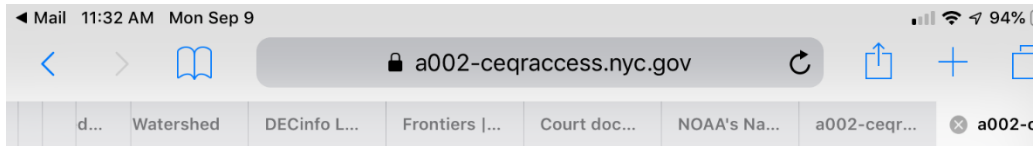


Appendix D
Staten Island
Special Districts Update
Final Scope of Work for
The Draft Environmental Impact Statement



Staten Island & Bronx
Special Districts Update
Draft Final Scope of Work for an Environmental Impact Statement



New York City Department of City Planning
CEQR No. 19DCP083Y
ULURP Nos. 190429 ZMR, 190403 ZMX, and
N190430 ZRY

Prepared by:



Louis Berger
96 Morton Street, 8th Floor
New York, NY 10014
212-612-7900

~~November 9, 2018~~
May 3, 2019

15-19.9	20.0	20.0	20.0	32.0	40.0	43.2	28.8
20-24.5	17.5	17.5	17.5	28.0	35.0	37.8	25.2

On Tier II sites or ~~on~~ Tier I sites where steep slope or steep slope buffer areas are being modified through development, enlargement, or site alteration, the maximum lot coverage is regulated by the applicable zoning district as noted in ~~the table below (see Table 2).~~

Table 2: SNAD Tier II Lot Coverage if Steep Slope Is Disturbed

R1	R2	R3	R4	R5	R6 (1-2 Family)	R6 (Other)
12.5	12.5	12.5	20.0	25.0	27.0	18.0

The CPC may authorize the modification of limits to lot coverage on a Tier II site or applicable Tier I sites pursuant to ZRs 105-431 (Modification of lot coverage controls) in the SNAD and 119-314 (Modification of lot coverage controls) in the SHPD. ~~The CPC will grant authorization will be granted by the CPC~~ if the development or enlargement is not feasible without modification, if the shape of the building preserves the aesthetic value of the area, if such modification is the least modification necessary, has minimal impact on existing natural topography, will not disturb the drainage pattern and soil conditions, and does not impair the essential character of the area.

In the SSRDD, underlying regulations govern lot coverage ~~is governed by the underlying regulations.~~

Impervious Hard Surface Area

~~Impervious Hard surface~~ area is any area on a lot covered by paved or other solid hard surfaces, such as roads, driveways and sidewalks, patios, decks or porches, and the roofs of buildings. ~~Impervious Hard surface areas generally doesn't do not~~ allow water to penetrate into the ground, and, therefore, swimming pools are also considered impervious hard surface area, because rainwater ~~can't cannot~~ penetrate into the ground through the bottom of the pool. The opposite of impervious hard surface area is area that includes planted areas at ground level, including lawn, gardens, and other areas with natural soil.

~~Impervious Hard surface~~ area is not regulated ~~within~~ any of the three special districts. However, during review of proposed development seeking an authorization within the SNAD and SHPD, ~~the DCP has~~ established a guideline that lots should generally have no more than 50 percent coverage by impervious hard surface areas surfaces.

Lot Area and Lot Width

SNAD. ~~In this district, t~~The minimum lot area for a proposed subdivision is increased to 12,500 square feet if a lot contains steep slopes covering more than half of the lot.

SHPD. This district requires the standard underlying minimum lot sizes.

SSRDD. ~~There are a~~ Special minimum lot area and lot width regulations in this district ~~which~~ require an area and lot width greater than the underlying minimum requirements, based on the proposed building type and the number of stories. In Special Area LL all residences ~~shall~~ must