and programs to highlight the park's potential uses.

PARTICIPATORY PROCESS

Public meetings were held during the development of the plan and the plan's implementation (the development of Eib's Pond) involved Fox Hills Tenant Association and other tenant's associations, the community board, local residents, and the local school (Public School 57) including both teachers and students.

PARTNERS

New Yorkers for Parks; Fox Hills Tenant Association; Public School 57; Staten Island Community Board 1; The New York City Department of Parks and Recreation

OBSTACLES

Obtaining sufficient funding for the development of the park.

TIMELINE

INITIAL IDEA: 1997 **FORMAL PLAN?** Yes **DATE SUBMITTED:** 1999

SUBMITTED TO

Community Board 1 (who then submitted it to the Borough President's Office)

CITY ACTION?

Borough President's Office provided funds for the park.

MODIFICATIONS MADE TO PLAN

This information is provided from *Planning for All New Yorkers: An Atlas of Community-Based Plans in New York City*, a project of the Community-Based Planning Task Force and the Municipal Art Society Planning Center.

M.P. Architects updated the plan working with Fox Hills Tenant Association, P.S. 57, the Parks Department, and the community board before submitting its version the community board (which then submitted the plan to the Borough President's Office).

ADDITIONAL INFORMATION

With the Parks Council's help, Fox Hills Tenants Association received multiple foundation grants for the park (including an Urban Resources Partnership grant); recently the group received a grant from the Borough President's Office, however the park needs additional funding.



BOROUGH: Staten Island

MAP ID: SI 2

COUNCIL DISTRICT: 49

COMMUNITY DISTRICT: 1

NAME OF PLAN: Staten Island North Shore Waterfront Greenbelt

Community Organization: North Shore Waterfront Greenbelt

Address: 1674 Richmond Terrace (The John De Groot House), Staten Island, NY 10310

Contact Name: Linda Eskenas

Phone Number: 917-545-3060

Email: Esken2@aol.com

TYPE OF PLAN

Waterfront Revitalization and Access Plan

GEOGRAPHIC AREA OF PLAN

The site of the North Shore Waterfront Greenbelt stretches along the northern waterfront edge of Staten Island. The focus of this Greenbelt plan is the neighborhood of West Brighton.

The boundaries of the site include Broadway to the east, beyond Richmond Terrace to the waterfront to the north, past Castleton Ave. to the south and to Clove Road to the west, continuing along the historic shore and waters of the expanse of the Kill Van Kull. The North Shore Greenbelt is located within Community Board 1.

NEIGHBORHOOD/PLAN BACKGROUND

Lying alongside New York Harbor, where the Staten Island Ferry docks, reaching westward along The Kill Van Kull, between New Jersey and Staten Island, lies the historic North Shore waterfront of Staten Island. Here, the Lenape Indians once rode their dug out canoes and fished in the clean, deep waters of the Kill. On the high ground facing a natural harbor, the Lenape lived and buried their dead. This site is now the village of West Brighton, about 6 blocks past Snug Harbor Cultural Center. The shore road of Richmond Terrace began as an Indian footpath, and was one of the earliest roads built in the 1700s.

It is along this historic waterfront that The North Shore Waterfront Greenbelt is proposed, aimed at creating an economic, environmental and cultural renaissance along the waterfront and adjacent communities. The proposed North Shore Waterfront Greenbelt Park/Marina lies at the heart of the waterfront in West Brighton. Up to 200 ships and boats a day can be seen going to and from New York Harbor from this 950-foot long stretch of waterfront. Just above, on the last of the high ground, is the site of the Lenape Indian Burial Ground and village. Located here are historic cemeteries where Civil War soldiers lie, and Revolutionary War soldiers fell. There is also an early African American cemetery here, as well as many historic homes and buildings. The area was also a literary enclave in the 1800s. Along the water is the last wooded area on the waterfront and a boat marina, which is a proposed park. The old pilings act as fish nurseries in this important estuary where fresh and salt water meet.

GOALS OF PLAN

- Reconnect the historic waterfront communities along the North Shore with the waterfront.
- Achieve waterfront access, and create open space along the waterfront through the acquisition of land that shall be made parkland.
- Preserve historic sites and buildings along the waterfront and in waterfront communities, including Native American sites and historic cemeteries.
- Restore Richmond Terrace, once an Indian footpath and one of the earliest roads in the area, and preserve, acquire, and protect historic sites on both sides of Richmond Terrace.
- The Greenway Trail along this historic waterfront would link the Staten Island Ferry, an international icon, with cultural institutions such as Snug Harbor, and to historic waterfront communities, sacred sites, and historic houses. People will be able to arrive from the Ferry and walk with the ships along a great waterfront.

