

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote/In-Person Public Meeting:
 Wednesday, June 28, 2023
 10:00 AM NYC City Planning Commission Hearing Room
 120 Broadway, New York, NY 10271
 and via the NYC Engage Portal

Sara Avila, Calendar Officer
 120 Broadway, 30th Floor
 New York, New York 10271
 (212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 230291 ZMX	9	1460-1480 Sheridan Boulevard	Scheduled to be Heard on 7/12/2023
2	N 230292 ZRX	9	" "	" "
3	C 230162 ZSK	2	280 Bergen Street - Parking Special Permit	" "
4	C 200101 ZMK	15	2761 Plumb 2nd Street Rezoning	" "
5	C 230285 PQM	11	244 East 106th Street - ShareNYC	" "
6	C 230286 PPM	11	" "	" "
7	C 230012 ZMQ	1	42-18 31st Avenue Rezoning	" "
8	N 230013 ZRQ	1	" "	" "
9	C 220456 ZMR	3	125 Greaves Lane	" "
10	C 210314 ZMK	4	1160 Flushing Avenue	Favorable Report Adopted
11	N 230035 ZAK	1	Greenpoint Landing Parcel 5c-2 Waterfront	Authorization Approved
12	N 230036 ZAK	1	" "	" "
13	C 140316 ZSR	3	Waunner Street Commercial Development	Favorable Report Adopted
14	C 190188 MMR	3	" "	" "
15	N 140317 RAR	3	" "	Authorization Approved
16	N 140318 RAR	3	" "	" "
17	N 140319 ZAR	3	" "	" "

COMMISSION ATTENDANCE:	Present (P) Present - Remote (PR) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Gail Benjamin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leila Bozorg	A															
Alfred C. Cerullo, III	PR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anthony Crowell, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Gold	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leah Goodridge, Esq.	P															
Rasmia Kirmani-Frye	A															
Orlando Marin	PR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Juan Camilo Osorio	P	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	PR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:08 PM

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CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 140321 ZCR	3	Waunner Street Commercial Development	Certification Approved
19	N 230068 ZRR	3	56 William Avenue	Favorable Report Adopted
20	N 230236 ZAR	2	37 Farview Place	Authorization Approved
21	N 230304 ZCR	2	5 St. James Place	Certification Approved
22	N 230305 ZCR	2	" "	" "
23	N 220089 RCR	3	4983 Amboy Road	" "
24	N 230200 RCR	3	1014 Annadale Road	" "
25	N 230202 RCR	3	356 Bradford Avenue	" "
26	N 230279 PXM	1	80 Pine Street IBO Office Space	Hearing Closed
27	C 230094 ZSM	5	262 Fifth Avenue	" "
28	C 220334 ZMX	3	893 Eagle Avenue Rezoning	" "
29	N 220335 ZRX	3	" "	" "
30	C 220336 ZSX	3	" "	" "
31	N 230112 ZRR	3	South Richmond Zoning Relief	" "
32	N 230353 HKK	4	Linden Street Historic District	" "
33	C 230117 ZMK	12	1233 57th Street Rezoning	" "
34	N 230118 ZRK	12	" "	" "

COMMISSION ATTENDANCE:	Present (P) Present - Remote (PR) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		24	25											
Daniel R. Garodnick, Esq., Chair	P	Y	Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y											
Gail Benjamin	P	Y	Y											
Leila Bozorg	A													
Alfred C. Cerullo, III	PR	Y	Y											
Anthony Crowell, Esq.	P	Y	Y											
Joseph I. Douek	P	Y	Y											
David Gold	P	Y	Y											
Leah Goodridge, Esq.	P													
Rasmia Kirmani-Frye	A													
Orlando Marin	PR	Y	Y											
Juan Camilo Osorio	P	Y	Y											
Raj Rampershad, Commissioners	PR	Y	Y											

City Planning Calendar of the City of New York

A list of land use proposals that will be reviewed by the City Planning Commission at its upcoming public meeting.

City Planning Commission Public Meeting Calendar No. 12

June 28, 2023

10:00 am

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City Planning Commission calendars are also available on [the Department of City Planning website](#), along with documentation of past meetings.

For additional calendar information, call (212) 720-3366.



Eric Adams, Mayor, City of New York

Daniel R. Garodnick, City Planning Commission Chair
Calendar prepared by Sara Avila, Calendar Officer

How to Participate

In-Person

City Planning Commission Hearing Room, Lower Concourse
120 Broadway, New York, NY 10271

Anyone attending a meeting in person is encouraged to wear a mask.

Online

Details on how to testify by videoconference will be posted on nyc.gov/engage one hour in advance of the meeting.

If you do not wish to testify but would like to watch the meeting via livestream, please visit bit.ly/NYCPlanningStream

Via Phone

Dial any of the following numbers:

- 877-853-5247 (US Toll-free)
- 888-788-0099 (US Toll-free)
- (253) 215-8782 (Toll number)
- (213) 338-8477 (Toll number)

If you **wish to** listen only, when prompted, enter:

- Meeting ID: 921 6989 0775
- Participant ID: Press pound (#) to skip
- Passcode: 1

Accessibility

Please inform NYC Planning if you need a reasonable accommodation, such as sign language interpretation, to participate in the meeting. Foreign language interpretation will be provided based on available resources. Please email requests to accessibilityinfo@planning.nyc.gov or call 212-720-3508 at least five business days before the meeting.


Speaking at Public Meetings

Speakers are generally limited to three minutes of testimony. Elected officials are given the courtesy of jumping to the front of the speaking line and are not limited to three minutes. For speakers with translators, the time will be extended to five minutes.

While we welcome your comments on any project under review by the Commission, hate speech is not tolerated. Courtesy and decorum must be followed at all times.

Public Meeting Agenda

- I. Approval of minutes for the special public meeting of June 26, 2023
- II. Scheduling projects for the public meeting of July 12, 2023:

			
Calendar No.	ULURP No.	Project Name and Description	Location
1	C 230291 ZMX	1460-1480 Sheridan Boulevard Proposal to enable the development of three 24-story buildings containing ~970 income-restricted residential dwelling units, commercial space and Waterfront Public Access Areas	Community District 9 Crotona Park East, The Bronx Councilmember Rafael Salamanca Jr., District 17
2	N 230292 ZRX		
DEIS	22DCP178X		



Calendar No.	ULURP No.	Project Name and Description	Location
3	C 230162 ZSK	<p><u>280 Bergen Street - Parking Special Permit</u></p> <p>Proposal to waive parking requirements to facilitate a four-building mixed-use development including ~300 residential units, commercial and community facilitate uses</p>	<p>Community District 2 Boerum Hill, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>
4	C 200101 ZMK	<p><u>2761 Plumb 2nd Street Rezoning</u></p> <p>Proposal to allow an existing eating and drinking establishment to operate as-of-right</p>	<p>Community District 15 Sheepshead Bay, Brooklyn</p> <p>Councilmember Inna Vernikov, District 48</p>

Manhattan



Calendar No.	ULURP No.	Project Name and Description	Location
5	C 230285 PQM	<p><u>244 East 106th Street – ShareNYC</u></p> <p>Proposal to enable the development of a 10-story residential building containing ~32 income-restricted dwelling units</p>	<p>Community District 11 East Harlem, Manhattan</p> <p>Councilmember Diana Ayala, District 8</p>
6	C 230286 PPM		

Queens




Calendar No.	ULURP No.	Project name and Description	Location
7	C 230012 ZMQ	<p><u>42-18 31st Avenue Rezoning</u></p> <p>Proposal to allow a six-story mixed-use development containing ~33 residential units and ground floor commercial space</p>	<p>Community District 1 Astoria, Queens</p> <p>Councilmember Julie Won, District 26</p>
8	N 230013 ZRQ		

