

# 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.

**February 13, 2023 | 1:00 pm**

The City Planning Commission will review the following items:

<b>Manhattan: Certification</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
1	230238 ZSM N 230240 ZRM	<a href="#"><u>Madison Square Garden Special Permit and Arena Text Amendment</u></a> Proposal to allow the continued operation of the Madison Square Garden arena. <b>CEQR No.: 23DCP102M:</b> <a href="#"><u>Type II</u></a>  <b>CEQR No.: 23DCP100M:</b> <a href="#"><u>EAS</u></a> <a href="#"><u>Negative Declaration</u></a>  <b>CERTIFIED</b>	<b>Community District 5</b> Midtown South, Manhattan  <b>Councilmember Erik Bottcher,</b> District 3

**DISPOSITION SHEET**

<b>The Bronx: Certifications</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
2	230145 ZSX 230070 MMX N 230142 ZAX N 230143 ZAX	<p><b><a href="#">1400 Story Avenue (York Studios)</a></b>                      Proposal to facilitate the development of a four-story television and film studio and approximately one acre of waterfront public access area (<a href="#">see related City Map Change proposal here</a>)</p> <p><b>CEQR No.: 22DCP189X: <a href="#">EAS</a> <a href="#">Negative Declaration</a></b></p> <p><b><i>CERTIFIED (Commissioner Rampershad; recused)</i></b></p>	<p><b>Community District 5</b>                      Soundview,                      The Bronx</p> <p><b>Councilmember Rafael Salamanca Jr.,</b>                      District 17</p>
3	220334 ZMX N 220335 ZRX 220336 ZSX	<p><b><a href="#">893 Eagle Avenue Rezoning</a></b>                      Proposal to allow an 11-story building containing ~33 income restricted residential units and ~50 supportive housing units, as well as community facility space intended for counseling offices and multipurpose rooms</p> <p><b>CEQR No.: 20DCP076X: <a href="#">EAS</a> <a href="#">Negative Declaration</a></b></p> <p><b><i>CERTIFIED</i></b></p>	<p><b>Community District 3</b>                      Morrisania,                      The Bronx</p> <p><b>Councilmember Rafael Salamanca Jr.,</b>                      District 17</p>

<b>Brooklyn: Certifications</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
4	210314 ZMK	<p><b><a href="#">1160 Flushing Avenue</a></b>                      Proposal to enable a new nine-story mixed-use development containing retail, light industrial, and commercial office spaces</p> <p><b>CEQR No. 21DCP199K:</b>  <a href="#">Final Scope of Work</a>,  <a href="#">DEIS Notice of Completion</a>,  <a href="#">Executive summary</a>, DEIS (to view the full 1160 Flushing Avenue DEIS, navigate to the 1160 Flushing Avenue project page in ZAP and select Public Documents, then "DEIS_21DP199K")</p> <p><a href="#">Racial Equity Report</a></p> <p><b>CERTIFIED</b></p>	<p><b>Community District 4</b>                      Bushwick, Brooklyn</p> <p><b>Councilmember Jennifer Gutiérrez,</b>                      District 34</p>

**DISPOSITION SHEET**

5	220285 ZMK N 220286 ZRK	<p><b><u>1656 West 10<sup>th</sup> Street Rezoning</u></b>          Proposal to allow a six-story mixed-use development containing ~27 residential units and ground floor community facility space</p> <p><b>CEQR No.: 23DCP014K:</b>  <u><a href="#">EAS</a></u>  <u><a href="#">Negative Declaration</a></u></p> <p><u><a href="#">Racial Equity Report</a></u></p> <p><b>CERTIFIED</b></p>	<p><b>Community District 11,</b>          Bensonhurst,          Brooklyn</p> <p><b>Councilmember Kalman Yeger,</b>          District 44</p>
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**Brooklyn: Pre-Public Hearing Review**

No.	ULURP no.	Project Name and Description	Location
6	C 220470 ZMK N 220471 ZRK C 220472 ZSK	<p><b><u>Paperific Rezoning</u></b>          Proposal to facilitate the development of a new five-story commercial building with a supermarket and office space (4/10)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 2/15/2023</b></p>	<p><b>Community District 12</b>          Borough Park,          Brooklyn</p> <p><b>Councilmember Shahana Hanif,</b>          District 39</p>

**DISPOSITION SHEET**

<b>The Bronx: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
7	C 220283 ZMX N 220284 ZRX	<p><b><u>2560 Boston Road Rezoning</u></b>                      Proposal to facilitate a 10- story mixed-use development containing ~333 income restricted residential units, a grocery store and community facility space                      (4/3)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 2/15/2023</b></p>	<p><b>Community District 11</b>                      Allerton,                      The Bronx</p> <p><b>Councilmember Marjorie Velázquez,</b>                      District 13</p>

<b>Queens: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
8	C 230006 ZMQ	<p><b><u>245-06 South Conduit Avenue Commercial Overlay</u></b>                      Proposal to legalize an existing tire shop                      (4/10)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 2/15/2023</b></p>	<p><b>Community District 5</b>                      Rosedale,                      Queens</p> <p><b>Councilmember Selvena N. Brooks-Powers,</b>                      District 31</p>

## DISPOSITION SHEET

9	C 210317 ZMQ N 210318 ZRQ C 210319 ZSQ	<p><b><u>23-10 Queens Plaza South</u></b> Proposal to facilitate the enlargement of an existing four-story commercial building with 22 additional stories containing retail, community meeting space, and offices (4/3)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 2/15/2023</b></p>	<p><b>Community District 2</b> Long Island City, Queens</p> <p><b>Councilmember Julie Won,</b> District 26</p>
10	C 200232 ZMQ N 220330 ZRQ	<p><b><u>25-46 Far Rockaway Boulevard Rezoning</u></b> Proposal to enable a new five-story development containing ~40 residential units (4/14)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 2/15/2023</b></p>	<p><b>Community District 14</b> Far Rockaway, Queens</p> <p><b>Councilmember Selvena N. Brooks-Powers,</b> District 31</p>

**DISPOSITION SHEET**

<b>Manhattan: Post-Referral Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
11	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>SEND LETTER TO BUILDINGS DEPARTMENT</b></p>	<p><b>Community District 5</b>                      Midtown, Manhattan</p> <p><b>Councilmember Keith Powers,</b>                      District 4</p>
12	N 230235 ZCM	<p><b><u>180 E. 125<sup>th</sup> Street Transit Easement – Update</u></b>                      Joint certification by the CPC and the MTA to determine that a transit easement volume is required</p> <p><b>SEND LETTER TO BUILDINGS DEPARTMENT</b></p>	<p><b>Community District 11</b>                      East Harlem, Manhattan</p> <p><b>Councilmember Diana Ayala,</b>                      District 8</p>

**DISPOSITION SHEET**

<b>Future Votes: 2/15/2023</b> <b>DISCUSSED</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
13	N 230045 ZRM	<p><b><u>Otis Elevator Building - 260 Eleventh Avenue</u></b>                      Proposal to enable an enlargement of an existing historic building  <i>(Commissioner Cerullo; recused)</i></p>	<p><b>Community District 4</b>                      Chelsea, Manhattan   <b>Councilmember Erik Bottcher,</b>                      District 3</p>
	N 230160 BDK	<p><b><u>Flatbush Avenue BID Expansion</u></b>                      An amended district plan for the expansion of an existing Business Improvement District (3/20)</p>	<p><b>Community Districts 9 and 14</b>                      Flatbush, Brooklyn   <b>Councilmember Rita Joseph,</b>                      District 40</p>
	N 230177 HKK	<p><b><u>Melrose Parkside Historic District</u></b>                      Report regarding a historic district designation by the Landmarks Preservation Commission (2/20)</p>	<p><b>Community District 9</b>                      Prospect Lefferts Gardens, Brooklyn   <b>Councilmember Rita Joseph,</b>                      District 40</p>



**DISPOSITION SHEET**

	<p>N 220256 RCR</p>	<p><b><u>4119 Richmond Avenue</u></b>            Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b>            Eltingville, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b>            District 51</p>
	<p>N 230119 RCR</p>	<p><b><u>152 Hillcrest Street</u></b>            Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b>            Great Kills Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b>            District 51</p>
	<p>N 210136 RCR</p>	<p><b><u>Prall Avenue</u></b>            Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b>            Huguenot Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b>            District 51</p>

**DISPOSITION SHEET**

	N 230087 RCR	<p><b><u>Annadale Road (Block 5639, Lots 11 &amp; 14)</u></b>            Certification for the subdivision of one zoning lot into three zoning lots</p>	<p><b>Community District 3</b>            Annadale            Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b>            District 51</p>
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<b>Post-Hearing Follow-Up <span style="background-color: yellow;">DISCUSSED</span></b>			
No.	ULURP no.	Project Name and Description	Location
14	C 219170 ZMK N 210171 ZRK	<p><b><u>58 Nixon Court Rezoning</u></b>            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><b>Withdrawn</b></p>	<p><b>Community District 13</b>            Gravesend,            Brooklyn</p> <p><b>Councilmember Ari Kagan,</b>            District 47</p>

***Present Remotely:*** Commissioner Douek

***Absent:***

***Meeting End Time:*** 5:20 PM

## DISPOSITION SHEET

### How to View

#### In-Person

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

#### Livestream

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