

**LAND USE PUBLIC HEARING AGENDA**  
Tuesday, December 5, 2023 at 6:30 PM  
CB1 Board Office, 1 Edgewater Plaza, Room 217

**Presentations:**

1. 76 Cedarcliff Road, Thomas J. Soviero, AIA, NCARB, Roger Calvanico Group. Attached is a copy of an application (N 230265 ZAR and N 230266 ZAR) pursuant to Zoning Resolution Sections 119-311 to authorize development, enlargement, or site alteration on a steep slope or steep slope buffer and 119-316 for modification of grading controls to facilitate enlargement of existing residential home at 76 Cedarcliff Road (Block 618, Lot 377) within the Special Hillside Preservation District (HS).
2. 121 Precinct Accessibility Upgrades & Minor Renovations, 970 Richmond Avenue, 10314. Michael Russo, AIA of LiRo Group, NYC. ADA Compliance Project for NYPD, 121<sup>st</sup> Precinct.
3. 3087 Richmond Terrace Rezoning, Neil Weisband, Partner, Seyfarth Shaw LLP. The owner of 3087 Richmond Terrace (the "Site") proposes to rezone the Site and adjacent properties (Lot 5, Lot 7 and a portion of Lot 20) from an M3-1 to an M1-4 Manufacturing District, to facilitate the conversion of the existing 18,720 square foot four-story vacant building to a Use Group 5 hotel for transient housing for disabled homeless veterans, with 49 transient units. Use Group 5 hotels for transient housing are not permitted within the existing M1-4 district. There will be no enlargement to the Site under the proposal.