



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF THE

SUBCOMMITTEE ON ZONING AND FRANCHISES

FOR THE PUBLIC HEARING OF NOVEMBER 30, 2023

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

FARAH N. LOUIS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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**All items may be subject to layover*

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<i><u>Subcommittee on Zoning and Franchises public hearing scheduled for 11/30/23 commencing at 11:00 A.M., 250 Broadway, 16th Floor Committee Room</u></i>	
<u>Hearing</u>	
1. 541-545 Bay Street (Pre. L.U.s).....	3

If you are a member of the public who wishes to testify via Zoom, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters at **250 Broadway, 16th Floor Committee Room**, New York, New York 10007, commencing at **11:00 A.M., on Thursday, November 30, 2023:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 220426 ZMR (541-545 Bay Street)** submitted by Epsilon Enterprises Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c, changing from a C4-2 District to an R6 District, establishing within a proposed R6 District a C2-3 District, and establishing a Special Bay Street Corridor District (BSC), Borough of Staten Island, Community District 1, Council District 49.

PRECONSIDERED L.U.

Application number **N 220392 ZRR (541-545 Bay Street)** submitted by Epsilon Enterprises Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 5 (Special Bay Street Corridor District) to create a new Subdistrict and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1, Council District 49.

The full zoning text may be viewed at the following website

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>