

# CITY PLANNING COMMISSION DISPOSITION SHEET

Remote/In-Person Public Meeting:  
 Wednesday, November 30, 2022  
 10:00 AM NYC City Planning Commission Hearing Room  
 120 Broadway, New York, NY 10271  
 and via the NYC Engage Portal

Sara Avila, Calendar Officer  
 120 Broadway, 30<sup>th</sup> Floor  
 New York, New York 10271  
 (212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 230060 PQX	12	Pratt Ave Retaining Wall and Roadway Reconstruction	Scheduled to be Heard on 12/14/2022
2	C 210090 ZMK	12	1880-1888 Coney Island Avenue Rezoning	" "
3	N 210091 ZRK	12	" "	" "
4	N 230084 PXM	1	ACS HQ 110 William Street	Favorable Report Adopted
5	C 210389 ZMQ	2	58-02 Northern Blvd Rezoning	" "
6	N 210390 ZRQ	2	" "	" "
7	C 220250 ZMQ	4	97-27 57th Avenue Commercial Overlay	" "
8	N 230031 ZAR	2	76 Cromwell Circle	Authorization Adopted
9	N 220431 ZAR	2	934 Todt Hill Road	" "
10	N 220410 RAR	3	1 Nassau Place	" "
11	N 220411 RAR	3	" "	" "
12	N 220412 RAR	3	" "	" "
13	N 230053 RCR	3	129 Joline Avenue	Certification Adopted
14	N 220238 RCR	3	5961 Amboy Road, 22 & 26 Scudder Avenue	" "
15	N 220466 RCR	3	Ionia Avenue	" "
16	C 220274 ZMQ	6	Reform Temple of Forest Hills Rezoning	Hearing Closed
17	N 220275 ZRQ	6	" "	" "

COMMISSION ATTENDANCE:	Present (P) Present - Remote (PR) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		4	5	6	7	8	9	10	11	12	13	14	15		
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Gail Benjamin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Leila Bozorg	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anthony Crowell, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
David Gold	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Leah Goodridge	A														
Rasmia Kirmani-Frye	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Juan Camilo Osorio	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raj Rampershad, Commissioners	P	Y	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 11:45 AM



# 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. 21

# November 30, 2022

## 10:00 am

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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.



**Eric Adams, Mayor, City of New York**

Daniel R. Garodnick, City Planning Commission Chair  
Calendar prepared by Sara Avila, Calendar Officer

# 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](https://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/NYCPlanningStream](https://bit.ly/NYCPlanningStream)

## 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](mailto: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 November 9, 2022
- II. Scheduling projects for the public meeting of December 14, 2022:


			
Calendar No.	ULURP No.	Project Name and Description	Location
1	<a href="#">C 230060 PQX</a>	<p><b><u>Pratt Avenue Retaining Wall and Roadway Reconstruction</u></b></p> <p>Proposal to facilitate the construction of a retaining wall</p>	<p><b>Community District 12</b> Baychester, The Bronx</p> <p><b>Councilmember Kevin C. Riley,</b> District 12</p>


Brooklyn



Calendar No.	ULURP No.	Project Name and Description	Location
2	<a href="#">C 210090 ZMK</a>	<b><a href="#">1880-1888 Coney Island Avenue Rezoning</a></b>	<b>Community District 12</b> Midwood, Brooklyn  <b>Councilmember Kalman Yeger,</b> District 44
3	<a href="#">N 210091 ZRK</a>	Proposal to allow a two-building mixed-use development with ~231 residential units (~60 affordable units) with ground floor commercial space	

### III. Commission votes today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
4	<a href="#">N 230084 PXM</a>	<p><b><a href="#">ACS HQ 110 William Street</a></b>                      Proposal for the acquisition of new office space for the Administration for Children’s Services</p>	<p><b>Community District 1</b>                      Lower Manhattan, Manhattan</p> <p><b>Councilmember Christopher Marte,</b>                      District 1</p>

			
Calendar No.	ULURP No.	Project Name and Description	Location
5	<a href="#">C 210389 ZMQ</a>	<p><b><a href="#">58-02 Northern Blvd Rezoning</a></b>                      Proposal to allow the development of a new two-story automobile sales showroom with accessory office space</p>	<p><b>Community District 2</b>                      Woodside, Queens</p> <p><b>Councilmember Julie Won,</b>                      District 26</p>
6	<a href="#">N 210390 ZRQ</a>		




7	<a href="#">C 220250 ZMQ</a>	<p><b><a href="#">97-27 57<sup>th</sup> Avenue Commercial Overlay</a></b></p> <p>Proposal to enable the development of a new six-story mixed-use building with ~82 dwelling units and an expansion of an existing supermarket</p>	<p><b>Community District 4</b> Corona, Queens</p> <p><b>Councilmember Francisco Moya,</b> District 21</p>
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Calendar No.	ULURP No.	Project name and Description	Location
8	<a href="#">N 230031 ZAR</a>	<p><b><a href="#">76 Cromwell Circle</a></b></p> <p>Authorization to allow a single-family home and an in-ground swimming pool</p>	<p><b>Community District 2</b> Todt Hill, Staten Island</p> <p><b>Councilmember David Carr,</b> District 50</p>
9	<a href="#">N 220431 ZAR</a>	<p><b><a href="#">934 Todt Hill Road</a></b></p> <p>Authorization to facilitate a new in-ground swimming pool</p>	<p><b>Community District 2</b> Todt Hill, Staten Island</p> <p><b>Councilmember David Carr,</b> District 50</p>

10	<a href="#">N 220410 RAR</a>	<p><b><u>1 Nassau Place</u></b></p> <p>Authorizations to enable the development of a one-story warehouse</p>	<p><b>Community District 3</b> Richmond Valley, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>
11	<a href="#">N 220411 RAR</a>		
12	<a href="#">N 220412 RAR</a>		
13	<a href="#">N 230053 RCR</a>	<p><b><u>129 Joline Avenue</u></b></p> <p>Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b> Tottenville, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>
14	<a href="#">N 220238 RCR</a>	<p><b><u>5961 Amboy Road, 22 &amp; 26 Scudder Avenue</u></b></p> <p>Certification for the subdivision of one zoning lot into four zoning lots</p>	<p><b>Community District 3</b> Prince's Bay, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>
15	<a href="#">N 220466 RCR</a>	<p><b><u>Ionia Avenue</u></b></p> <p>Certification for the subdivision of one zoning lot into two zoning lots</p>	<p><b>Community District 3</b> Woodrow, Staten Island</p> <p><b>Councilmember Joseph C. Borelli,</b> District 51</p>

#### IV. Public Hearings today on:

Queens 			
Calendar No.	ULURP No.	Project Name and Description	Location
16	<a href="#">C 220274 ZMQ</a>	<b><a href="#">Reform Temple of Forest Hills Rezoning</a></b> Proposal to facilitate a new 10-story development containing ~153 residential units and community facility use, including classrooms and religious institutional space	<b>Community District 6</b> Forest Hills, Queens  <b>Councilmember Lynn Schulman,</b> District 29
17	<a href="#">N 220275 ZRQ</a>		

Manhattan 			
Calendar No.	ULURP No.	Project Name and Description	Location
18	<a href="#">C 200012 ZSM</a>	<b><a href="#">213-217 West 28<sup>th</sup> Street Parking Special Permits</a></b> Proposal to allow an automated accessory residential parking garage	<b>Community District 5</b> Chelsea, Manhattan  <b>Councilmember Erik Bottcher,</b> District 3
19	<a href="#">C 200013 ZSM</a>		

# 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](#)
- [Rasmia Kirmani-Frye](#)
- [Orlando Marín](#)
- [Juan Camilo Osorio](#)
- [Raj Rampershad](#)

# Commission Meetings Calendar 2022

## CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT		SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1 NEW YEAR'S DAY							1	2
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8								
	9	10	11	12	13	14	15		3 INDEPENDENCE DAY	4	5	6	7	8	9
	16	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22		10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	23	24	25	26	27	28	29		17	18	19	20	21	22	23
30								24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30	
FEBRUARY			1 CHINESE NEW YEAR	2 CPC PUBLIC MEETING	3	4	5		31	1	2	3	4	5	6
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY		7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19		14	15	16	17	18	19	20
	20	21 PRESIDENT'S DAY	22	23	24	25	26		21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	27	28 REVIEW SESSION							28	29	30	31			
MARCH			1 CPC PUBLIC MEETING (RESCHEDULED)	2	3	4	5						1	2	3
	6	7	8	9	10	11	12		4	5 LABOR DAY	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17 SEPAIROCK'S DAY	18	19		11	12	13	14	15	16	17
	20	21	22	23	24	25	26		18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31				25	26 ROSH HASHANAH	27	28	29	30	
APRIL						1	2								1
	3 RAMADAN	4	5	6	7	8	9								
	10 PALM SUNDAY	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER								
	17	18	19	20	21	22	23		2	3	4	5 YOM KIPPUR	6	7	8
	24	25 EASTER	26	27 CPC PUBLIC MEETING	28	29	30		9	10 COLUMBUS DAY	11 REVIEW SESSION	12 CPC PUBLIC MEETING	13	14	15
MAY									16	17	18	19	20	21	22
	1	2	3 EID - AL-FITR	4	5	6	7		23	24 DRIVING TEST	25	26 CPC PUBLIC MEETING	27	28	29
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14		30	31	1	2	3	4	5
	15	16	17	18	19	20	21		6	7 REVIEW SESSION	8 ELECTION DAY	9 CPC PUBLIC MEETING	10	11 VETERANS' DAY	12
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28		13	14	15	16	17	18	19
JUNE				1	2	3	4		20	21	22	23	24	25	26
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11		27	28 REVIEW SESSION	29 CPC PUBLIC MEETING	30			
	12	13	14	15	16	17	18								
	19	20 JUNETENITH OBSERVED	21	22	23	24	25								
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30										
DECEMBER													1	2	3
	4	5	6	7	8	9	10								
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17								
	18	19	20	21	22	23	24								
	25	26 KWANZAA	27	28	29	30	31								

