

# CITY PLANNING COMMISSION DISPOSITION SHEET

Remote/In-Person Public Meeting:  
 Wednesday, January 22, 2025  
 10:00 AM NYC City Planning Commission Hearing  
 Room 120 Broadway, New York, NY 10271  
 and via the NYC Engage Portal

Soki Ng, Commission Secretary  
 120 Broadway, 30<sup>th</sup> Floor  
 New York, New York 10271  
 (212) 720-3508

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 240250 ZMQ	6	102-51 Queens Boulevard Rezoning	Hearing Scheduled for 2/5/2025
2	N 240251 ZRQ	6	" "	" "
3	C 230128 ZMK	15	2510 Coney Island Avenue Rezoning	" "
4	N 230129 ZRK	15	" "	" "
5	C 250014 ZMK	3, 8	Atlantic Avenue Mixed-Use Plan	" "
6	N 250015 ZRK	3, 8	" "	" "
7	C 250020 PQK	3, 8	" "	" "
8	C 250021 PPK	3, 8	" "	" "
9	C 250022 PPK	3, 8	" "	" "
10	C 250023 PPK	3, 8	" "	" "
11	C 250016 HAK	3, 8	" "	" "
12	C 250019 PQK	3, 8	" "	" "
13	C 250017 HAK	3, 8	" "	" "
14	C 250018 PQK	3, 8	" "	" "
15	C 240402 HAK	5	581 Grant Avenue Development	Favorable Reports Adopted
16	C 240403 ZMK	5	" "	" "
17	N 240404 ZRK	5	" "	" "

Calendar Numbers:	Present (P) Present - Remote (PR) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y	Oppose - N	Abstain - AB	Recuse - R									
		15	16	17	18	19	20	21	22	23	24	25		
Daniel R. Garodnick, Esq., Chair	P	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		
Gail Benjamin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anthony Crowell, Esq.	PR							Y	Y	Y	Y	Y		
Joseph I. Douek	P	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		
Leah Goodridge, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Rasmia Kirmani-Frye	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raju Mann	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Juan Camilo Osorio	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 10:29 AM

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**Room 120 Broadway, New York, NY 10271**  
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 New York, New York 10271  
 (212) 720-3508

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 250036 HAK	16	Brownsville NCP	Favorable Reports Adopted
19	C 250037 ZMK	16	" "	" "
20	N 250038 ZRK	16	" "	" "
21	C 240386 ZMM	11	The Beacon	Favorable Reports Adopted
22	C 240387 HAM	11	" "	" "
23	N 240388 ZRM	11	" "	" "
24	C 240385 MMM	11	" "	" "
25	N 240382 ZAQ	11	Windsor Park Height Authorization	Authorization Approved
26	N 250105 PXQ	6	97-77 Queens Boulevard NYPD Office Space Acquisition	Hearing Closed
27	N 250092 PXQ	6	95-25 Queens Boulevard NYPD Office Space Acquisition	Hearing Closed

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

# 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. 2

# January 22, 2025 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 Soki Ng, 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 January 8, 2025
- II. Scheduling projects for the public meeting of February 5, 2025


Queens 			
Calendar No.	ULURP No.	Project Name and Description	Location
1	<a href="#">C 240250 ZMQ</a>	<p><b><u>102-51 Queens Boulevard Rezoning</u></b></p> <p>Proposal to facilitate the development of a new 17-story mixed-use building containing ~216 dwelling units (~54 income restricted) and ground floor commercial</p>	<p><b>Community District 6</b> Forest Hills, Queens</p> <p><b>Councilmember Lynn Schulman,</b> District 29</p>
2	<a href="#">N 240251 ZRQ</a>		

Brooklyn



Calendar No.	ULURP No.	Project Name and Description	Location
3	<a href="#">C 230128 ZMK</a>	<p><b><u>2510 Coney Island Avenue Rezoning</u></b></p> <p>Proposal to enable the development of a new 11-story mixed-use building containing ~60 residential units (~16 income-restricted) and ground floor commercial</p>	<p><b>Community District 15</b> Sheepshead Bay, Brooklyn</p> <p><b>Councilmember Inna Vernikov,</b> District 48</p>
4	<a href="#">N 230129 ZRK</a>		
5	<a href="#">C 250014 ZMK</a>	<p><b><u>Atlantic Avenue Mixed-Use Plan</u></b></p> <p>Proposal to support new housing, new space for jobs and services, safer, more pedestrian-friendly streets and investments in neighborhood improvements</p>	<p><b>Community Districts 3 and 8</b> Crown Heights, Bedford-Stuyvesant, and Prospect Heights, Brooklyn</p> <p><b>Councilmembers Crystal Hudson and Chi Ossé,</b> Districts 35 and 36</p>
6	<a href="#">N 250015 ZRK</a>		
7	<a href="#">C 250020 PQK</a>		
8	<a href="#">C 250021 PPK</a>		
9	<a href="#">C 250022 PPK</a>		
10	<a href="#">C 250023 PPK</a>		
11	<a href="#">C 250016 HAK</a>		
12	<a href="#">C 250019 PQK</a>		
13	<a href="#">C 250017 HAK</a>		
14	<a href="#">C 250018 PQK</a>		
DEIS	<a href="#">24DCP019K</a>		

