

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.

December 2, 2024 | 1:00 pm

The City Planning Commission will review the following items:

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
1	250115 ZMM N 250116 ZRM 250117 ZSM 250118 ZSM N 250119 ZCM	<p><u>One45 for Harlem</u></p> <p>Proposal to facilitate the development of two new 34-story mixed-use buildings and a new commercial building containing ~968 residential units (~291 income-restricted), retail spaces, and a community center</p> <p>CEQR No.: 21DCP167M</p> <p><u>Technical Memorandum 002</u></p> <p><u>Racial Equity Report</u></p> <p>CERTIFIED</p>	<p>Community District 10 Harlem, Manhattan</p> <p>Councilmember Yusef Salaam, District 9</p>

DISPOSITION SHEET

Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
2	240399 ZMK N 240398 ZRK 240400 ZSK	<p><u>109 Marcus Garvey Boulevard LSGD</u> Proposal to enable the development of a new 14-story residential building containing ~292 Affordable Residences for Seniors (AIRS) units and a courtyard</p> <p>CEQR No.: 24DCP100K <u>EAS, Negative Declaration</u></p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 3 Bedford-Stuyvesant, Brooklyn</p> <p>Councilmember Chi Ossé, District 36</p>
3	240294 ZMK N 240295 ZRK	<p><u>2201-2227 Neptune Avenue Rezoning</u> Proposal to allow the development of a new 18-story mixed use building containing ~145 residential units (~36 income-restricted) and ground floor commercial space</p> <p>CEQR No.: 24DCP108K <u>EAS, Negative Declaration</u></p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 13 Coney Island, Brooklyn</p> <p>Councilmember Justin Brannan, District 47</p>

DISPOSITION SHEET

4	240184 ZMK N 240185 ZRK	<p><u>Grace Houses</u> Proposal to facilitate the development of two new seven- and five-story mixed-use buildings containing ~153 income-restricted residential units and community facility space</p> <p>CEQR No.: 23DCP108K <u>EAS, Negative Declaration</u></p> <p>Racial Equity Report</p> <p>CERTIFIED</p>	<p>Community District 5 East New York, Brooklyn</p> <p>Councilmember Sandy Nurse, District 37</p>
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Manhattan: Non-ULURP

No.	ULURP no.	Project Name and Description	Location
5		<p><u>Lincoln Correctional GPP</u> Review of a General Project Plan for a proposed development containing ~105 income-restricted residential units and ground floor community facility space</p> <p>DISCUSSED</p>	<p>Community District 10 Harlem, Manhattan</p> <p>Councilmember Yusef Salaam, District 9</p>

DISPOSITION SHEET

Manhattan: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
6	C 240387 HAM C 240386 ZMM N 240388 ZRM C 240385 MMM	<p><u>The Beacon</u></p> <p>Proposal to allow the development of a new 21-story mixed-use building containing ~289 income restricted residential units and community facility space (1/31)</p> <p>(see related City Map Change proposal here)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 12/4/2024</p>	<p>Community District 11 East Harlem, Manhattan</p> <p>Councilmember Diana Ayala, District 8</p>

Brooklyn: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
7	C 240402 HAK C 240403 ZMK N 240404 ZRK	<p><u>581 Grant Avenue Development</u></p> <p>Proposal to allow the development of a seven-story mixed-use building containing ~173 income-restricted residential units, community facility space, and public open space (1/31)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 12/4/2024</p>	<p>Community District 5 East New York, Brooklyn</p> <p>Councilmember Sandy Nurse, District 37</p>

DISPOSITION SHEET

Queens: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
8	C 240186 ZMQ N 240187 ZRQ	<p><u>123-12 Sutphin Boulevard Rezoning</u></p> <p>Proposal to facilitate the development of a new eight-story mixed-use building containing ~125 residential units and a house of worship (1/27)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 12/4/2024</p>	<p>Community District 12 South Jamaica, Queens</p> <p>Councilmember Adrienne E. Adams, District 28</p>
9	C 240311 ZMQ N 240312 ZRQ	<p><u>122-03 14th Avenue Rezoning</u></p> <p>Proposal to facilitate the development of a new six-story mixed-use building containing ~103 residential units and ground floor retail use (1/24)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 12/4/2024</p>	<p>Community District 7 College Point, Queens</p> <p>Councilmember Vickie Paladino, District 19</p>

DISPOSITION SHEET

City Council Modification			
No.	ULURP no.	Project Name and Description	Location
10	N 240290 ZRY	<p><u>City of Yes for Housing Opportunity</u> Proposal that would address the housing crisis by making it possible to build a little more housing in every neighborhood</p> <p>CEQR No. 24DCP033Y <u>Technical Memorandum 002</u></p> <p>SEND LETTER TO CITY COUNCIL</p>	Citywide

Future Votes: 12/4/2024 DISCUSSED			
No.	ULURP no.	Project Name and Description	
11	C 240104 ZMX N 240105 ZRX C 240363 ZMQ N 250035 ZAK	<p><u>438 Concord Avenue</u> (X1) (12/30)</p> <p><u>Gleason Funeral Home Commercial Overlay</u> (Q7) (12/16)</p> <p><u>975 Nostrand Avenue - Curb Cut Authorization</u> (K9)</p>	

Future Votes: 12/18/2024 DISCUSSED			
No.	ULURP no.	Project Name and Description	
12	N 250101 HIM	<u>Jacob Day Residence</u> (M2) (12/30)	

DISPOSITION SHEET

Post-Hearing Follow-Ups DISCUSSED		
No.	ULURP no.	Project Name and Description
13	C 230248 ZMK	2185 Coyle Street (K15) (12/24)
	N 230249 ZRK	
	C 220305 MMQ	49-39 Van Dam Street Demapping (Q2) (1/13)
	C 240349 ZSM	854 Fifth Avenue Members Club (M8) (1/13)
	C 240342 ZMM	455 First Avenue (M6) (12/30)
	N 240344 ZRM	
	C 240343 ZSM	
	C 240369 ZMM	SPARC Kips Bay (M6) (12/30)
	C 240370 ZSM	(see related City Map Change proposal here)
	N 240371 ZRM	
	C 240372 PPM	
	C 240373 PCM	
	C 240391 PQM	
	C 240309 MMM	
	C 240280 ZMK	441 & 467 Prospect Avenue Rezoning (K7) 12/30
	N 240281 ZRK	(Commissioner Rampershad; recused)
	C 240282 ZSK	

Present Remotely: Commissioner Marin

Absent:

Meeting End Time: 4:17 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.