

LAND USE PUBLIC HEARING AGENDA

Tuesday, September 5, 2023 at 6:30 PM
CB1 Board Office, 1 Edgewater Plaza, Room 217

1. 541-545 Bay Street Rezoning – Proposed Rezoning from C4-2 to R6/C2-3 (BSC).

A zoning map amendment from C4-2 to R6/C2-3 with an extension of the SBSCD and zoning text amendment are proposed by a private applicant, Epsilon Enterprises Realty, LLC, to facilitate the development of mixed-use building with 81 dwelling units, including 24 Mandatory Inclusionary Housing (MIH) dwellings, in the Stapleton neighborhood, Community District #1, Staten Island.

2. City of Yes - Carbon Neutrality Text Amendment – Already had Presentation in June/Questions to be Answered with In Person Vote.

Rasika Girish Deosthali, DCP Borough Planner, Staten Island Office Liaison & **George Todorovic**, DCP, Staten Island Office Deputy Director and Amy Obonaga, Urban Designer.

The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

3. 425 Vanderbilt Avenue, BSA Application No. 713-28B2. Nasir J. Khazada, LLC, Consulting Engineer. Convert auto repair shop to convenience store. Instal new canopy, and legalize extension of accessory building, three new tanks, and three new dispensers.

George Turner, Land Use Chair