

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote/In-Person Public Meeting:
Wednesday, March 5, 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, 30th Floor
New York, New York 10271
(212) 720-3508

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 240184 ZMK	5	Grace Houses	Hearing Scheduled for 3/19/2025
2	N 240185 ZRK	5	" "	" "
3	C 240399 ZMK	3	109 Marcus Garvey Boulevard LSGD	" "
4	N 240398 ZRK	3	" "	" "
5	C 240400 ZSK	3	" "	" "
6	C 250108 MMK	13	The Coney Development	" "
7	C 250115 ZMM	10	One45 for Harlem	" "
8	N 250116 ZRM	10	" "	" "
9	C 250117 ZSM	10	" "	" "
10	C 230128 ZMK	15	2510 Coney Island Avenue Rezoning	Favorable Report Adopted
11	N 230129 ZRK	15	" "	" "
12	N 250168 PXM	10	215 West 125th Street HPD Office Space	Favorable Report Adopted
13	N 240321 ZAM	7	2360 Broadway The Belnord	Authorization Approved
14	C 240250 ZMQ	6	102-51 Queens Boulevard Rezoning	Favorable Report Adopted
15	N 240251 ZRQ	6	" "	" "
16	N 250169 PXQ	12	161-01 Jamaica Avenue ACS Office Acquisition	Hearing Closed
17	C 240406 ZMK	1	19 Maspeth Avenue Rezoning	Hearing Closed

<div> <div>Present (P)</div> <div>Present - Remote (PR)</div> <div>Absent (A)</div> </div> <div>Calendar Numbers:</div>		<div>COMMISSION VOTING RECORD:</div> <div>In Favor - Y Oppose - N Abstain - AB Recuse - R</div>															
		10	11	12	13	14	15										
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y										
Gail Benjamin	P	Y	Y	Y	Y	Y	Y										
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y										
Anthony Crowell, Esq.	P	Y	Y	Y	Y	Y	Y										
Joseph I. Douek	PR	Y	Y	Y	Y	Y	Y										
David Gold	P	Y	Y	Y	Y	Y	Y										
Leah Goodridge, Esq.	P																
Rasmia Kirmani-Frye	A																
Raju Mann	P	Y	Y	Y	Y	Y	Y										
Orlando Marin	P	Y	Y	Y	Y	Y	Y										
Juan Camilo Osorio	P	Y	Y	Y	Y	Y	Y										
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y										

MEETING ADJOURNED AT: **10:52AM**

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120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3508

[illegible][illegible]

MEETING ADJOURNED AT: **10:52 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. 5

March 5, 2025

10:00 am

How to Participate	2
Public Meeting Agenda	4
Scheduling.....	4
Reports.....	6
Public Hearings	9
Meeting rules	11
About the Commission	12

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) 720-3508.



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 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 public meeting of February 19, 2025
- II. Scheduling projects for the public meeting of March 19, 2025

			
Calendar No.	ULURP No.	Project Name and Description	Location
1	C 240184 ZMK	<u>Grace Houses</u> Proposal to facilitate the development of two new seven- and five-story mixed-use buildings containing ~153 income-restricted residential units and community facility space	Community District 5 East New York, Brooklyn Councilmember Sandy Nurse, District 37
2	N 240185 ZRK		
3	C 240399 ZMK	<u>109 Marcus Garvey Boulevard</u> <u>LSGD</u> Proposal to enable the development of a new 14-story residential building containing ~292 Affordable Residences for Seniors (AIRS) units and a courtyard	Community District 3 Bedford-Stuyvesant, Brooklyn Councilmember Chi Ossé, District 36
4	N 240398 ZRK		
5	C 240400 ZSK		

6	C 250108 MMK	<u>The Coney Development</u> Proposal to facilitate a new mixed-use development including a gaming facility, convention center, hotel, event space, and amenities	Community District 13 Coney Island, Brooklyn Councilmember Justin Brannan, District 47
DEIS	24DCP129K		

<div> <div>Manhattan</div>  </div>			
Calendar No.	ULURP No.	Project Name and Description	Location
7	C 250115 ZMM	<u>One45 for Harlem</u> Proposal to facilitate the development of two new 34-story mixed-use buildings and a new commercial building containing ~968 residential units (~291 income restricted), retail spaces, and a community center	Community District 10 Harlem, Manhattan Councilmember Yusef Salaam, District 9
8	N 250116 ZRM		
9	C 250117 ZSM		

III. **Commission votes** today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
10	C 230128 ZMK	2510 Coney Island Avenue Rezoning Proposal to enable the development of a new 11-story mixed-use building containing ~60 residential units (~16 income-restricted) and ground floor commercial	Community District 15 Sheepshead Bay, Brooklyn Councilmember Inna Vernikov, District 48
11	N 230129 ZRK		

Manhattan




Calendar No.	ULURP No.	Project Name and Description	Location
12	N 250168 PXM	<p><u>215 West 125th Street HPD Office Space</u></p> <p>Proposal for the acquisition of new office space for the New York City Department of Housing Preservation and Development (HPD)</p>	<p>Community District 10 Central Harlem, Manhattan</p> <p>Councilmember Yusef Salaam, District 9</p>
13	N 240321 ZAM	<p><u>2360 Broadway The Belnord</u></p> <p>Proposal to allow a bank use on the ground floor of an existing building</p>	<p>Community District 7 Upper West Side, Manhattan</p> <p>Councilmember Gale Brewer, District 6</p>

Queens

Calendar No.	ULURP No.	Project name and Description	Location
14	C 240250 ZMQ	102-51 Queens Boulevard Rezoning Proposal to facilitate the development of a new 17-story mixed-use building containing ~216 dwelling units (~54 income restricted) and ground floor commercial	Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29
15	N 240251 ZRQ		



IV. **Public Hearings** today on:

<div> <div>Queens</div>  </div>			
Calendar No.	ULURP No.	Project name and Description	Location
16	N 250169 PXQ	<p>161-01 Jamaica Avenue ACS</p> <p>Proposal to facilitate the continued use of an existing office space by the New York City Administration for Children's Services (ACS)</p>	<p>Community District 12 Jamaica, Queens</p> <p>Councilmember Dr. Nantasha Williams, District 27</p>

Brooklyn

Calendar No.	ULURP No.	Project Name and Description	Location
17	C 240406 ZMK	<u>19 Maspeth Avenue Rezoning</u> Proposal to allow the development of a new six-story mixed-use building containing ~15 residential units (~four income-restricted) and ground floor commercial space	Community District 1 East Williamsburg, Brooklyn Councilmember Jennifer Gutiérrez, District 34
18	N 240407 ZRK		
19	C 240294 ZMK	<u>2201-2227 Neptune Avenue Rezoning</u> Proposal to allow the development of a new 18-story mixed use building containing ~145 residential units (~36 income-restricted) and ground floor commercial space	Community District 13 Coney Island, Brooklyn Councilmember Justin Brannan, District 47
20	N 240295 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](#)
- [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	20 Martin Luther King Jr. Day	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 Presidents' 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
	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	26 Memorial Day	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 Juneteenth	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
JULY				1 CPC PUBLIC MEETING	2	3	4
	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
	24	25	26	27	28	29	30
SEPTEMBER	31						
		1 Labor Day	2 REVIEW SESSION	3 CPC PUBLIC MEETING	4	5	6
	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
OCTOBER	28	29	30				
				1 Yom Kippur	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13 Halloween	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
NOVEMBER	26	27	28	29	30	31	
	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
DECEMBER	23	24	25	26	27	28	29
	30						
		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	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
	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

