

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.

July 10, 2023 | 1:00 pm

The City Planning Commission will review the following items:

Future Vote: 7/12/2023 DISCUSSED		
No.	ULURP no.	Project Name and Description
1	C 230238 ZSM N 230240 ZRM	Madison Square Garden Special Permit (M5) (7/17) Arena Text Amendment (M5)

DISPOSITION SHEET

Staten Island: Certification			
No.	ULURP no.	Project Name and Description	Location
2	220426 ZMR N 220392 ZRR	<p>541-545 Bay Street Proposal to enable the development of an eight-story mixed-use building containing ~81 residential units (~24 income restricted) and ground floor commercial space</p> <p>CEQR No.: 23DCP037R EAS Negative Declaration</p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 1 Stapleton, Staten Island</p> <p>Councilmember Kamillah Hanks, District 49</p>

DISPOSITION SHEET

Queens: Certification			
No.	ULURP no.	Project Name and Description	Location
3	230091 ZMQ N 230092 ZRQ	<p>Whitestone Lanes Rezoning Proposal to allow a nine-story building containing ~415 residential units (~113 income restricted) and publicly accessible open space</p> <p>CEQR No.: 23DCP104Q EAS Negative Declaration</p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 7 Whitestone, Queens</p> <p>Councilmember Sandra Ung, District 20</p>
Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
4	230344 ZMM N 230345 ZRM 230346 ZSM	<p>2226 Third Avenue Proposal to facilitate the development of a ten-story Life Sciences building</p> <p>CEQR No.: 23DCP070M EAS Negative Declaration</p> <p>CERTIFIED</p>	<p>Community District 11 East Harlem, Manhattan</p> <p>Councilmember Diana Ayala, District 8</p>

DISPOSITION SHEET

Manhattan: Post-Referral Review			
No.	ULURP no.	Project Name and Description	Location
5	N 230257 ZCM	<u>1538 Second Avenue – Manhattan School House</u> Proposal to allow a daycare facility on the ground floor SEND LETTER TO BUILDINGS DEPARTMENT	Community District 8 Yorkville, Manhattan Councilmember Julie Menin, District 5

Manhattan: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
6	C 230285 PQM C 230286 PPM	<u>244 East 106th Street – ShareNYC</u> Proposal to enable the development of a 10-story residential building containing ~32 income-restricted dwelling units (9/1) TO PUBLIC HEARING ON WEDNESDAY 7/12/2023	Community District 11 East Harlem, Manhattan Councilmember Diana Ayala, District 8

DISPOSITION SHEET

Staten Island: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
7	C 220456 ZMR	<p><u>125 Greaves Lane</u> Proposal to facilitate the conversion of an existing building from community facility to commercial uses (8/22)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 3 Great Kills, Staten Island</p> <p>Councilmember Joseph C. Borelli, District 51</p>

Queens: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
8	C 230012 ZMQ N 230013 ZRQ	<p><u>42-18 31st Ave Rezoning</u> Proposal to allow a six-story mixed-use development containing ~33 residential units and ground floor commercial space (8/21)</p> <p><i>(Commissioner Rampershad; recused)</i></p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 1 Astoria, Queens</p> <p>Councilmember Julie Won, District 26</p>

DISPOSITION SHEET

The Bronx: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
9	C 230291 ZMX N 230292 ZRX	<p><u>1460-1480 Sheridan Boulevard</u></p> <p>Proposal to enable the development of three 24-story buildings containing ~970 income-restricted residential dwelling units, commercial space and Waterfront Public Access Areas (9/5)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 9</p> <p>Crotona Park East, The Bronx</p> <p>Councilmember Rafael Salamanca Jr., District 17</p>

Brooklyn: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
10	N 240001 PXX	<p><u>532 Fulton - DOHMH Office Space</u></p> <p>Proposal for the acquisition of new office space for the Department of Health and Mental Hygiene (8/4)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 2</p> <p>Downtown Brooklyn, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>

DISPOSITION SHEET

11	C 230162 ZSK	<p><u>280 Bergen Street – Parking Special Permit</u> Proposal to waive parking requirements to facilitate a four-building mixed-use development including ~300 residential units, commercial and community facilitate uses (8/21)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 2 Boerum Hill, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>
12	C 200101 ZMK	<p><u>2761 Plumb 2nd Street Rezoning</u> Proposal to allow an existing eating and drinking establishment to operate as-of-right (8/25)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 7/12/2023</p>	<p>Community District 15 Sheepshead Bay, Brooklyn</p> <p>Councilmember Inna Vernikov, District 48</p>

Future Votes: 7/12/2023 *DISCUSSED*

No.	ULURP no.	Project Name and Description
13	N 230353 HKK N 230237 ZAK N 230279 PXM N 230079 ZAQ N 230252 ZAR N 230253 ZAR	<p><u>Linden Street Historic District</u> (K4) (7/17) <u>589 Fulton Street (Curb Cut Authorization)</u> (K2) <u>80 Pine Street IBO Office Space Acquisition DCAS</u> (M1) (7/14) <u>61st Avenue Authorization</u> (Q11) <u>94 Dalemere Road</u> (SI2)</p>

DISPOSITION SHEET

N 230317 ZCR	17, 19, 23 Aultman Avenue (SI2)
N 230334 RCR	20 Seidman Avenue (SI2)
N 230203 RCR	507 Richard Avenue (SI3)

Future Votes: 7/26/2023 DISCUSSED

No.	ULURP no.	Project Name and Description
14	N 230362 HIM	(Former) Colored School No. 4 (M4) (7/31)

Post-Hearing Follow-Ups DISCUSSED

No.	ULURP no.	Project Name and Description
15	N 230112 ZRR C 220334 ZMC et. al. C 230094 ZSM C 230117 ZMK N 230118 ZRK	South Richmond Zoning Relief (SI3) 893 Eagle Avenue (X3) (7/24) 262 Fifth Avenue (M5) (8/14) 1233 57th Street Rezoning (K12) (7/31)

Present Remotely: Commissioner Crowell, Commissioner Marin

Absent: Commissioner Bozorg, Commissioner Goodridge, Commissioner Osorio

Meeting End Time: 4:16 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.