

**TABLE OF LAND USE**

Zoning District: M1-1  
 Zoning Map: 20c & 20d  
 Tax ID: Block 1701 Lots 1 & 5  
 Lot Area: 1,210,807 S.F. (27.80 Acres)  
 Wetland Area: 285,389 S.F. (6.55 Acres)  
 Lot Area Without Wetlands: 925,418 S.F. (21.25 Acres)

**Permitted Uses (§44-21 and Appendix A)**

- Use Group 6A (Supermarkets Limited to 10,000 S.F. per Establishment) [1]
- Use Group 6B (Eating or Drinking Establishments)
- Use Group 10B (Department Stores) [1]
- Use Group 16 (Automotive Service Stations)
- General Large-Scale Development [2] [3]

**Proposed Uses**

Use Group	Area (S.F.)
Use Group 10B	15,000 S.F.
Use Group 10B	15,000 S.F.
Use Group 10B	117,000 S.F.
Use Group 10B	70,000 S.F.
Use Group 16	-
<b>Grand Total</b>	<b>217,000 S.F.</b>

**Special Provisions for Bulk Modification (§ 12-74)**

(a) For a general large-scale development, which is a development that fills the parameters of footnote [2], below, the City Planning Commission may permit:

- (1) distribution of total allowable floor area, lot coverage, and total required open space under the applicable district regulations within a general large-scale development without regard for zoning lot lines or district boundaries;
- (2) location of buildings without regard for the applicable yard, distance between buildings, or height and setback regulations;
- (3) variation in the location of primary business entrances and show windows along frontages adjacent to zoning lots outside the general large-scale development without regard to regulations applicable near Residence District boundaries.

**Parking Requirement (§44-21 and Appendix A)**

- Department Stores: PRC-B (1 Space per 300 S.F.)
- Eating or Drinking Establishments: PRC-B (1 Space per 300 S.F.)
- Automotive Service Stations: None
- Food Stores Including Supermarkets: PRC-B (1 Space per 200 S.F.)

**Size of Parking Spaces (§ 43-43)**

200 S.F. per space inclusive of standing and maneuvering area, but no less than 18 feet long by 8 1/2 feet wide.

**Loading Requirement (§44-52)**

For Use Group 10B Only:  
 First 8,000 S.F. of floor area—None  
 Next 17,000 S.F. of floor area—One Required Berth  
 Next 15,000 S.F. of floor area—One Required Berth  
 Next 20,000 S.F. of floor area—One Required Berth  
 Each additional 80,000 S.F. of floor area or fraction thereof—One Required Berth  
 (§ 43-43) All loading spaces on a zoning lot adjacent to the boundary of a Residence District, including lots across a street, are to be screened as specified in the Zoning Resolution.

**Size of Loading Spaces for Commercial Uses (§ 12-10)**

33 Feet Long by 12 Feet Wide by 14 Feet Vertical Clearance

**Bulk Regulations (§ 12-10)**

The property is a corner lot because it is a zoning lot bounded entirely by streets. The portion of the zoning lot subject to the regulations for corner lots that portion bounded by the interesting street line and lines parallel to and 100 feet from each intersection street line. Any remaining portion of a corner lot is subject to the regulations of a through lot. All yards are front yards because the property is entirely bounded by street lines.

**Handicap Parking Requirements Per New York City Building Code (§ 1106)**

5% of the total number of parking spaces provided must be accessible parking. For every 6 or fraction of 6 accessible spaces, at least one space shall be a van-accessible space.

**Maximum Floor Area Ratio (§ 43-12)**

1.00

**Parking Within Yards (§ 43-23)**

Off-Street Open Accessory Parking Spaces For Automobiles Are Permitted Within Any Yard

**Yards for Buildings**

**Front Yard (Feet) (§ 43-43 and 4 43-304)**

20 on streets less than 75 feet wide; 15 on streets 75 feet wide or greater; 20 feet if the boundary of an adjoining Residence District is located at the center line of a street less than 60 feet wide.

**Side Yard (§ 12-10)**

N/A

**Rear Yard (§ 12-10)**

N/A

**Perimeter Landscaping (§44-45 and §37-921)**

All open parking areas with 18 spaces or more or 6,000 square feet or more in area that front upon a street are to be screened at the street line by a perimeter landscaped area at least seven feet in width measured perpendicular to the street line, along with various stormwater management and planting requirements.

**Interior Landscaping (§ 37-922)**

All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area such as the proposed project, are to provide at least one tree for every eight parking spaces. The following distribution rules apply:

- (1) Each end space in a row of five or more parking spaces is to fully abut a planting island or a perimeter landscaped area along the long dimension of such end space;
- (2) No more than 15 parking spaces are permitted between planting islands, or a planting island and a perimeter landscaped area; and
- (3) For open parking areas at least 150,000 square feet in area, such as the proposed project, in addition to the requirements set forth in paragraphs (a) (1) and (a) (2) of this Section, every other row of parking spaces in which each space does not fully abut a perimeter landscaped area is to abut a planting island. Such planting island is to have a minimum width of eight feet and extend along the entire length of such row of parking spaces. Such planting islands may be traversed by walkways no more than three feet wide and spaced at least 50 feet apart.
- (4) Planting islands required pursuant to paragraphs (a) (1) and (a) (3) may be discontinued where a pedestrian access lane is provided that serves no more than five parking spaces required by the Americans with Disabilities Act.
- (5) Compliance with paragraphs (a) (1) and (a) (2) may be waived where the Commissioner of Buildings determines that tree planting in such locations would conflict with loading operations. Such trees are to be planted elsewhere in the open parking area.

There are also various stormwater management and planting requirements.

**Street Tree Planting (§ 43-02)**

In all Districts, all developments are to provide street trees in accordance with § 26-41.

