

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.

January 30, 2023 | 1:00 pm

The City Planning Commission will review the following items:

Special Presentation

The City of Yes: DCP Staff will present an update on the City of Yes zoning text amendment for Zoning for Carbon Neutrality, providing a summary of the proposal development and timeline.

More information can be found at nyc.gov/CityOfYes.

DISCUSSED

Special Presentation

Melrose Parkside Historic District: Kate Lemos McHale, Director of Research for the Landmarks Preservation Commission, presents on the proposed historic district designation.

DISCUSSED

DISPOSITION SHEET

Brooklyn: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
1	N 230177 HKK	<p><u>Melrose Parkside Historic District</u> Report regarding a historic district designation by the Landmarks Preservation Commission (2/20)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 2/1/2023</p>	<p>Community District 9 Prospect Lefferts Gardens, Brooklyn</p> <p>Councilmember Rita Joseph, District 40</p>

Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
2	230001 ZMK N 230002 ZRK	<p><u>7120 New Utrecht Avenue Rezoning</u> Proposal to facilitate a new nine-story mixed-use building containing ~100 residential units and ground floor retail</p> <p>CEQR No.: 23DCP002K <u>EAS</u> <u>Negative Declaration</u></p> <p><u>Racial Equity Report</u></p> <p>CERTIFIED</p>	<p>Community District 11 Bensonhurst, Brooklyn</p> <p>Councilmember Justin Brannan, District 43</p>

DISPOSITION SHEET

3	230049 ZSK	<p>Kings Highway Self Storage Proposal to enable a five-story self-storage facility within a manufacturing zoning district</p> <p>CEQR No.: 22DCP073K EAS Negative Declaration</p> <p>CERTIFIED</p>	<p>Community District 17 East Flatbush, Brooklyn</p> <p>Councilmember Farah N. Louis, District 45</p>
---	------------	---	---

Queens: Certification

No.	ULURP no.	Project Name and Description	Location
4	230041 ZMQ N 230042 ZRQ	<p>Ocean Crest Rezoning Proposal to facilitate a new eight-story building containing ~106 income-restricted residential units and community facility space</p> <p>CEQR No.: 23DCP042Q EAS Negative Declaration</p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 14 Rockaway, Queens</p> <p>Councilmember Selvena N. Brooks-Powers, District 31</p>

DISPOSITION SHEET

Staten Island: Certification			
No.	ULURP no.	Project Name and Description	Location
5	140316 ZSR 190188 MMR N 140317 RAR N 140318 RAR N 140319 ZAR N 140321 ZCR	<p><u>Wanner Street Commercial Development</u> Proposal to allow a new commercial development consisting of two buildings containing retail and office spaces CEQR No.: 22DCP147R <u>EAS</u> <u>Negative Declaration</u></p> <p>CERTIFIED</p>	<p>Community District 3 Charleston, Staten Island</p> <p>Councilmember Joseph C. Borelli, District 51</p>

The Bronx: Non-ULURP Referral			
No.	ULURP no.	Project Name and Description	Location
6	M 220319 ZAX	<p><u>Christopher Court</u> A non-ULURP modification of a previously-approved authorization to facilitate the construction of a 13-story building with ~200 income-restricted residential units and improvements to existing open space CEQR No.: 23DCP004X <u>EAS</u> <u>Negative Declaration</u></p> <p>REFER TO THE COMMUNITY BOARD FOR 45 DAYS</p>	<p>Community District 1 Melrose, The Bronx</p> <p>Councilmember Rafael Salamanca Jr., District 17</p>

DISPOSITION SHEET

Brooklyn: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
7	C 210170 ZMK N 210171 ZRK	<p><u>58 Nixon Court Rezoning</u> Proposal to enable a new nine-story development containing ~21 residential units and ground-floor retail space (3/24) <i>(Commissioner Rampershad; recused)</i></p> <p>TO PUBLIC HEARING ON WEDNESDAY 2/1/2023</p>	<p>Community District 13 Gravesend, Brooklyn</p> <p>Councilmember Ari Kagan, District 47</p>

City Council Modifications			
No.	ULURP no.	Project Name and Description	Location
8	C 220274 ZMQ N 220275 ZRQ	<p><u>Reform Temple of Forest Hills Rezoning</u> Proposal to facilitate a new 10-story development containing ~153 residential units and community facility use, including classrooms and religious institutional space</p> <p>SEND LETTER TO CITY COUNCIL</p>	<p>Community District 6 Forest Hills, Queens</p> <p>Councilmember Lynn Schulman, District 29</p>

DISPOSITION SHEET

9	C 210332 ZMK N 210333 ZRK	<p><u>446-448 Park Avenue Rezoning</u> Proposal to allow a new six-story building with 11 residential units</p> <p>SEND LETTER TO CITY COUNCIL</p>	<p>Community District 3 Bedford-Stuyvesant, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>
<p>Future Votes: 2/1/2023 DISCUSSED</p>			
No.	ULURP no.	Project Name and Description	Location
10	C 220306 ZMX N 220307 ZRX	<p><u>521 East Tremont Avenue Rezoning</u> Proposal to enable a 14-story mixed use development containing ~205 income restricted residential units, commercial space, and community facility uses (2/13)</p>	<p>Community District 6 Tremont, The Bronx</p> <p>Councilmember Oswald Feliz, District 15</p>
	N 230166 HIX	<p><u>The Samuel Gompers Industrial High School</u> Report regarding a landmark building designated by the Landmarks Preservation Commission (2/13)</p>	<p>Community District 1 St. Mary's Park, The Bronx</p> <p>Councilmember Diana Ayala, District 8</p>

DISPOSITION SHEET

	N 230167 HIM	<p><u>Julius' Bar Building</u> Report regarding a landmark building designated by the Landmarks Preservation Commission (2/13)</p>	<p>Community District 2 Greenwich Village, Manhattan</p> <p>Councilmember Erik Bottcher, District 2</p>
	N 230061 ZAR N 230062 ZAR	<p><u>75 Hilltop Terrace</u> Authorizations to allow a swimming pool and patio</p>	<p>Community District 2 Todt Hill, Staten Island</p> <p>Councilmember David Carr, District 50</p>

<p>Post-Hearing Follow-Ups DISCUSSED</p>			
No.	ULURP no.	Project Name and Description	Location
11	N 230160 BDK	<p><u>Flatbush Avenue BID</u> An amended district plan for the expansion of an existing Business Improvement District (3/20)</p>	<p>Community Districts 9 & 14 Flatbush, Brooklyn</p> <p>Councilmember Rita Joseph, District 40</p>

DISPOSITION SHEET

	N 230045 ZRM	<u>Otis Elevator Building - 260 Eleventh Avenue</u> Proposal to enable an enlargement of an existing historic building <i>(Commissioner Cerullo; recused)</i>	Community District 4 Chelsea, Manhattan Councilmember Erik Bottcher, District 3
--	--------------	---	---

Present Remotely: Commissioner Crowell, Commissioner Gold, Commissioner Marin

Absent:

Meeting End Time: 4:30 PM

DISPOSITION SHEET

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

Listen 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)

When prompted, enter:

- Meeting ID: 965 7770 8263
- 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.