Staten Island



Calendar No.	ULURP No.	Project name and Description	Location
9	C 220456 ZMR	<u>125 Greaves Lane</u> Proposal to facilitate the conversion of an existing building from community facility to commercial uses	Community District 3 Great Kills, Staten Island Councilmember Joseph C. Borelli, District 51

III. Commission votes today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
10	C 210314 ZMK	<p><u>1160 Flushing Avenue</u> Proposal to enable a new nine-story mixed-use development containing retail, light industrial, and commercial office spaces</p>	<p>Community District 4 Bushwick, Brooklyn</p> <p>Councilmember Jennifer Gutiérrez, District 34</p>
11	N 230035 ZAK	<p><u>Greenpoint Landing Parcel 5c-2 Waterfront</u> Proposal to enable the development of Waterfront Public Access Areas</p>	<p>Community District 1 Greenpoint, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>
12	N 230036 ZAK		


Staten Island



Calendar No.	ULURP No.	Project name and Description	Location
13	C 140316 ZSR	<p><u>Waunner Street Commercial Development</u></p> <p>Proposal to allow a new commercial development consisting of two buildings containing retail and office spaces</p>	<p>Community District 3 Charleston, Staten Island</p> <p>Councilmember Joseph C. Borelli, District 51</p>
14	C 190188 MMR		
15	N 140317 RAR		
16	N 140318 RAR		
17	N 140319 ZAR		
18	N 140321 ZCR		
19	N 230068 ZRR	<p><u>56 William Avenue</u></p> <p>Proposal to remove an area of Designated Open Space (DOS) to enable the development of a two-family home within the Special South Richmond Development District</p>	<p>Community District 3 Great Kills, Staten Island</p> <p>Councilmember Joseph C. Borelli, District 51</p>
20	N 230236 ZAR	<p><u>37 Farview Place</u></p> <p>Authorization to facilitate a new residential home</p>	<p>Community District 2 Todt Hill, Staten Island</p> <p>Councilmember David Carr, District 50</p>

21	N 230304 ZCR	<u>5 St. James Place</u> Certifications to legalize an existing pool and for alterations to a single-family home	Community District 2 Todt Hill, Staten Island Councilmember David Carr, District 50
22	N 230305 ZCR		
23	N 220089 RCR	<u>4983 Amboy Road</u> Certification for the subdivision of one zoning lot into two zoning lots	Community District 3 Annadale, Staten Island Councilmember Joseph C. Borelli, District 51
24	N 230200 RCR	<u>1014 Annadale Road</u> Certification for the subdivision of one zoning lot into six zoning lots	Community District 3 Annadale, Staten Island Councilmember Joseph C. Borelli, District 51
25	N 230202 RCR	<u>356 Bradford Avenue</u> Certification for the subdivision of one zoning lot into two zoning lots	Community District 3 Prince's Bay, Staten Island Councilmember Joseph C. Borelli, District 51

IV. Public Hearings today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
26	N 230279 PXM	<p>80 Pine Street IBO Office Space Proposal for the acquisition of new office space for the Independent Budget Office</p>	<p>Community District 1 Financial District, Manhattan</p> <p>Councilmember Christopher Marte, District 1</p>
27	C 230094 ZSM	<p>262 Fifth Avenue Proposal to allow an accessory residential parking garage</p>	<p>Community District 5 NoMad, Manhattan</p> <p>Councilmember Keith Powers, District 4</p>



Calendar No.	ULURP No.	Project Name and Description	Location
28	C 220334 ZMX	893 Eagle Avenue Rezoning Proposal to allow an 11-story building containing ~33 income restricted residential units and ~50 supportive housing units, as well as community facility space intended for counseling offices and multipurpose rooms	Community District 3 Morrisania, The Bronx Councilmember Rafael Salamanca Jr., District 17
29	N 220335 ZRX		
30	C 220336 ZSX		



