



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Staten Island Office

Marisa Lago, *Director*
Department of City Planning

September 4, 2020

Mr. Ira M. Gluckman, RA
Deputy Borough Commissioner
Department of Buildings
Borough Hall
Staten Island, NY 10301

Re: # N 200331 ZCR
75 Cedar Terrace
Block 624, Lots 54 & 55
Special Hillside Preservation District
Borough of Staten Island

Dear Mr. Gluckman:

Please be advised that the application (N 200331 ZCR) submitted by Foster Development LLC pursuant to Section 119-04 of the Zoning Resolution for certification of future subdivision from two existing zoning lots into two new zoning lots was approved by the City Planning Commission on 9/2/2020 (Calendar No. 3).

THIS APPLICATION (N 200331 ZCR) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 119-04 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Enclosed for your information are the following:

1. a copy of application (N 200331 ZCR); and
2. a survey prepared by Rogers Surveying, PLLC last dated 2/5/2020.

Christopher Hadwin, Director
Aleena Farishta, Deputy Director
130 Stuyvesant Place, Staten Island, New York 10301-2511 6th Floor
(718) 556-7240 FAX (718) 556-7305
nyc.gov/planning

Sincerely,

A handwritten signature in black ink, appearing to read 'CHADWIN', with a long horizontal line extending to the right.

Christopher Hadwin

Enc.

cc. R. Singer, H. Marcus, S. Avila, A. Farishta, J. Helferty, B. Fisher, G. Cutrona, N. Giannatasio

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S IMPRESSION SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."
"Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency or lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

LEGAL GRADE SHOWN THUS [X.X]
EXISTING GRADES SHOWN THUS (X.X)
PROPOSED GRADES SHOWN THUS <X.X>
GROUND ELEVATIONS SHOWN THUS X.X
NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

Rim 144.50
Inv. 138.20

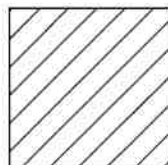
Proposed New Tax Lot A
HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{IL}{A} \times 100$$

S = AVG. SLOPE
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINE (FEET)
A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(165.0)}{3000} \times 100$$

$$S = 11.00 \% \text{ SLOPE} = \text{TIER II}$$



25% & Greater Slope

UTILITY NOTE:

The Underground Utility Information Shown Hereon Is One Of Several Possible Interpretations Of The Record Data As Provided By The Respective Utility Companies. Rogers Surveying, PLLC Assumes No Responsibility For The Actual Location, Size, And Depth Of Any Utility Lines. The Location And Depth Of All Underground Utilities Must Be Verified With The Respective Utility Prior To Any Design And Construction Or Excavation.

DATUM NOTE:

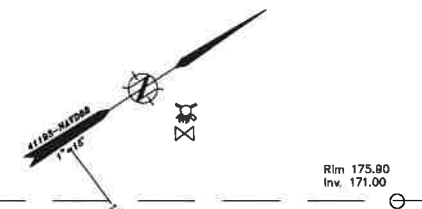
COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BOGART SYSTEM).

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



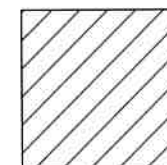
Proposed New Tax Lot B
HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{IL}{A} \times 100$$

S = AVG. SLOPE
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINE (FEET)
A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(247.0)}{3000} \times 100$$

$$S = 16.47 \% \text{ SLOPE} = \text{TIER II}$$



25% & Greater Slope

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

N 200331 ZCR
CERTIFICATION
ZR 119-04
COMMISSION APPROVED: 9/2/2020

Lot Area = 6,000 Sq. Ft.

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

CERTIFIED ONLY TO:
Capellen Holdings LLC

NAVD 88

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR WATERCOURSES ON THE PROPERTY SHOWN ON THIS SURVEY. G.001.

REVISIONS	JOB #	DATE	FB. / PG.
Iss/Not Wall Elev	45802	2/5/20	Print
Revised		11/18/18	
Revised		8/17/18	
Revised		8/17/18	Print
Logo Update, Subdivide	45802	5/25/18	1078/58-58 Print
Locate Adjacent Buildings	41491	8/8/18	Print

75 Cedar Terrace

Staten Island, New York

Drafted by: RL	 ROGERS SURVEYING, PLLC 2420 Arthur Kill Road Staten Island, N.Y. 10309 (718) 447-7311 www.rogerssurveying.net	Date: 04/15/18
Checked by: DD		Scale: 1"=15'
Dwg. File: 41193-NAVD88		Job No.: 41193
Disk No. 301		F.B./Pg.

Hillside Topographical Survey

Map of Survey
Concord
April 15, 2016
Tax Lots 54 & 55
Tax Block 624
Filed Map Lots
Filed Map Block
Filed Map
Deed
Borough of Staten Island
County of Richmond
New York, NY

RIDGEFIELD AVENUE

Not Final Mapped Not Adopted
Corporation Counsel Opinion 5/10/93 14'-34' As In Use

