

# City Planning Commission Review Session

## Cover Sheet

At this review session the City Planning Commission will review land use applications that are about to begin the city's land use process, applications that will have a public hearing this Wednesday, and applications under consideration by the Commission.

**November 28, 2022 | 1:00 pm**

The City Planning Commission will review the following items:

<b>Queens: Certification</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
1	220267 ZMQ N 220268 ZRQ	<b><a href="#">141-05 109<sup>th</sup> Ave. Rezoning</a></b> Proposal to allow a four-story mixed-use development containing ~60 dwelling units, ground-floor retail, offices and a pre-kindergarten facility  <b>CEQR No.: 22DCP151Q: <a href="#">EAS Negative Declaration</a></b>  <a href="#">Racial Equity Report</a>  <b><i>CERTIFIED (Commissioner Rampershad; recused)</i></b>	<b>Community District 12</b> South Jamaica, Queens  <b>Councilmember Adrienne E. Adams</b> District 28

**DISPOSTION SHEET**

<b>Staten Island: Certification</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
2	220443 MMR N 220444 RAR N 220445 RAR N 220447 RCR	<p><b><u>Cole Street Development</u></b> Proposal to enable the development of 48 two-family homes and five single-family homes, for a total of 101 residential units</p> <p><b>CEQR No.: 22DCP142R: <u>EAS Negative Declaration</u></b></p> <p><b><i>CERTIFIED</i></b></p>	<p><b>Community District 3</b> Richmond Valley, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>

<b>Manhattan: Non-ULURP Referral</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
3	M 790095(D) ZSM	<p><b><u>Parker Hotel – TBA Modifications</u></b> Non-ULURP modification of a previously approved special permit to allow design changes to a publicly accessible through block arcade</p> <p><b>CEQR No.: 22DCP167M: <u>Type II</u></b></p> <p><b><i>REFER TO THE COMMUNITY BOARD FOR 60 DAYS</i></b></p>	<p><b>Community District 5</b> Midtown, Manhattan</p> <p><b>Councilmember Keith Powers,</b> District 4</p>

**DISPOSTION SHEET**

<b>Manhattan: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
4	C 200012 ZSM C 200013 ZSM	<a href="#"><b>213-227 West 28<sup>th</sup> Street Parking Special Permits</b></a> Proposal to allow an automated accessory residential parking garage (1/17)  <b><i>TO PUBLIC HEARING ON WEDNESDAY 11/30/2022</i></b>	<b>Community District 4</b> Chelsea, Manhattan  <b>Councilmember Erik Bottcher,</b> District 3

<b>Staten Island: Non-ULURP Post-Referral Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
5	N 130211 RAR M 080258(A) ZAR	<a href="#"><b>Bradford Avenue</b></a> Proposal to facilitate the development of a single-family home  <b><i>DISCUSSED</i></b>	<b>Community District 3</b> Pleasant Plains, Staten Island  <b>Councilmember Joseph C. Borelli,</b> District 51

**DISPOSTION SHEET**

<b>Queens: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
6	C 220274 ZMQ N 220275 ZRQ	<p><b><u>Reform Temple of Forest Hills Rezoning</u></b></p> <p>Proposal to facilitate a new 10-story development containing ~153 residential units and community facility use, including classrooms and religious institutional space (1/17)</p> <p><b><i>TO PUBLIC HEARING ON WEDNESDAY 11/30/2022</i></b></p>	<p><b>Community District 4</b> Forest Hills, Queens</p> <p><b>Councilmember Lunn Schulman,</b> District 29</p>

<b>Brooklyn: City Council Modifications</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
7	C 220427 HAK C 220428 HUK C 220429 ZMK N 220430 ZRK	<p><b><u>Livonia4</u></b></p> <p>Proposal to facilitate four mixed-use buildings with ~498 income restricted residential units, commercial and community facility space</p> <p><b><i>SEND LETTER TO CITY COUNCIL</i></b></p>	<p><b>Community District 16</b> Brownsville, Brooklyn</p> <p><b>Councilmember Charles Barron,</b> District 42</p>

