

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, December 12, 2023**

**11:00 AM**

**250 Broadway - Committee Room, 16th Floor**

### **Subcommittee on Zoning and Franchises**

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0296-2023

**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.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

**This Land Use Application was Approved by Subcommittee**

**Affirmative:** 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0297-2023

**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.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - November 30, 2023, December 6, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 11-20-23, Calendar of the Subcommittee Meetings and Land Use Meeting - December 12, 2023

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