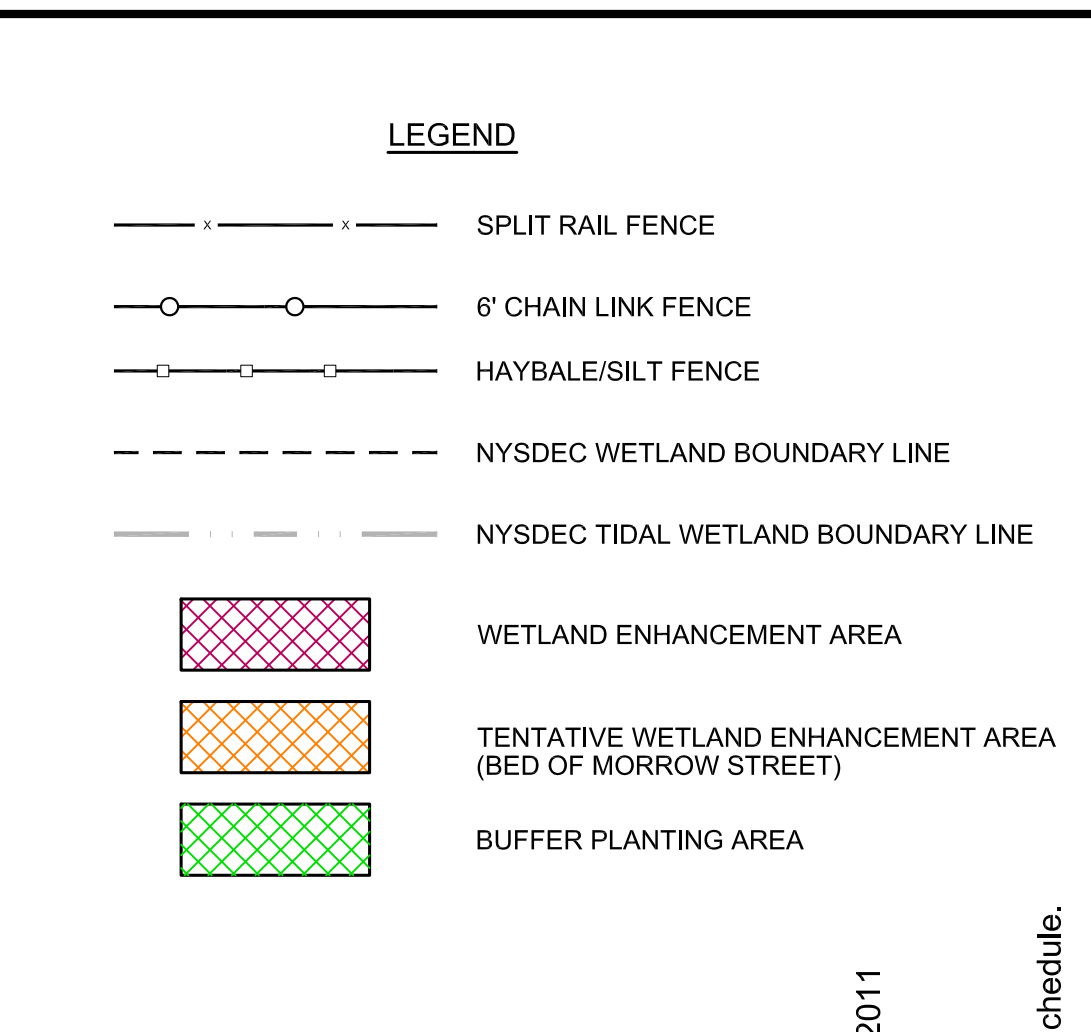
**Maximum Building Height (§ 43-43)**

30 Feet within Front Yard, and 1 Foot Additional in Height Permitted for Every 1 Foot Increase in Building Setback Beyond Front Yard Line

Description	Permitted per M1-1 District (1955 Z.O.)	Provided
Maximum Building Height (Stories / Feet)		
Retail "A"	100	20
Retail "B"	50	20
Retail "C"	120	40
Retail "D"	215	40
Gas Station	75	15
Maximum Floor Area Ratio	1.00	0.19
Minimum Building Setback (Feet)		
Front Yard	20	40
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
Minimum Parking Requirement	1 per 300 S.F./723 Spaces (3.33 per 1,000 S.F.)	1 per 241 S.F./900 Spaces (4.14 per 1,000 S.F.)
Minimum Loading Spaces		
Retail "A"	1	1
Retail "B"	1	1
Retail "C"	4	4
Retail "D"	4	4
Gas Station	0	0

**Footnotes:**

[1] Within any M1 District, a Special Permit is required from the City Planning Commission.  
 [2] A general large-scale development is a development that may be located in any Commercial or Manufacturing District, subject to the restrictions of Section 74-75 (Special provisions for bulk modifications), paragraph (a) (1), and is located on a tract of land containing a single zoning lot or two or more zoning lots that are contiguous or would be contiguous but for their separation by a street or a street intersection, which tract of land must comply with the following parameters: (a) the lot or lots have an area of at least 5 acres; and (b) is designated as a tract, all of which is to be used, developed or enlarged as a unit.  
 (1) under single fee, alternate or separate ownership arrangements;  
 (2) under single fee, alternate or separate ownership, either:  
 (i) pursuant to an urban renewal plan for the development of a designated urban renewal area containing such tract of land; or  
 (ii) through acquisition by any other governmental agency or its agent, having the power of condemnation.  
 [3] Special Permit required from the City Planning Commission.



**REVISIONS:**

DATE: 02/05/08  
 JOB # 14027  
 FILE # 14027/SP110509  
 Drawn by: LM  
 Design by:  
 Checked by:  
 Approved by:

12/13/11 - Revised as per NYSDEC Letter from Udo M. Drescher, Dated 12/7/2011  
 10/14/11 - Layout Revisions.  
 09/09/10 - Revised as per NYSDEC Comments.  
 04/26/10 - Revised as per NYSDEC Comments.  
 11/05/09 - Revised Mitigation Planting Schedule.

07/23/08 - Revised Mitigation Planting Schedule.  
 08/04/08 - "No public access" labels added to drawing.  
 REFERENCES: 010909 - Storm Water Ponds Created.  
 JMC John Meyer Consulting, P.C. Armonk, NY, Master Plan, Forest Ave & South Ave Retail Development, Staten Island, New York, Project #1006, file 1006-SP1-Long, Revision Date 10/12/2011.