Calendar No.	ULURP No.	Project name and Description	Location
31	N 230112 ZRR	South Richmond Zoning Relief Proposal to improve and modernize the rules in the Special South Richmond Development District	Community District 3 South Richmond, Staten Island Councilmember Joseph C. Borelli, District 51
DEIS	20DCP130R		

Brooklyn



Calendar No.	ULURP No.	Project Name and Description	Location
32	N 230353 HKK	<p>Linden Street Historic District Report regarding a historic district designation by the Landmarks Preservation Commission</p>	<p>Community District 4 Bushwick, Brooklyn</p> <p>Councilmember Jennifer Gutiérrez District 34</p>
33	C 230117 ZMK	<p>1233 57th Street Rezoning Proposal to facilitate an eight-story development containing ~60 residential units</p>	<p>Community District 12 Borough Park, Brooklyn</p> <p>Councilmember Kalman Yeger, District 44</p>
34	N 230118 ZRK		

Meeting rules

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall be laid over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

About the Commission

The City Planning Commission meets regularly to hold hearings and vote on proposals concerning how land is used in New York City. [Read about the Commission's responsibilities and its history here.](#)

Members of the Commission

- [Daniel R Garodnick, Esq., Chair](#)
- [Kenneth J. Knuckles, Esq., Vice Chair](#)
- [Gail Benjamin](#)
- [Leila Bozorg](#)
- [Alfred C. Cerullo, III](#)
- [Anthony Crowell, Esq.](#)
- [Joseph Douek](#)
- [David Gold, Esq.](#)
- [Leah Goodridge, Esq.](#)
- [Rasmia Kirmani-Frye](#)
- [Orlando Marín](#)
- [Juan Camilo Osorio](#)
- [Raj Rampershad](#)

Commission Meetings Calendar 2023

CITY PLANNING COMMISSION 2023 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1
	1 <small>New Year's Day</small>	2 <small>New Year's Day Observed</small>	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 <small>Martin Luther King Jr. Day</small>	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22 <small>Winter Storm</small>	23	24	25	26	27	28
29	30 <small>Winter Storm</small>	31					
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 <small>Lincoln's Birthday</small>	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19 <small>Presidents' Day</small>	20	21	22 <small>Washington's Birthday</small>	23	24	25
	26	27 REVIEW SESSION	28				
MARCH				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 REVIEW SESSION	13	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22 <small>Ramadan</small>	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31	
APRIL							1
	2	3	4	5	6	7 <small>Good Friday</small>	8
	9 <small>Easter</small>	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13 <small>Passover</small>	14	15
	16	17	18	19	20	21	22 <small>St. Patrick's Day</small>
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
MAY		1	2	3	4	5	6
	7 REVIEW SESSION	8	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21 REVIEW SESSION	22	23	24 CPC PUBLIC MEETING	25	26	27
	28 <small>Memorial Day</small>	29	30	31			
JUNE					1	2	3
	4 REVIEW SESSION	5	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 <small>JUNETENITH</small>	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
JULY							1
	2	3	4	5	6	7	8
	9	10 REVIEW SESSION	11 <small>Independence Day</small>	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 <small>Summer Storm</small>	25	26 CPC PUBLIC MEETING	27	28	29
30	31						
AUGUST			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
SEPTEMBER						1	2
	3	4 <small>Labor Day</small>	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 <small>Rosh Hashanah</small>	16
	17	18	19	20	21	22	23
	24	25 <small>Yom Kippur</small>	26	27	28	29	30
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 <small>Columbus Day</small>	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31 <small>Halloween</small>				
NOVEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 <small>Diwali</small>	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14 <small>Hanukkah</small>	15	16
	17	18	19	20	21	22	23
	24 <small>Christmas</small>	25 <small>Kwanzaa</small>	26	27	28	29	30
31							

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM
Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM

