

## DISPOSITION SHEET

# 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 18, 2024 | 1:00 pm**

The City Planning Commission will review the following items:

<b>Brooklyn: Certifications</b>			
No.	ULURP no.	Project Name and Description	Location
1	230378 ZMK N 230379 ZRK	<a href="#"><u>166 Kings Highway Rezoning</u></a> Proposal to facilitate the development of a new 10-story mixed-use building containing ~97 residential units (~30 income-restricted) and ground floor commercial space  <b>CEQR No.: 23DCP163K</b> <a href="#"><u>EAS, Negative Declaration</u></a>  <a href="#"><u>Racial Equity Report</u></a>  <b>CERTIFIED</b>	<b>Community District 11</b> Bensonhurst, Brooklyn  <b>Councilmember Susan Zhuang,</b> District 43

## DISPOSITION SHEET

2	240406 ZMK N 240407 ZRK	<p><b><a href="#">19 Maspeth Avenue Rezoning</a></b>            Proposal to allow the development of a new six-story mixed-use building containing ~15 residential units (~four income-restricted) and ground floor commercial space</p> <p><b>CEQR No.: 24DCP063K</b>  <a href="#">EAS, Negative Declaration</a></p> <p><a href="#">Racial Equity Report</a></p> <p style="background-color: yellow;"><b>CERTIFIED</b></p>	<p><b>Community District 1</b>            East Williamsburg, Brooklyn</p> <p><b>Councilmember Jennifer Gutiérrez,</b>            District 34</p>
---	----------------------------	---	--

### Brooklyn: Post-Referral Review

No.	ULURP no.	Project Name and Description	Location
3	N 250035 ZAK	<p><b><a href="#">975 Nostrand Avenue - Curb Cut Authorization</a></b>            Proposal to enable the development of a new nine-story mixed-use building containing ~328 residential units and a FRESH food store</p> <p><b>CEQR No.: 23DCP085K</b>  <a href="#">Technical Memorandum 001</a></p> <p style="background-color: yellow;"><b>SCHEDULE FOR VOTE</b></p>	<p><b>Community District 9</b>            Crown Heights South, Brooklyn</p> <p><b>Councilmember Crystal Hudson,</b>            District 35</p>

**DISPOSITION SHEET**

<b>Queens: Post-Referral Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
4	N 240126 CMQ	<p><b><u><a href="#">Vernon Boulevard - Broadway - SP Renewal</a></u></b>                      Renewal of a previously approved special permit to enable a Large-Scale General Development (LSGD) of three new five-, nine- and 14-story mixed use buildings containing ~351 residential units</p> <p><b>CEQR No.: 24DCP051Q</b>  <u><a href="#">Type II Memo</a></u></p> <p><i>(Commissioner Rampershad; recused)</i></p> <p><b>SEND LETTER TO THE BUILDINGS DEPARTMENT</b></p>	<p><b>Community District 1</b>                      Astoria, Queens</p> <p><b>Councilmember Tiffany Cabán,</b>                      District 22</p>

<b>Brooklyn: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
5	C 230248 ZMK N 230249 ZRK	<p><b><u><a href="#">2185 Coyle Street</a></u></b>                      Proposal to facilitate the development of a new nine-story mixed-use building containing ~435 residential units (~109 income-restricted) and ground floor commercial space (12/24)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 11/20/2024</b></p>	<p><b>Community District 15</b>                      Sheepshead Bay, Brooklyn</p> <p><b>Councilmember Mercedes Narcisse,</b>                      District 46</p>

**DISPOSITION 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 220305 MMQ	<p><b><u>49-39 Van Dam Street Demapping</u></b>                      Proposal to enable the creation of an outdoor eating, drinking, and seating area for a commercial restaurant (1/13)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 11/20/2024</b></p>	<p><b>Community District 2</b>                      Long Island City, Queens</p> <p><b>Councilmember Julie Won,</b>                      District 26</p>

<b>Manhattan: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
7	C 240349 ZSM	<p><b><u>854 Fifth Avenue Members Club</u></b>                      Proposal to facilitate a conversion to a private members' club with guestrooms (1/13)</p> <p><b>TO PUBLIC HEARING ON WEDNESDAY 11/20/2024</b></p>	<p><b>Community District 8</b>                      Upper East Side, Manhattan</p> <p><b>Councilmember Keith Powers,</b>                      District 4</p>

**DISPOSITION SHEET**

<b>City Council Modifications</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
8	C 230182 ZMK N 230183 ZRK C 230184 ZSK C 230185 ZSK C 230188 ZSK C 230189 ZSK C 230190 ZSK C 230191 ZSK C 230196 ZSK N 230192 ZAK N 230193 ZAK N 230186 ZAK N 230187 ZAK	<p><b><u>Brooklyn Yards</u></b></p> <p>Proposal to facilitate the development of 14 buildings containing ~270 dwelling units (~81 income-restricted), commercial offices, retail space, and two publicly accessible areas</p> <p><b>CEQR No.:23DCP039K</b></p> <p><b><u>Technical Memorandum 001</u></b></p> <p><b>SEND LETTER TO CITY COUNCIL</b></p>	<p><b>Community Districts 11 and 12</b></p> <p>Borough Park, Brooklyn</p> <p><b>Councilmembers Susan Zhuang and Kalman Yeger,</b></p> <p>Districts 43 and 44</p>
9	C 230356 ZMK N 230357 ZRK N 230357A ZRK C 230358 ZSK	<p><b><u>962-972 Franklin Avenue Rezoning</u></b></p> <p>Proposal to facilitate the development a new 14-story mixed-use building containing ~475 dwelling units (~119 income-restricted) and ground floor retail</p> <p><b>CEQR No.: 23DCP165K</b></p> <p><b><u>Technical Memorandum 002</u></b></p> <p><b>SEND LETTER TO CITY COUNCIL</b></p>	<p><b>Community District 9</b></p> <p>Crown Heights, Brooklyn</p> <p><b>Councilmember Crystal Hudson,</b></p> <p>District 35</p>

**DISPOSITION SHEET**

<b>Post-Hearing Follow-Ups</b>		<b>DISCUSSED</b>
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>
10	C 240104 ZMX	<a href="#"><u>438 Concord Avenue</u></a> (X1) (12/30)  <a href="#"><u>Gleason Funeral Home Commercial Overlay</u></a> (Q7) (12/16)  <a href="#"><u>455 First Avenue</u></a> (M6) (12/30)  <a href="#"><u>SPARC Kips Bay</u></a> (M6) (12/30) <a href="#"><u>(see related City Map Change proposal here)</u></a>          <a href="#"><u>441 &amp; 467 Prospect Avenue Rezoning</u></a> (K7) 12/30 <b>(Commissioner Rampershad; recused)</b>
	N 240105 ZRX	
	C 240363 ZMQ	
	C 240342 ZMM	
	N 240344 ZRM	
	C 240343 ZSM	
	C 240369 ZMM	
	C 240370 ZSM	
	N 240371 ZRM	
	C 240372 PPM	
	C 240373 PCM	
	C 240391 PQM	
	C 240309 MMM	
	C 240280 ZMK	
	N 240281 ZRK	
C 240282 ZSK		

**Present Remotely:** Commissioner Kirmani, Commissioner Cerullo

**Absent:** Commissioner Osorio

**Meeting End Time: 2:42 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](https://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](mailto:accessibilityinfo@planning.nyc.gov) or call 212-720-3508 at least five business days before the meeting.