RECOMMENDATIONS

- To acquire and create The North Shore Waterfront Park/Marina on the Kill Van Kull at Richmond Terrace and Tompkins Ct. (approximately 9 1/2 acres). Block 185, Lots 43, 45, 48, 49, 52, 127, 129, 130, 132, 133, 134, 135, 386, 276, 52, 150, 380.
- To acquire The Last Green Hill, part of the Lenape Village and Burial Ground site (emergency acquisition). This would also act as an environmental buffer.
- To acquire as open space and parkland along the waterfront and Richmond Terrace: Block 185, Lots 185, 187, 201, 391, 527, Lots 170, 171, 235, 152, 172, last wooded area on waterfront.
- To acquire and preserve emergency endangered buildings and sites: Block 187, Lots 138, 136; First YMCA 1869, Block 186, Lot 33; 19th century factory building, Block 188, Lot 52.
- Preserve as Parks open space Block 188, Lot 33.
- To implement The Greenway Trail, Rails with Trails along the Kill Van Kull waterfront.
- To create signage and historic trail along Richmond Terrace; the Richmond Terrace Conservancy.
- Restore natural waterfront on Kill Van Kull.

IDENTIFIED STEPS FOR IMPLEMENTATION

PARTICIPATORY PROCESS

Several meetings have taken place to discuss the opportunities along the Northern Shore during the past decade. Participants at these meetings include The North Shore Waterfront Greenbelt, North Shore Waterfront Coalition, Protectors of the Pine Oak Wood, and many environmental groups, historic preservation organizations, civic associations, local elected officials, and Native American organizations. This plan has universal support.

PARTNERS

New York City Parks Department; Senator John March and other senators; Protectors of the Pine Oaks Woods; Office of the Borough Historian; Councilman Jerome O. Donovan; The Assembly State of New York John LaVelle and other assemblymen; Delaware Nation Council; American Indian Community House, Inc.; The North Shore Waterfront Greenbelt; North Shore Waterfront Coalition; And many environmental groups, historic preservation organizations, civic associations, local elected officials, and Native American organizations.

OBSTACLES

Some of the current obstacles limiting the execution of this plan include funding, archaic inappropriate zoning, lack of waterfront access, length of time required for government action, and getting commitments (including funding) in time to save the property from being sold and/or developed. In addition, polluting uses continue to encroach on the area in question, making some lots less likely candidates for acquisition as parkland.

TIMELINE

INITIAL IDEA: 1989 **FORMAL PLAN?** No **DATE SUBMITTED:**

SUBMITTED TO

CITY ACTION?

The first part of the waterfront greenbelt, along the waterfront of West Brighton, is now a New York City park. Funding has been provided by the Borough President; however, \$11.5 million is needed to mitigate this site before design and construction can take place.

MODIFICATIONS MADE TO PLAN

ADDITIONAL INFORMATION

Sacred sites on the high ground of Kill Van Kull have been fenced, and the Greenbelt organization is pursuing landmark designation through the Landmarks Preservation Commission. The last Green Hill site has been destroyed by a developer.

BOROUGH: Staten Island

MAP ID: SI 3

COUNCIL DISTRICT: 51

COMMUNITY DISTRICT: 3

NAME OF PLAN: South Richmond Zoning Study

Community Organization: Staten Island Community Board 3

Address 655-218 Rossville Ave., Staten Island, NY, 10309

Contact Name: Marie Bodner

Phone Number: 718.356.7900

Website: <http://community.silive.com/cc/cb3/>

TYPE OF PLAN

197-c Rezoning Plan (groundwork)

GEOGRAPHIC AREA OF PLAN

Staten Island Community Board 3 is comprised of the South Shore of Staten Island and consists of the neighborhoods of Great Kills, Eltingville, Arden Heights, Annadale, Woodrow, Prince's Bay, Charleston, and Tottenville.

NEIGHBORHOOD/PLAN BACKGROUND

Due to its relative isolation prior to the construction of the Verrazano Narrows bridge and the West Shore and Staten Island Expressways and the lack of sanitary sewers, large portions of South Richmond were developed with detached houses on lots typically larger than those found elsewhere in New York City. Subsequently, a number of the study area's sub areas have an existing character, which is at variance with what is either permitted or required by the existing zoning.

With the establishment of low-density contextual zoning in 1989, a number of communities in South Richmond undertook to rezone their neighborhoods to preserve the detached housing character of the area by prohibiting the development of attached housing, which often entailed the demolition of existing large, single-family houses. However, the selection of an appropriate alternative zoning designation presented these communities with something of a dilemma. In recognition of the absence of an existing low-density zoning district which reflects the predominant and particular characteristics of much of the study area, it was therefore recommended that new zoning regulations be established.

GOALS OF PLAN

To rezone neighborhoods within South Richmond to reflect the area's existing residential character.

RECOMMENDATIONS

- **Rezone** the following areas from R3-2 to R3X (zoning which would permit both one- and two-family houses while prohibiting semi-detached and attached housing): Annadale 1;

Prince's Bay (part); Annadale 2; Tottenville 2; Arden Heights 2; Woodrow 2; Eltingville 2. These areas are characterized by large one- and two-family detached houses on large lots.

- **Retain R3-2 in the following five sub areas.**

Arden Heights 1	Great Kills 1 (part)
Arden Heights 3 (part)	Great Kills 3
Eltingville 3	Prince's Bay (part)
Eltingville 4	Woodrow 1

These areas contain a significant percentage of attached housing.

- **Rezone from R3-2 to R3-1 in the following sub areas.**

Arden Heights 3 (part)	Great Kills 1 (part)
Eltingville 1	Great Kills 2

All of the two sub areas and parts of two others contain a large percentage of semi-detached housing, but little or not attached housing.

- **Rezone from R3-1 or R3-2 to R3A.**

Great Kills 1 (part) Tottenville 1

One and part of the other sub area are substantially developed with detached housing, but are surrounded by or are adjacent to larger R3A zoning districts, which permit one- and two-family detached houses only.

- **Rezone from R3-2 to R1-1 and create special area "L"**

Mount Loretto, a 550 acre site owned by the Catholic Archdiocese of New York, is one of the largest privately owned parcels in the city. It is largely undeveloped and contains both freshwater wetlands and Designated Open Space. However, if developed pursuant to the existing R3-2 zoning, the number of dwelling units would be approximately equal to the current total in the neighboring Tottenville and Prince's Bay sub areas combined. Such a level of density would have a substantial impact not only on the immediate adjacent area, but also on all of South Richmond.

Therefore, it is proposed to rezone the entire site from R3-2 to R1-1. In addition, it is recommended that a Special Area "L" be created within the Special South Richmond Development District which would permit community facility uses and not-for-profit residences for the elderly to be developed as-of-right to an FAR of 1.0.

- **Study the Charleston Manufacturing Area**

Almost all of the Charleston sub area is zoned for manufacturing but large portions have been vacant or underutilized for years. Some of the land is wetland, while some may be contaminated by previous industrial uses. In addition, there is a small residential community within the larger manufacturing area, as well as major park space.

IDENTIFIED STEPS FOR IMPLEMENTATION

Apply for 197-c, to implement the proposed zoning changes.

PARTICIPATORY PROCESS

In response to concerns voiced by Community Board 3, numerous civic organizations and individual South Shore residents regarding what was viewed by many to be out-of-context over-development, Staten Island Borough President Guy V. Molinari and City Councilman Vito J.

Fossela proposed that the South Richmond Zoning Study be undertaken to develop recommendations for rezoning actions which would ensure that new housing development is consistent with established residential character.

With funding provided by the Borough President, and in consultation with the Borough President and City Councilman, the Department of City Planning performed the requisite project organization, data collection and analysis. Throughout the study, meetings were held with the South Richmond Zoning Study Advisory Committee, consisting of a number of civic and professional organizations, whose input was considered and incorporated in the study.

PARTNERS

Staten Island Community Board 3, Staten Island Borough President, City Council Member from the 51st District, The Department of City Planning, South Richmond Zoning Study Advisory Committee (including local organizations)

OBSTACLES

None to date

TIMELINE

INITIAL IDEA: 1995 **FORMAL PLAN?** YES **DATE SUBMITTED:** 1996

SUBMITTED TO

Department of City Planning

CITY ACTION?

