

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 4, 2024 | 1:00 pm

The City Planning Commission will review the following items:

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
1	250099 ZSM N250098 ZRM M250100 LDM	<p>Western Rail Yard Modifications Proposal to facilitate a mixed-use development containing a hotel resort with a gaming facility, residences, a day care center, a public school, and 5.5 acres of public open space</p> <p>(see related City Map Change proposal here)</p> <p>CEQR No.: 24DCP091M DEIS Notice of Completion, Executive Summary, Final Scope of Work (to view the Final Scope of Work, navigate to Western Rail Yard Modifications project page in ZAP and select Public Documents, "Final Scope Of Work"), DEIS and appendix (to view the full Western Rail Yards</p>	<p>Community District 4 Hudson Yards, Manhattan</p> <p>Councilmember Erik Bottcher, District 3</p>

DISPOSITION SHEET

		<p>Modifications DEIS and Appendix, navigate to Western Rail Yard Modifications project page in ZAP and select Public Documents, "DEIS_24DCP091M")</p> <p>CERTIFIED</p>	
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Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
2	230128 ZMK N 230129 ZRK	<p>2510 Coney Island Avenue Rezoning</p> <p>Proposal to enable the development of a new 11-story mixed-use building containing ~60 residential units (~16 income-restricted) and ground floor commercial</p> <p>CEQR No.: 22DCP138K</p> <p>EAS; Negative Declaration</p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 15</p> <p>Sheepshead Bay, Brooklyn</p> <p>Councilmember Inna Vernikov, District 48</p>

DISPOSITION SHEET

3	230309 ZMK N 230310 ZRK	<p><u>73-99 Empire Boulevard Rezoning</u> Proposal to allow the development of a new 13-story mixed-use building containing ~260 residential units (~78 income-restricted) and retail space</p> <p>CEQR No.: 24DCP101K <u>EAS; Negative Declaration</u></p> <p>Racial Equity Report</p> <p>CERTIFIED</p> <p><i>(Commissioner Douek; recused)</i></p>	<p>Community District 9 Crown Heights South, Brooklyn</p> <p>Councilmember Crystal Hudson, District 35</p>
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The Bronx: Certification			
No.	ULURP no.	Project Name and Description	Location
4	250091 HAX	<p><u>1093-1095 Jerome Avenue UDAAP</u> Proposal to facilitate the development of a new 11-story residential building containing ~60 income-restricted units (~18 Affordable Independent Residences for Seniors "AIRS" units)</p> <p>CEQR No.: 23HPD088X <u>EAS; Negative Declaration</u></p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 4 Highbridge, The Bronx</p> <p>Councilmember Althea Stevens, District 16</p>

DISPOSITION SHEET

The Bronx: Post-Referral Review			
No.	ULURP no.	Project Name and Description	Location
5	M 180321A ZSX N 240357 ZAX N 240358 ZAX N 240359 ZAX N 240360 ZAX N 240361 ZAX N 240362 ZCX N 230017 CMX N 230073 CMX N 230074 CMX N 230075 CMX N 230076 CMX N 230077 CMX	<u>Hebrew Home: Modification Application</u> and <u>Hebrew Home Special Permit Renewal</u> Proposals to facilitate the development of a Continuing Care Retirement Community (CCRC) CEQR No.: 18DCP134X <u>Technical Memorandum 001</u> SCHEDULE FOR VOTE	Community District 8 Riverdale, The Bronx Councilmember Eric Dinowitz, District 11

The Bronx: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
6	C 240104 ZMX N 240105 ZRX	<u>438 Concord Avenue</u> Proposal to facilitate the development of a 10-story mixed-use building containing ~87 dwelling units (~24 income-restricted) and commercial space (12/30) TO PUBLIC HEARING ON WEDNESDAY 11/6/2024	Community District 1 Mott Haven, The Bronx Councilmember Diana Ayala, District 8

DISPOSITION SHEET

Queens: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
7	C 240363 ZMQ	<p><u>Gleason Funeral Home Commercial Overlay</u> Proposal to enable a conversion to an accessory parking lot (12/16)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/6/2024</p>	<p>Community District 7 Whitestone, Queens</p> <p>Councilmember Vickie Paladino, District 19</p>

Manhattan: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
8	C 240342 ZMM N 240344 ZRM C 240343 ZSM	<p><u>455 First Avenue</u> Proposal to enable the development of a new 13-story commercial Life Sciences building (12/30)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/6/2024</p>	<p>Community District 6 Kips Bay, Manhattan</p> <p>Councilmember Carolina Rivera, District 2</p>

DISPOSITION SHEET

9	C 240369 ZMM C 240370 ZSM N 240371 ZRM C 240372 PPM C 240373 PCM C 240391 PQM C 240309 MMM	<p><u>SPARC Kips Bay</u> Proposal to facilitate the development of three buildings containing academic, healthcare, and Life Science spaces (12/30) (<u>see related City Map Change proposal here</u>)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/6/2024</p>	<p>Community District 6 Kips Bay, Manhattan</p> <p>Councilmember Keith Powers, District 4</p>
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Brooklyn: Pre-Public Hearing Review

No.	ULURP no.	Project Name and Description	Location
10	C 240280 ZMK N 240281 ZRK C 240282 ZSK	<p><u>441 & 467 Prospect Avenue Rezoning</u> Proposal to allow the development of two new 13-story residential buildings containing ~244 dwelling units (~61 income-restricted) (12/30) <i>(Commissioner Rampershad; recused)</i></p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/6/2024</p>	<p>Community District 7 South Slope, Brooklyn</p> <p>Councilmember Shahana Hanif, District 39</p>

DISPOSITION SHEET

Future Votes: 11/6/2024		DISCUSSED
No.	ULURP no.	Project Name and Description
11	C 250029 PCK	<u>850 Third Avenue ACS Site Selection / Acquisition</u> (K7) (11/25)
	N 250062 ZCX	<u>SAR Academy - SNAD</u> (X8)
	N 230170 CMR	<u>43 and 47 Cecilia Court Renewal</u> (SI1)
	M 190106A ZAR	
	N 230332 ZAR	<u>55 Sea Gate Road</u> (SI1)
	N 230333 ZAR	
	N 240078 ZAR	<u>301 Howard Avenue</u> (SI1)

Present Remotely: Commissioner Douek, Commissioner Gold

Absent:

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

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