

# CITY PLANNING COMMISSION DISPOSITION SHEET

**Remote/In-Person Public Meeting:**  
**Wednesday, August 23, 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, 30<sup>th</sup> Floor**  
**New York, New York 10271**  
**(212) 720-3366**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 200101 ZMK	15	2761 Plumb 2nd Street Rezoning	Favorable Report Adopted
2	C 230291 ZMX	9	1460-1480 Sheridan Boulevard	" "
3	N 230292 ZRX	9	" "	" "
4	C 230285 PQM	11	244 East 106th Street - ShareNYC	" "
5	C 230286 PPM	11	" "	" "
6	N 240022 HIM	12	935 St. Nicholas Avenue Building	Forward to City Council
7	N 240020 HIM	10	Hotel Cecil & Minton's Playhouse	" "
8	N 240021 HIQ	3	John Birks "Dizzy" Gillespie Residence	" "
9	N 230314 RCR	3	176 Chelsea Street	Certification Approved
10	N 240002 PXM	1	40 Worth Street - DDC Office Space Lease Renewal	Hearing Closed
11	C 230010 ZMK	12	534 Coney Island Avenue	" "
12	N 230011 ZRK	12	" "	" "

**COMMISSION ATTENDANCE:**

Present (P)  
Present - Remote (PR)  
Absent (A)

**Calendar Numbers:**

**COMMISSION VOTING RECORD:**

In Favor - Y Oppose - N Abstain - AB Recuse - R

		1	2	3	4	5	6	7	8	9					
Daniel R. Garodnick, Esq., Chair	P	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					
Gail Benjamin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Leila Bozorg	A														
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Anthony Crowell, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Joseph I. Douek	PR	Y	Y	Y	Y	Y	Y	Y	Y	Y					
David Gold	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Leah Goodridge, Esq.	P	Y	N	N	Y	Y	Y	Y	Y	Y					
Rasmia Kirmani-Frye	A														
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Juan Camilo Osorio	P	Y	N	N	Y	Y	Y	Y	Y	Y					
Raj Rampershad, Commissioners	P	R	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: **11:11 AM**

# 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. 16

# August 23, 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](https://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](https://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](mailto: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 public meeting of August 9, 2023
- II. **Commission votes** today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
1	<a href="#">C 200101 ZMK</a>	<b><a href="#">2761 Plumb 2<sup>nd</sup> Street Rezoning</a></b> Proposal to allow an existing eating and drinking establishment to operate as-of-right	<b>Community District 15</b> Sheepshead Bay, Brooklyn  <b>Councilmember Inna Vernikov,</b> District 48

## The Bronx



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

## Manhattan



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



6	<a href="#">N 240022 HIM</a>	<b><a href="#">935 St. Nicholas Avenue Building</a></b> Report regarding a landmark building designated by the Landmarks Preservation Commission	<b>Community District 12</b> Washington Heights, Manhattan  <b>Councilmember Carmen De La Rosa,</b> District 10
7	<a href="#">N 240020 HIM</a>	<b><a href="#">Hotel Cecil &amp; Minton's Playhouse</a></b> Report regarding a landmark building designated by the Landmarks Preservation Commission	<b>Community District 10</b> Harlem, Manhattan  <b>Councilmember Kristin Richardson Jordan,</b> District 9

<div>Queens</div> 			
Calendar No.	ULURP No.	Project name and Description	Location
8	<a href="#">N 240021 HIQ</a>	<b><a href="#">John Birks "Dizzy" Gillespie Residence</a></b> Report regarding a landmark building designated by the Landmarks Preservation Commission	<b>Community District 3</b> North Corona, Queens  <b>Councilmember Francisco Moya,</b> District 21

Staten Island





Calendar No.	ULURP No.	Project name and Description	Location
9	<a href="#">N 230314 RCR</a>	<p><b><a href="#">176 Chelsea Street</a></b></p> <p>Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b> Tottenville, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>





### III. Public Hearings today on:

<div> <div>Manhattan</div>  </div>			
Calendar No.	ULURP No.	Project Name and Description	Location
10	<a href="#">N 240002 PXM</a>	<p><b><a href="#">40 Worth Street – DDC Office Space Lease Renewal</a></b></p> <p>Proposal for the acquisition of office space for the Department of Design and Construction</p>	<p><b>Community District 1</b> Tribeca, Manhattan</p> <p><b>Councilmember Christopher Marte,</b> District 1</p>

<div> <div>Brooklyn</div>  </div>			
Calendar No.	ULURP No.	Project Name and Description	Location
11	<a href="#">C 230010 ZMK</a>	<p><b><a href="#">534 Coney Island Avenue</a></b></p> <p>Proposal to allow the development of an 11-story mixed-use building containing ~43 residential units and ground floor commercial space</p>	<p><b>Community District 12</b> Kensington, Brooklyn</p> <p><b>Councilmember Rita Joseph,</b> District 40</p>
12	<a href="#">N 230011 ZRK</a>		

# 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 New Year's Day	2 New Year's Day Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 Martin Luther King Jr. Day	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
FEBRUARY	22 Presidents' Day	23	24	25	26	27	28
	29	30 Groundhog Day	31				
				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
MARCH	12 Lincoln's Birthday	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20 Presidents' Day	21	22 Washington's Birthday	23	24	25
	26	27 REVIEW SESSION	28				
				1 CPC PUBLIC MEETING	2	3	4
APRIL	5	6	7	8	9	10	11
	12 REVIEW SESSION	13	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22 Ramadan	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31	
MAY							1
	2	3	4	5	6	7 Good Friday	8
	9 Easter	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22 Tulsi at-Pur
JUNE	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30						
		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
JULY	14	15	16	17	18	19	20
	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26	27
	28	29	30	31			
AUGUST							
	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
SEPTEMBER	27	28	29	30	31		
	3	4 Labor Day	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 Rosh Hashanah	16
OCTOBER	17	18	19	20	21	22	23
	24	25 Yom Kippur	26	27	28	29	30
	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
NOVEMBER	8	9 Columbus Day	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				
DECEMBER							
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
JANUARY	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
FEBRUARY							
MARCH							
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							

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