### III. Commission votes today on:

Brooklyn 			
Calendar No.	ULURP No.	Project Name and Description	Location
15	<a href="#">C 240402 HAK</a>	<p><b><u>581 Grant Avenue Development</u></b></p> <p>Proposal to allow the development of a seven-story mixed use building containing ~173 income-restricted residential units, community facility space and public open space</p>	<p><b>Community District 5</b> East New York, Brooklyn</p> <p><b>Councilmember Sandy Nurse,</b> District 37</p>
16	<a href="#">C 240403 ZMK</a>		
17	<a href="#">N 240404 ZRK</a>		
18	<a href="#">C 250036 HAK</a>	<p><b><u>Brownsville NCP</u></b></p> <p>Proposal to enable the development of three new four-, six-, and nine-story buildings containing ~60 income-restricted residential units</p>	<p><b>Community District 16</b> Brownsville, Brooklyn</p> <p><b>Councilmembers Darlene Mealy and Sandy Nurse,</b> Districts 37 and 41</p>
19	<a href="#">C 250037 ZMK</a>		
20	<a href="#">N 250038 ZRK</a>		



## Manhattan



Calendar No.	ULURP No.	Project Name and Description	Location
21	<a href="#">C 240386 ZMM</a>	<p><b><u>The Beacon</u></b></p> <p>Proposal to allow the development of a new 21-story mixed-use building containing ~289 income restricted residential units and community facility space</p> <p><b>(<a href="#">see related City Map Change proposal here</a>)</b></p>	<p><b>Community District 11</b> East Harlem, Manhattan</p> <p><b>Councilmember Diana Ayala,</b> District 8</p>
22	<a href="#">C 240387 HAM</a>		
23	<a href="#">N 240388 ZRM</a>		
24	<a href="#">C 240385 MMM</a>		


## Queens



Calendar No.	ULURP No.	Project name and Description	Location
25	<a href="#">N 240382 ZAQ</a>	<p><b><u>Windsor Park Height Authorization</u></b></p> <p>Proposal to enable the development of a new seven-story residential building containing ~82 dwelling units</p>	<p><b>Community District 11</b> Oakland Gardens, Queens</p> <p><b>Councilmember Linda Lee,</b> District 23</p>



#### IV. **Public Hearings** today on:

Queens 			
<b>Calendar No.</b>	<b>ULURP No.</b>	<b>Project name and Description</b>	<b>Location</b>
26	<a href="#">N 250105 PXQ</a>	<p><b><u>97-77 Queens Boulevard NYPD Office Space Acquisition</u></b></p> <p>Proposal for the acquisition of new office space for the New York City Police Department (NYPD)</p>	<p><b>Community District 6</b> Forest Hills, Queens</p> <p><b>Councilmember Lynn Schulman,</b> District 29</p>
27	<a href="#">N 250092 PXQ</a>	<p><b><u>95-25 Queens Boulevard NYPD Office Acquisition</u></b></p> <p>Proposal for the acquisition of new office space for the New York City Police Department (NYPD)</p>	<p><b>Community District 6</b> Rego Park, Queens</p> <p><b>Councilmember James F. Gennaro,</b> District 24</p>

# 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](#)
- [Alfred C. Cerullo, III](#)
- [Anthony Crowell, Esq.](#)
- [Joseph Douek](#)
- [David Gold, Esq.](#)
- [Leah Goodridge, Esq.](#)
- [Rasmia Kirmani-Frye](#)
- [Raju Mann](#)
- [Orlando Marín](#)
- [Juan Camilo Osorio](#)
- [Raj Rampershad](#)

# Commission Meetings Calendar 2025

## CITY PLANNING COMMISSION 2025 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29 LUNAR New Year	30	31	
FEBRUARY							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12 Lincoln's Birthday	13	14	15
	16	17 President's Day	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	
MARCH							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	30 31	23 24	25	26	27	28	29
APRIL			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12 Passover Begins
	13 Palm Sunday	14	15	16	17	18 Good Friday	19
	20 EASTER	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
MAY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25 Memorial Day	26	27	28	29	30	31
JUNE	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19 JUNETENENTH	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
JULY				1 CPC PUBLIC MEETING	2	3	4 Independence Day
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
AUGUST						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	31	24	25	26	27	28	29
SEPTEMBER			1 Labor Day	2 REVIEW SESSION	3 CPC PUBLIC MEETING	4	5
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22 Rosh Hashanah	23	24	25	26	27
	30	28	29	30			
OCTOBER				1 Yom Kippur	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13 Heritage of Indigenous Peoples Day	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
NOVEMBER							1 Halloween
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11 Election Day	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	30	23	24	25	26	27	28
DECEMBER							1
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	31	28	29	30	31	Christmas	Kwanzaa

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

