# CITY PLANNING COMMISSION
# DISPOSITION SHEET

**Remote/In-Person Public Meeting:**
**Wednesday, December 3, 2025**
**10:00 AM NYC City Planning Commission Hearing Room**
**120 Broadway, New York, NY 10271**
**and Remotely**

**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 250068 MMQ | 1 | 32nd Street Demapping | Hearing Scheduled for 12/17/2025 |
| 2 | C 250324 PCQ | 7 | Flushing Creek CSO Disinfection Facilities | " " |
| 3 | C 250323 MMQ | 7 | " " | " " |
| 4 | C 250332 ZMK | 15 | 1417 Avenue U Rezoning | Favorable Report Adopted |
| 5 | N 250333 ZRK | 15 | " " | " " |
| 6 | M 250334A LDK | 15 | " " | " " |
| 7 | N 240261 ZAR | 2 | 150 Flagg Place | Authorization Approved |
| 8 | N 240262 ZAR | 2 | " " | " " |
| 9 | N 260019 PXK | 8 | ACS 1000-1040 Dean Street | Hearing Closed |
| 10 | C 260026 ZSK | 13 | Seaside Park & Community Arts Ctr Special Permit | " " |
| 11 | C 260027 PPK | 13 | " " | " " |
| 12 | N 260028 ZRK | 13 | " " | " " |
| 13 | C 260029 PQK | 13 | " " | " " |
| 14 | C 260012 PPK | 13 | " " | " " |
| 15 | N 240303 ZRM | 5 | 1325 Ave of the Americas - Text Amendment/Cert | " " |
| 16 | C 240334 ZMQ | 1 | 33-01 11th Street Rezoning | " " |
| 17 | N 240335 ZRQ | 1 | " " | " " |

**COMMISSION ATTENDANCE:** Present (P) | Present – Remote (PR) | Absent (A)

**COMMISSION VOTING RECORD:** In Favor - Y Oppose - N Abstain - AB Recuse - R

| Calendar Numbers: | | 4 | 5 | 6 | 7 | 8 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daniel R. Garodnick, Esq., Chair | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Gail Benjamin | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Alfred C. Cerullo, III | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Anthony Crowell, Esq. | PR | R | R | R | Y | Y | | | | | | | | | |
| Joseph I. Douek | P | Y | Y | Y | Y | Y | | | | | | | | | |
| David Gold | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Leah Goodridge, Esq. | P | | | | | | | | | | | | | | |
| Rasmia Kirmani-Frye | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Raju Mann | P | | | | Y | Y | | | | | | | | | |
| Orlando Marin | PR | Y | Y | Y | Y | Y | | | | | | | | | |
| Juan Camilo Osorio | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Raj Rampershad, Commissioners | PR | R | R | R | Y | Y | | | | | | | | | |

MEETING ADJOURNED AT: **11:12 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. 22**

# December 3, 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 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 https://www.nyc.gov/content/planning/pages/calendar 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: 880 8658 7420
- 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 212-720-3366 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 November 19, 2025

II. Scheduling projects for the public meeting of December 17, 2025

| Calendar No. | ULURP No. | Project name and Description | Location |
|---|---|---|---|
| 1 | C 250068 MMQ | **32nd Street Demapping**<br>Proposal to eliminate a portion of 32nd Street | **Community District 1**<br>Astoria, Queens<br><br>**Councilmember Tiffany Cabán,**<br>District 22 |
| 2 | C 250324 PCQ | **Flushing Creek CSO Disinfection Facilities**<br>Proposal to facilitate chlorination and dichlorination facilities to improve water quality within Flushing Creek<br>**(see related City Map amendment)** | **Community District 7**<br>Flushing, Queens<br><br>**Councilmember Sandra Ung,**<br>District 20 |
| 3 | C 250323 MMQ | | |

## III. **Commission votes** today on:

| Calendar No. | ULURP No. | Project Name and Description | Location |
|---|---|---|---|
| 4 | C 250332 ZMK | **1417 Avenue U Rezoning**<br>Proposal to facilitate the development of a new 7-story mixed-use building containing ~76 dwelling units (~19-23 income-restricted units) and ground-floor commercial space | **Community District 15**<br>Homecrest, Brooklyn<br><br>**Councilmember Inna Vernikov,**<br>District 48 |
| 5 | N 250333 ZRK | | |
| 6 | M 250334A LDK | | |

| Calendar No. | ULURP No. | Project name and Description | Location |
|---|---|---|---|
| 7 | N 240261 ZAR | **150 Flagg Place**<br>Authorizations to allow the development of a two-story single-family home | **Community District 2**<br>Todt Hill, Staten Island<br><br>**Councilmember David Carr,**<br>District 50 |
| 8 | N 240262 ZAR | | |

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

| Calendar No. | ULURP No. | Project Name and Description | Location |
|---|---|---|---|
| 9 | N 260019 PXK | **ACS – 1000 -1034 Dean Street**<br>Proposal to facilitate the acquisition of office space for the Administration for Children's Services (ACS) | **Community District 8,** Crown Heights, Brookyln<br><br>**Councilmember Crystal Hudson,** District 35 |
| 10 | C 260026 ZSK | **Seaside Park & Community Arts Ctr Special Permit**<br>Proposal to facilitate modifications to previously approved plans | **Community District 13,** Coney Island, Brookyln<br><br>**Councilmember Justin Brannan,** District 47 |
| 11 | C 260027 PPK | | |
| 12 | N 260028 ZRK | | |
| 13 | C 260029 PQK | | |
| 14 | C 260012 PPK | | |

| Calendar No. | ULURP No. | Project Name and Description | Location |
|---|---|---|---|
| 15 | N 240303 ZRM | **1325 Ave of the Americas-Text Amendment/Cert**<br>Proposal to facilitate a private cafe use within the Through Block Galleria (POPS) | **Community District 5**<br>Midtown, Manhattan<br><br>**Councilmember Keith Powers,**<br>District 4 |

| Calendar No. | ULURP No. | Project name and Description | Location |
|---|---|---|---|
| 16 | C 240334 ZMQ | **33-01 11th Street Rezoning**<br>Proposal to enable the development of a new 10-story mixed-use building containing ~258 dwelling units (~77 income-restricted), warehouse, and office spaces | **Community District 1**<br>Ravenswood, Queens<br><br>**Councilmember Tiffany Cabán,**<br>District 22 |
| 17 | N 240335 ZRQ | | |

# 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