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



# Commission Meetings Calendar 2023

## CITY PLANNING COMMISSION 2023 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							
	1 <small>New Year's Day</small>	2 <small>Review Session</small>	3 <small>Review Session</small>	4 <small>CPC Public Meeting</small>	5	6	7
	8	9	10	11	12	13	14
	15	16 <small>Martin Luther King Jr. Day</small>	17 <small>Review Session</small>	18 <small>CPC Public Meeting</small>	19	20	21
	22 <small>Super Bowl LVI</small>	23	24	25	26	27	28
29	30 <small>Dr. Martin Luther King Jr. Day</small>	31					
FEBRUARY				1 <small>CPC Public Meeting</small>	2	3	4
	5	6	7	8	9	10	11
	12 <small>Lincoln's Birthday</small>	13 <small>Review Session</small>	14	15 <small>CPC Public Meeting</small>	16	17	18
	19	20 <small>Washington's Birthday</small>	21	22	23	24	25
	26	27 <small>Review Session</small>	28				
MARCH				1 <small>CPC Public Meeting</small>	2	3	4
	5	6	7	8	9	10	11
	12	13 <small>Review Session</small>	14	15 <small>CPC Public Meeting</small>	16	17	18
	19	20	21	22 <small>St. Patrick's Day</small>	23	24	25
	26	27 <small>Review Session</small>	28	29 <small>CPC Public Meeting</small>	30	31	
APRIL							1
	2	3	4	5	6	7 <small>Good Friday</small>	8
	9	10 <small>Review Session</small>	11	12 <small>CPC Public Meeting</small>	13	14	15
	16	17	18	19	20	21	22 <small>St. Patrick's Day</small>
	23	24 <small>Review Session</small>	25	26 <small>CPC Public Meeting</small>	27	28	29
30							
MAY		1	2	3	4	5	6
	7	8 <small>Review Session</small>	9	10 <small>CPC Public Meeting</small>	11	12	13
	14	15	16	17	18	19	20
	21	22 <small>Review Session</small>	23	24 <small>CPC Public Meeting</small>	25	26	27
	28	29 <small>Memorial Day</small>	30	31			
JUNE					1	2	3
	4	5 <small>Review Session</small>	6	7 <small>CPC Public Meeting</small>	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26 <small>Review Session</small>	27	28 <small>CPC Public Meeting</small>	29	30	
JULY							1
	2	3	4	5	6	7	8
	9	10 <small>Review Session</small>	11	12 <small>CPC Public Meeting</small>	13	14	15
	16	17	18	19	20	21	22
	23	24 <small>Independence Day</small>	25	26 <small>CPC Public Meeting</small>	27	28	29
30	31						
AUGUST				1	2	3	4
	6	7 <small>Review Session</small>	8	9 <small>CPC Public Meeting</small>	10	11	12
	13	14	15	16	17	18	19
	20	21 <small>Review Session</small>	22	23 <small>CPC Public Meeting</small>	24	25	26
	27	28	29	30	31		
SEPTEMBER						1	2
	3	4	5	6	7	8	9
	10	11 <small>Review Session</small>	12	13 <small>CPC Public Meeting</small>	14	15 <small>Rosh Hashanah</small>	16
	17	18	19	20	21	22	23
	24	25 <small>Yom Kippur</small>	26	27	28	29	30
OCTOBER	1	2 <small>Review Session</small>	3	4 <small>CPC Public Meeting</small>	5	6	7
	8	9 <small>Columbus Day</small>	10	11	12	13	14
	15	16 <small>Review Session</small>	17	18 <small>CPC Public Meeting</small>	19	20	21
	22	23	24	25	26	27	28
	29	30 <small>Review Session</small>	31				
NOVEMBER				1 <small>CPC Public Meeting</small>	2	3	4
	5	6	7	8	9	10	11
	12	13 <small>Review Session</small>	14	15 <small>CPC Public Meeting</small>	16	17	18
	19	20	21	22	23	24	25
	26	27 <small>Review Session</small>	28	29 <small>CPC Public Meeting</small>	30		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 <small>Review Session</small>	12	13 <small>CPC Public Meeting</small>	14 <small>Hanukkah</small>	15	16
	17	18	19	20	21	22	23
	24	25 <small>Christmas</small>	26 <small>Suzanna</small>	27	28	29	30
31							

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