

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.

April 7, 2025 | 1:00 pm

The City Planning Commission will review the following items:

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
1	240248 ZSM 240249 ZSM 240246 ZSM N 240247 ZRM	515 7th Avenue Proposal to facilitate a mixed-use commercial building with a covered pedestrian space CEQR No.: 24DCP114M EAS; Negative Declaration Racial Equity Report	Community District 5 East Midtown, Manhattan Councilmember Erik Bottcher, District 3

Queens: Certifications			
No.	ULURP no.	Project Name and Description	Location
2	250207 HAQ 250208 ZMQ N 250209 ZRQ	<p>Ikos Senior Living Proposal to enable the development of a new 13-story mixed use building containing ~167 Affordable Residences for Seniors (AIRS) units and a community facility</p> <p>CEQR No.: 22HPD043Q EAS; Negative Declaration</p> <p>Racial Equity Report</p>	<p>Community District 1 Astoria, Queens</p> <p>Councilmember Tiffany Cabán, District 22</p>
3	250044 ZMQ N 250045 ZRQ	<p>78-01 Queens Boulevard Proposal to enable the development of a new 13-story mixed use building containing ~968 residential units (~291 income-restricted) and ground floor commercial space</p> <p>CEQR No.: 25DCP002Q EAS; Negative Declaration</p> <p>Racial Equity Report</p>	<p>Community District 4 Elmhurst, Queens</p> <p>Councilmember Shekar Krishnan, District 25</p>

<p>4</p>	<p>240151 MMQ</p>	<p>JFK Conduit Logistics Center Demapping Proposal to demap 153rd Way, Byron Street, and 145th Road in order to facilitate the development of a new logistics center</p> <p>CEQR No.: 24DCP068Q EAS; Conditional Negative Declaration</p> <p>Racial Equity Report</p>	<p>Community District 13 Springfield Gardens, Queens</p> <p>Councilmember Selvena N. Brooks-Powers, District 31</p>
<p>5</p>	<p>250187 MMQ</p>	<p>Station Plaza Jamaica City Map Changes A proposal to facilitate a public realm improvement to improve pedestrian safety and reduce traffic congestion in conjunction with the Jamaica Neighborhood Plan</p> <p>CEQR No.: 07DOT002Q Technical Memorandum 001</p> <p>Racial Equity Report</p>	<p>Community District 12 Jamaica, Queens</p> <p>Councilmember James F. Gennaro, Dr. Nantasha Williams Districts 24 and 27</p>

Brooklyn: Certification			
No.	ULURP no.	Project Name and Description	Location
6	250090 ZMK	<p>535 Morgan Avenue Rezoning</p> <p>A proposal to facilitate the conversion of existing commercial space to supermarket use</p> <p>CEQR No.: 25DCP027K EAS; Negative Declaration</p>	<p>Community District 1 Williamsburg, Brooklyn</p> <p>Councilmember Jennifer Gutiérrez, District 34</p>

Manhattan: Non-ULURP			
No.	ULURP no.	Project Name and Description	Location
7		<p>5 Times Square</p> <p>Review of an amendment to the General Project Plan for a proposed mixed-use development containing ~1,250 residential units (approximately 25% of units to be permanently affordable)</p>	<p>Community District 5 Times Square, Manhattan</p> <p>Councilmember Erik Bottcher, District 3</p>

Manhattan: Non-ULURP Post-Referral			
No.	ULURP no.	Project Name and Description	Location
8	N 250063 ZCM	<p><u>132 E. 125th Street Transit Easement</u> Joint certification by the CPC and the MTA to determine that a transit easement volume is required</p>	<p>Community District 11 East Harlem, Manhattan</p> <p>Councilmember Diana Ayala, District 8</p>

Staten Island: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
9	C 250079 PQR	<p><u>1919 Hylan Boulevard</u> Proposal for the acquisition of private land to continue the advancement of the Best Management Practices (BMP) program, by the Department of Design and Construction (DDC), Department of Citywide Administrative Services (DCAS) and Department of Environmental Protection (DEP) (5/20)</p>	<p>Community District 2 Midland Beach, Staten Island</p> <p>Councilmember David Carr, District 50</p>

Future Votes: 4/9/2025

No.	ULURP no.	Project Name and Description
10	C 250099 ZSM N 250098 ZRM C 250024 MMM M 250100 LDM C 240406 ZMK N 240407 ZRK C 240294 ZMK N 240295 ZRK N250080 ZAR N250081 ZAR N250071 ZAR N250072 ZAR N250073 ZAR	<p>Western Rail Yard Modifications (M4) (4/14) (see related City Map Change proposal here)</p> <p>19 Maspeth Avenue Rezoning (K1) (4/21)</p> <p>2201-2227 Neptune Avenue Rezoning (K13) (4/28)</p> <p>47 Terrace Court (R02)</p> <p>59 Sherman Avenue (R01)</p>

Post-Hearing Follow-Ups

No.	ULURP no.	Project Name and Description
11	C 240184 ZMK N 240185 ZRK C 240399 ZMK N 240398 ZRK C 240400 ZSK C 250115 ZMM N 250116 ZRM C 250117 ZSM N 250119 ZCM C 250108 MMK	<p>Grace Houses (K5) (5/5)</p> <p>109 Marcus Garvey Boulevard LSGD (K3) (5/12)</p> <p>One45 for Harlem (M10) (5/9)</p> <p>The Coney Development (K13) (5/12)</p>

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