City Planning Calendar of the City of New York

A list of land use proposals that will be reviewed by the City Planning Commission at its upcoming public meeting.

City Planning Commission Public Meeting
Calendar No. 16

August 23, 2023
10:00 am

How to Participate ......................................................... 2
Public Meeting Agenda .................................................... 4
  Commission Votes ......................................................... 4
  Public Hearings .......................................................... 8
Meeting rules ............................................................... 9
About the Commission ............................................... 10

City Planning Commission calendars are also available on the Department of City Planning website, along with documentation of past meetings.

For additional calendar information, call (212) 720-3366.
How to Participate

In-Person

City Planning Commission Hearing Room, Lower Concourse
120 Broadway, New York, NY 10271
Anyone attending a meeting in person is encouraged to wear a mask.

Online

Details on how to testify by videoconference will be posted on nyc.gov/engage one hour in advance of the meeting.
If you do not wish to testify but would like to watch the meeting via livestream, please visit bit.ly/NYCPPlanningStream

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)

If you wish to listen only, when prompted, enter:

• Meeting ID: 921 6989 0775
• 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.

**Speaking at Public Meetings**

Speakers are generally limited to three minutes of testimony. Elected officials are given the courtesy of jumping to the front of the speaking line and are not limited to three minutes. For speakers with translators, the time will be extended to five minutes. While we welcome your comments on any project under review by the Commission, hate speech is not tolerated. Courtesy and decorum must be followed at all times.
Public Meeting Agenda

I. Approval of minutes for the public meeting of August 9, 2023

II. **Commission votes** today on:

<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project Name and Description</th>
<th>Location</th>
</tr>
</thead>
</table>
| 1            | C 200101 ZMK    | **2761 Plumb 2nd Street Rezoning**
Proposal to allow an existing eating and drinking establishment to operate as-of-right | Community District 15
Sheepshead Bay, Brooklyn
Councilmember Inna Vernikov, District 48 |
### The Bronx

<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project Name and Description</th>
<th>Location</th>
</tr>
</thead>
</table>
| 2            | C 230291 ZMX   | 1460-1480 Sheridan Boulevard  
Proposal to enable the development of three 24-story buildings containing ~970 income-restricted residential dwelling units, commercial space and Waterfront Public Access Areas | Community District 9  
Crotona Park East, The Bronx |
| 3            | N 230292 ZRX   |                                                                                             | Councilmember Rafael Salamanca Jr., District 17 |

### Manhattan

<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project Name and Description</th>
<th>Location</th>
</tr>
</thead>
</table>
| 4            | C 230285 PQM   | 244 East 106th Street – ShareNYC  
Proposal to enable the development of a 10-story residential building containing ~32 income-restricted dwelling units | Community District 11  
East Harlem, Manhattan |
<p>| 5            | C 230286 PPM   |                                                                                             | Councilmember Diana Ayala, District 8         |</p>
<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project name and Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>N 240022 HIM</td>
<td><strong>935 St. Nicholas Avenue Building</strong> Report regarding a landmark</td>
<td>Community District 12 Washington Heights,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>building designated by the Landmarks Preservation Commission</td>
<td>Manhattan</td>
</tr>
<tr>
<td>7</td>
<td>N 240020 HIM</td>
<td><strong>Hotel Cecil &amp; Minton’s Playhouse</strong> Report regarding a landmark</td>
<td>Community District 10 Harlem, Manhattan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>building designated by the Landmarks Preservation Commission</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>John Birks “Dizzy” Gillespie Residence</strong> Report regarding a</td>
<td>Community District 3 North Corona, Queens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>landmark building designated by the Landmarks Preservation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commission</td>
<td>Councilmember Francisco Moya, District 21</td>
</tr>
<tr>
<td>Calendar No.</td>
<td>ULURP No.</td>
<td>Project name and Description</td>
<td>Location</td>
</tr>
<tr>
<td>-------------</td>
<td>----------------</td>
<td>-------------------------------------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>9</td>
<td>N 230314 RCR</td>
<td><strong>176 Chelsea Street</strong> Certification for the subdivision of one zoning lot into two zoning lots</td>
<td>Community District 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Tottenville, Staten Island</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Councilmember Joseph C. Borelli, District 51</td>
</tr>
</tbody>
</table>
III. **Public Hearings** today on:

### Manhattan

<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project Name and Description</th>
<th>Location</th>
</tr>
</thead>
</table>
| 10           | N 240002 PXM  | **40 Worth Street – DDC Office Space Lease Renewal**  
Proposal for the acquisition of office space for the Department of Design and Construction  | Community District 1  
Tribeca, Manhattan  
Councilmember Christopher Marte, District 1 |

### Brooklyn

<table>
<thead>
<tr>
<th>Calendar No.</th>
<th>ULURP No.</th>
<th>Project Name and Description</th>
<th>Location</th>
</tr>
</thead>
</table>
| 11           | C 230010 ZMK  | **534 Coney Island Avenue**  
Proposal to allow the development of an 11-story mixed-use building containing ~43 residential units and ground floor commercial space  | Community District 12  
Kensington, Brooklyn  
Councilmember Rita Joseph, District 40 |
| 12           | N 230011 ZRK  |                                                                                               |                                 |
Meeting rules

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall be laid over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
About the Commission

The City Planning Commission meets regularly to hold hearings and vote on proposals concerning how land is used in New York City. Read about the Commission's responsibilities and its history here.

Members of the Commission

- Daniel R Garodnick, Esq., Chair
- Kenneth J. Knuckles, Esq., Vice Chair
- Gail Benjamin
- Leila Bozorg
- Alfred C. Cerullo, III
- Anthony Crowell, Esq.
- Joseph Douek
- David Gold, Esq.
- Leah Goodridge, Esq.
- Rasmia Kirmani-Frye
- Orlando Marín
- Juan Camilo Osorio
- Raj Rampershad
Commission Meetings Calendar 2023

CITY PLANNING COMMISSION 2023 SCHEDULE OF MEETINGS

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM
Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM