

# CITY PLANNING COMMISSION DISPOSITION SHEET

**Remote/In-Person Public Meeting:**  
**Wednesday, February 1, 2023**  
**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 220283 ZMX	11	2560 Boston Road Rezoning	Scheduled to be Heard on 2/15/2023
2	N 220284 ZRX	11	" "	" "
3	C 220470 ZMK	12	Paperific Rezoning	" "
4	N 220471 ZRK	12	" "	" "
5	C 220472 ZSK	12	" "	" "
6	C 200232 ZMQ	14	25-46 Far Rockaway Boulevard Rezoning	" "
7	N 220330 ZRQ	14	" "	" "
8	C 230006 ZMQ	13	245-06 South Conduit Avenue Commercial Overlay	" "
9	C 210317 ZMQ	2	23-10 Queens Plaza South	" "
10	N 210318 ZRQ	2	" "	" "
11	C 210319 ZSQ	2	" "	" "
12	C 220306 ZMX	6	521 East Tremont Avenue Rezoning	Favorable Report Adopted
13	N 220307 ZRX	6	" "	" "
14	N 230166 HIX	1	The Samuel Gompers Industrial High School	Forward to City Council
15	N 230167 HIM	2	Julius' Bar Building	" "
16	N 230061 ZAR	2	75 Hilltop Terrace	Authorization Approved
17	N 230062 ZAR	2	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
		Present (P)	In Favor - Y Oppose - N Abstain - AB Recuse - R												
		Present - Remote (PR)													
		Absent (A)													
Calendar Numbers:		12	13	14	15	16	17								
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Gail Benjamin	P	Y	Y	Y	Y	Y	Y								
Leila Bozorg	P	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y								
Anthony Crowell, Esq.	PR	Y	Y	Y	Y	Y	Y								
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y								
David Gold	P	Y	Y	Y	Y	Y	Y								
Leah Goodridge	P	Y	Y	Y	Y	Y	Y								
Rasmia Kirmani-Frye	P	Y	Y	Y	Y	Y	Y								
Orlando Marin	PR	Y	Y	Y	Y	Y	Y								
Juan Camilo Osorio	P	Y	Y	Y	Y	Y	Y								
Raj Rampershad, Commissioners	PR	Y	Y	Y	Y	Y	Y								



# 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. 3

# February 1, 2023

# 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 January 18, 2023
- II. Scheduling projects for the public meeting of February 15, 2023:

			
Calendar No.	ULURP No.	Project Name and Description	Location
1	<a href="#">C 220283 ZMX</a>	<b>2560 Boston Road Rezoning</b> Proposal to facilitate a 10-story mixed-use development containing ~333 income-restricted residential units, a grocery store and community facility space	<b>Community District 11</b> Allerton, The Bronx  <b>Councilmember Marjorie Velázquez,</b> District 13
2	<a href="#">N 220284 ZRX</a>		

## Brooklyn



Calendar No.	ULURP No.	Project Name and Description	Location
3	<a href="#">C 220470 ZMK</a>	<p><b><u>Paperific Rezoning</u></b></p> <p>Proposal to facilitate the development of a new five-story commercial building with a supermarket and office space</p>	<p><b>Community District 12</b> Borough Park, Brooklyn</p> <p><b>Councilmember Shahana Hanif,</b> District 39</p>
4	<a href="#">N 220471 ZRK</a>		
5	<a href="#">C 220472 ZSK</a>		

## Queens



Calendar No.	ULURP No.	Project Name and Description	Location
6	<a href="#">C 200232 ZMQ</a>	<p><b><u>25-46 Far Rockaway Boulevard Rezoning</u></b></p> <p>Proposal to enable a new five-story development containing ~40 residential units</p>	<p><b>Community District 14</b> Far Rockaway, Queens</p> <p><b>Councilmember Selvena N. Brooks-Powers,</b> District 31</p>
7	<a href="#">N 220330 ZRQ</a>		

# Queens



Calendar No.	ULURP No.	Project Name and Description	Location
8	<a href="#">C 230006 ZMQ</a>	<b><u>245-06 South Conduit Avenue Commercial Overlay</u></b> Proposal to legalize an existing tire shop	<b>Community District 13</b> Rosedale, Queens  <b>Councilmember Selvena N. Brooks-Powers,</b> District 31
9	<a href="#">C 210317 ZMQ</a>	<b><u>23-10 Queens Plaza South</u></b> Proposal to facilitate the enlargement of an existing four-story commercial building with 22 additional stories containing retail, community meeting space, and offices	<b>Community District 2</b> Long Island City, Queens  <b>Councilmember Julie Won,</b> District 26
10	<a href="#">N 210318 ZRQ</a>		
11	<a href="#">C 210319 ZSQ</a>		

### III. Commission votes today on:



Calendar No.	ULURP No.	Project Name and Description	Location
12	<a href="#">C 220306 ZMX</a>	<b><u>521 East Tremont Avenue</u></b>	<b>Community District 6</b> Tremont, The Bronx  <b>Councilmember Oswald Feliz,</b> District 15
13	<a href="#">N 220307 ZRX</a>	Proposal to enable a 14-story mixed use development containing ~205 income restricted residential units, commercial space, and community facility uses	
14	<a href="#">N 230166 HIX</a>	<b><u>The Samuel Gompers Industrial High School</u></b> Report regarding a landmark building designated by the Landmarks Preservation Commission	<b>Community District 1</b> St. Mary's Park, The Bronx  <b>Councilmember Diana Ayala,</b> District 8

## Manhattan



Calendar No.	ULURP No.	Project Name and Description	Location
15	<a href="#">N 230167 HIM</a>	<p><b><a href="#">Julius' Bar Building</a></b>                      Report regarding a landmark building designated by the Landmarks Preservation Commission</p>	<p><b>Community District 2</b>                      Greenwich Village, Manhattan</p> <p><b>Councilmember Erik Bottcher,</b>                      District 3</p>

## Staten Island



Calendar No.	ULURP No.	Project name and Description	Location
16	<a href="#">N 230061 ZAR</a>	<p><b><a href="#">75 Hilltop Terrace</a></b>                      Authorizations to allow a swimming pool and patio</p>	<p><b>Community District 2</b>                      Todt Hill, Staten Island</p> <p><b>Councilmember David Carr,</b>                      District 50</p>
17	<a href="#">N 230062 ZAR</a>		

#### IV. Public Hearings today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
18	<a href="#">N 230177 HKK</a>	<p><b><u>Melrose Parkside Historic District</u></b></p> <p>Report regarding a historic district designation by the Landmarks Preservation Commission</p>	<p><b>Community District 9</b> Prospect Lefferts Gardens, Brooklyn</p> <p><b>Councilmember Rita Joseph,</b> District 40</p>
19	<a href="#">C 210170 ZMK</a>	<p><b><u>58 Nixon Court Rezoning</u></b></p> <p>Proposal to enable a new nine-story development containing ~21 residential units and ground-floor retail space</p>	<p><b>Community District 13</b> Gravesend, Brooklyn</p> <p><b>Councilmember Ari Kagan,</b> District 47</p>
20	<a href="#">N 210171 ZRK</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 2023

## CITY PLANNING COMMISSION 2023 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1
	1 <small>New Year's Day</small>	2 <small>New Year's Day Observed</small>	3 <b>REVIEW SESSION</b>	4 <b>CPC PUBLIC MEETING</b>	5	6	7
	8	9	10	11	12	13	14
	15	16 <small>Martin Luther King Jr. Day</small>	17 <b>REVIEW SESSION</b>	18 <b>CPC PUBLIC MEETING</b>	19	20	21
	22 <small>Super Bowl</small>	23	24	25	26	27	28
	29	30 <small>Public Holiday</small>	31				
				1 <b>CPC PUBLIC MEETING</b>	2	3	4
FEBRUARY							
		5	6	7	8	9	10
	12 <small>Lincoln's Birthday</small>	13 <b>REVIEW SESSION</b>	14	15 <b>CPC PUBLIC MEETING</b>	16	17	18
	19 <small>Presidents' Day</small>	20	21	22 <small>Washington's Birthday</small>	23	24	25
	26	27 <b>REVIEW SESSION</b>	28				
MARCH				1 <b>CPC PUBLIC MEETING</b>	2	3	4
	5	6	7	8	9	10	11
	12	13 <b>REVIEW SESSION</b>	14	15 <b>CPC PUBLIC MEETING</b>	16	17	18
	19	20	21	22 <small>Ramadan</small>	23	24	25
	26	27 <b>REVIEW SESSION</b>	28	29 <b>CPC PUBLIC MEETING</b>	30	31	
APRIL							1
	2	3	4	5	6	7 <small>Good Friday</small>	8
	9 <small>Easter</small>	10 <b>REVIEW SESSION</b>	11	12 <b>CPC PUBLIC MEETING</b>	13 <small>Passover</small>	14	15
	16	17	18	19	20	21	22 <small>St. Patrick's Day</small>
	23	24 <b>REVIEW SESSION</b>	25	26 <b>CPC PUBLIC MEETING</b>	27	28	29
30							
MAY		1	2	3	4	5	6
	7	8 <b>REVIEW SESSION</b>	9	10 <b>CPC PUBLIC MEETING</b>	11	12	13
	14	15	16	17	18	19	20
	21	22 <b>REVIEW SESSION</b>	23	24 <b>CPC PUBLIC MEETING</b>	25	26	27
	28	29 <small>Memorial Day</small>	30	31			
JUNE					1	2	3
	4	5 <b>REVIEW SESSION</b>	6	7 <b>CPC PUBLIC MEETING</b>	8	9	10
	11	12	13	14	15	16	17
	18	19 <small>JUNETENIH</small>	20	21	22	23	24
	25	26 <b>REVIEW SESSION</b>	27	28 <b>CPC PUBLIC MEETING</b>	29	30	
JULY							1
	2	3	4	5	6	7	8
	9	10 <b>REVIEW SESSION</b>	11 <small>Independence Day</small>	12 <b>CPC PUBLIC MEETING</b>	13	14	15
	16	17	18	19	20	21	22
	23	24 <small>Super Bowl</small>	25	26 <b>CPC PUBLIC MEETING</b>	27	28	29
	30	31					
			1	2	3	4	5
AUGUST							
	6	7 <b>REVIEW SESSION</b>	8	9 <b>CPC PUBLIC MEETING</b>	10	11	12
	13	14	15	16	17	18	19
	20	21 <b>REVIEW SESSION</b>	22	23 <b>CPC PUBLIC MEETING</b>	24	25	26
	27	28	29	30	31		
SEPTEMBER						1	2
	3	4 <small>Labor Day</small>	5	6	7	8	9
	10	11 <b>REVIEW SESSION</b>	12	13 <b>CPC PUBLIC MEETING</b>	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 <b>REVIEW SESSION</b>	3	4 <b>CPC PUBLIC MEETING</b>	5	6	7
	8	9 <small>Columbus Day</small>	10	11	12	13	14
	15	16 <b>REVIEW SESSION</b>	17	18 <b>CPC PUBLIC MEETING</b>	19	20	21
	22	23	24	25	26	27	28
	29	30 <b>REVIEW SESSION</b>	31 <small>Halloween</small>				
NOVEMBER				1 <b>CPC PUBLIC MEETING</b>	2	3	4
	5	6	7	8	9	10	11
	12	13 <b>REVIEW SESSION</b>	14	15 <b>CPC PUBLIC MEETING</b>	16	17	18
	19	20	21	22	23	24	25
	26	27 <b>REVIEW SESSION</b>	28	29 <b>CPC PUBLIC MEETING</b>	30		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 <b>REVIEW SESSION</b>	12	13 <b>CPC PUBLIC MEETING</b>	14 <small>Hanukkah</small>	15	16
	17	18	19	20	21	22	23
	24 <small>Christmas</small>	25 <small>Kwanzaa</small>	26	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

