

Land Use Public Hearing Agenda – Thursday, November 9<sup>th</sup>, 2023 at 6:30 PM

CB#1 Board Office, 1 Edgewater Plaza, Room 217

**Presentations:**

1. **191 Edgewater Street** - BSA Cal. No. 2023-36-BZ – Philip L. Rampulla, Principal/Urban Planner – Zoning Variance Request to the NYC Board of Standard and Appeals to convert a vacant waterfront manufacturing building into market rate 2-bedroom condominiums, 7 stories on one side and 4 stories on the other above flood level. Old Wrigley Gum Building which has been abandoned for 20+ years. There will be 33 parking spaces under the building. 190 Edgewater Street which is the lot across the street will be a parking garage. 20-foot side yard for public access. Rear of the building, waterside, there will be a Kayak launch. Sprinkler System & fire hydrant.

Motion: To Accept the Proposal as Presented. - Vote: 9 Yes, 0 No, 0 Ab

2. **180 Campus Road** – Steven Simicich, Esq. ([steven@slg.law](mailto:steven@slg.law)), Managing Partner, SL Law Group – for the applicant Jesus Rivera. Special Hillside Preservation District – Horizontal enlargement to a single-family home. Interior work. Enlargement of the garage and the room above the garage. Deck is not part of this proposal, but it is falling apart.

Motion: To approve enlargement structurally sound and to include the deck made structurally sound/rebuilt entirely. Vote: 9 Yes, 0 No, 0 Ab

Motion to Adjourn, 8:42 PM.