Many of the rezonings recommended in the study have been adopted by the City Council over the last few years.

MODIFICATIONS MADE TO PLAN

ADDITIONAL INFORMATION



BOROUGH: Staten Island

MAP ID: SI 4

COUNCIL DISTRICT: 49, 50, 51

COMMUNITY DISTRICT: 1, 3

NAME OF PLAN: Staten Island Civic Association Rezoning

Community Organization: Forest Regional Residents' Civic Association, Mariners Harbor Civic Association, Rosebank Civic Association, Snug Harbor East Civic Association, Southeast Annadale Woodlands Association

Address: 130 Stuyvesant Pl., Staten Island, NY 10301

Contact Name: James Miraglia (SI DCP)

Phone Number: 718.556.7240

Fax Number: 718.556.7305

TYPE OF PLAN

197-c Rezoning Plan

GEOGRAPHIC AREA OF PLAN

This summary incorporates rezoning initiatives undertaken in the following five communities:

Mariners Harbor- approximately a 32 block area generally bounded by Richmond Terrace to the north, Lockman Avenue to the west, Forest Avenue to the south, and Lake Avenue to the east

Rosebank- a 57 block area generally bounded by Lynhurst Avenue, the Staten Island Rapid Transit right-of-way, Clifton Avenue, Fox Hill Terrace, Wadsworth Avenue, and Bay Street.

Southeast Annadale- seventy one and a half blocks generally bounded by Raritan Bay, Barclay Avenue, Amboy Road, and Arbutus Avenue in the southeast portion of Annadale.

Snug Harbor- a six block area bounded by Fillmore Street in the north, Lafayette Street on the east, Henderson Street on the south, and Snug Harbor Cultural Center in the west.

West Brighton- a 75 block area generally bounded by Richmond Terrace to the north, Kissel Avenue/Greenwood Avenue on the east, Whitewood Avenue on the south and Bement Avenue/North Burgher Avenue in the west.

NEIGHBORHOOD/PLAN BACKGROUND

Over the last ten years housing development on Staten Island has accelerated due in part to a lack of available land in other parts of the city and increased demand for housing. As a result, long-established neighborhoods of single-family homes have seen an increase in new higher-density town-house developments. A significantly auto-dependent borough, Staten Island's transportation infrastructure has not kept pace with the subsequent rise in automobile usage. Another issue associated with development on the borough is the preservation of important natural habitats, wetlands, and other features. Responding to these recent developments, a number of civic groups have initiated rezoning proceedings to preserve the character of their

neighborhoods. Since 1994, the Department of City Planning has approved thirteen rezonings in addition to those connected with the South Richmond Rezoning Study to ensure that new development is in character with existing communities. Described here are five of those plans.

GOALS OF PLAN

- Ensure that new development is in character with existing communities.
- Maintain the density of the area so as not to create an undue burden on existing facilities and infrastructure.
- Encourage construction of new homes to reflect the existing character of the area.

RECOMMENDATIONS

- **Mariners Harbor**- rezone the 32 block area from R3-2 and M1-1 to R3A.
- **Rosebank**- rezone the 57 block area from R3-2 and R4 to R3A and R4A respectively.
- **Southeast Annadale**- rezone the 71.5 blocks under consideration from R3-2 to R3X.
- **Snug Harbor**- rezone the six block area from R3-1 and R2 to R3X.
- **West Brighton**- rezone the 75 block area from R3-1 and R3-2 to R2, R3X, and R3-1.

IDENTIFIED STEPS FOR IMPLEMENTATION

Work in collaboration with the Staten Island Department of City Planning to conduct rezoning studies and draft the application.

PARTICIPATORY PROCESS

Each of the civic associations approached DCP about initiating rezoning proceedings and enlisted their help and at times the help of the S.I. Borough President's Office in filing the rezoning application.

PARTNERS

Staten Island Dept. of City Planning; Forest Regional Residents' Civic Association; Mariners Harbor Civic Association; Rosebank Civic Association; Snug Harbor East Civic Association; Southeast Annadale Woodlands Association

OBSTACLES

TIMELINE

INITIAL IDEA: 1997-2000 **FORMAL PLAN?** Yes **DATE SUBMITTED:** 1997-2001

SUBMITTED TO

City Planning Commission

CITY ACTION?

All five rezonings have been approved.

MODIFICATIONS MADE TO PLAN

ADDITIONAL INFORMATION