**DISPOSTION SHEET**

8	C 220188 ZMK N 220189 ZRK	<p><b><u>280 Bergen Street Rezoning</u></b>          Proposal to facilitate a four-building mixed-use development with ~300 residential units (~90 income restricted units), as well as ground-floor retail use and community facility space</p> <p><b><i>SEND LETTER TO CITY COUNCIL</i></b></p>	<p><b>Community District 2</b>          Boerum Hill, Brooklyn</p> <p><b>Councilmember Lincoln Restler,</b>          District 33</p>
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<b>Future Votes: 11/30/2022 <i>DISCUSSED</i></b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
9	N 220431 ZAR	<p><b><u>934 Todt Hill Road</u></b>            Authorization to facilitate a new in-ground swimming pool</p>	<p><b>Community District 2</b>            Todt Hill, Staten Island</p> <p><b>Councilmember David Carr,</b>            District 50</p>
	N 220410 RAR N 220411 RAR N 220412 RAR	<p><b><u>1 Nassau Place</u></b>            Authorization to enable the development of a one-story warehouse</p>	<p><b>Community District 3</b>            Richmond Valley Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b>            District 51</p>

**DISPOSTION SHEET**

<p>N 220238 RCR N 220239 RCR</p>	<p><b><u>5961 Amboy Rd, 22 &amp; 26 Scudder Ave</u></b> Certification for the subdivision of one zoning lot into four zoning lots</p>	<p><b>Community District 3</b> Prince’s Bay Staten Island  <b>Councilmember Joseph Borelli,</b> District 51</p>
<p>N 220466 RCR</p>	<p><b><u>Ionia Avenue</u></b> Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b> Woodrow Staten Island  <b>Councilmember Joseph C. Borelli,</b> District 51</p>
<p>N 230053 RCR N 230054 RCR</p>	<p><b><u>129 Joline Avenue</u></b> Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b> Tottenville Staten Island  <b>Councilmember Joseph C. Borelli</b> District 51</p>
<p>C 210389 ZMQ N 210390 ZRQ</p>	<p><b><u>58-02 Northern Blvd Rezoning</u></b> Proposal to allow the development of a new two-story automobile sales showroom with accessory office space (12/12) <b><i>(Commissioner Rampershad; recused)</i></b></p>	<p><b>Community District 2</b> Woodside, Queens  <b>Councilmember Julie Won,</b> District 26</p>

**DISPOSTION SHEET**

	C 220250 ZMQ	<p><b><u>97-27 57<sup>th</sup> Ave. Commercial Overlay</u></b>          Proposal to enable the development of a new six-story mixed-use building with approximately 82 dwelling units and an expansion of an existing supermarket          (12/12)</p>	<p><b>Community District 4</b>          Corona, Queens   <b>Councilmember Francisco Moya,</b>          District 21</p>
	N 230084 PXM	<p><b><u>ACS HQ 110 William Street</u></b>          Proposal for the acquisition of new office space for the Administration for Children’s Services          (11/30)</p>	<p><b>Community District 1</b>          Lower Manhattan, Manhattan   <b>Councilmember Christopher Marte,</b>          District 1</p>

<b>Post-Hearing Follow-Up <i>DISCUSSED</i></b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
10	C 210301 MMX	<p><b><u>Bruckner Sites Rezoning City Map Change</u></b>          City map amendment to enable ~ 400 homes (~100 income restricted), a grocery store, rec center, shops and offices          (12/30)</p>	<p><b>Community District 10</b>          Schulyerville, The Bronx   <b>Councilmember Marjorie Velazquez,</b>          District 13</p>

**DISPOSTION SHEET**

	C 210332 ZMK N 210333 ZRK	<b><u>446-448 Park Avenue</u></b> <b><u>Rezoning</u></b> Proposal to allow a new six-story building with 11 residential units (1/3)	<b>Community District 3</b> Bedford-Stuyvesant Brooklyn  <b>Councilmember Lincoln Restler</b> District 33
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## **How to View**

### **In-Person**

In-person meetings are held at 120 Broadway, Concourse Level.

### **Livestream**

To watch the Review Session live, please visit [bit.ly/NYCPlanningStream](https://bit.ly/NYCPlanningStream)

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- (877) 853-5247 (US Toll-free)
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When prompted, enter:

- Meeting ID: 965 7770 8263
- Participant ID: Press pound (#) to skip
- Passcode: 1

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