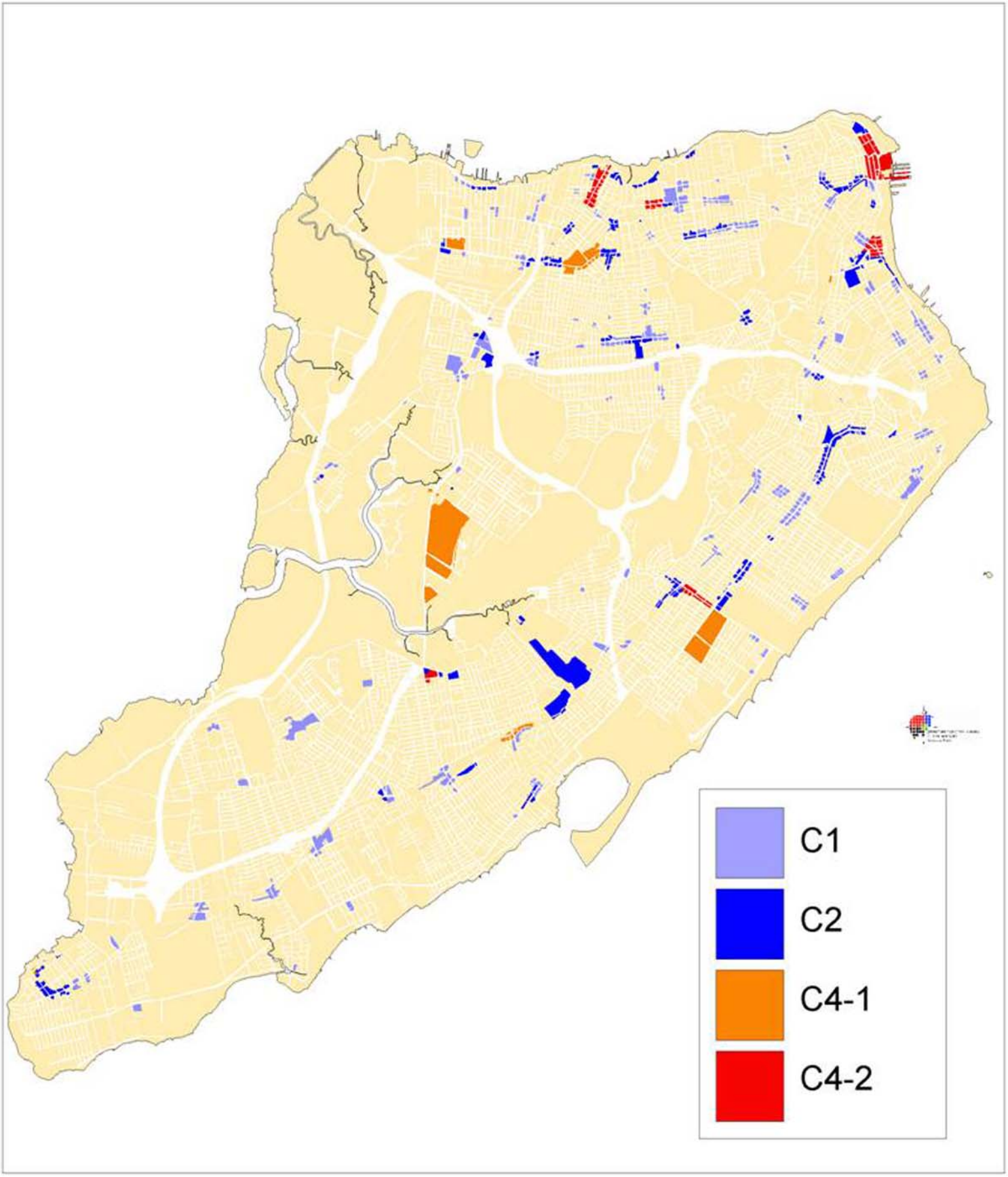Staten Island Commercial Text Amendment: applies to C1, C2, C4 Districts