

COMMUNITY BOARDS TRAINING SERIES: LAND USE

Introduction to Department of City Planning, Zoning, & ULURP

October 28, 2025



INTRODUCTION



- Who are we and what does DCP do?
- What is the mission of DCP?
- What is zoning and why is it important?
- What is ULURP?

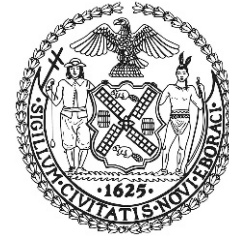
Who We Are

Department of City Planning



- Mayoral agency
- Prepares strategic plans and policies to promote the City's orderly growth and improvement
- Administers City's land use review process
- Approximately **300** planners and support staff who advise CPC on policy and planning issues

City Planning Commission



- Decision-making entity
- 13 appointed commissioners
- Appointed to review and vote on discretionary land use actions as part of the City's Uniform Land Use Review Procedure (ULURP)
- All meetings are in-person and livestreamed

Director/Chairperson

Department of City Planning: Function and Role



Internal Structure:

- Central Office
- Borough Planning Offices
(Manhattan, Brooklyn, Queens, Bronx, Staten Island)

Diverse skills and capacities, including:

- Urban Planning
- Architecture & Design
- Environmental Analysis
- Population and Demography
- Transportation Planning
- Resiliency and Waterfront planning
- Economic Analysis
- Community Engagement
- Capital Planning
- GIS and Geographic analysis

What is DCP's Mission?

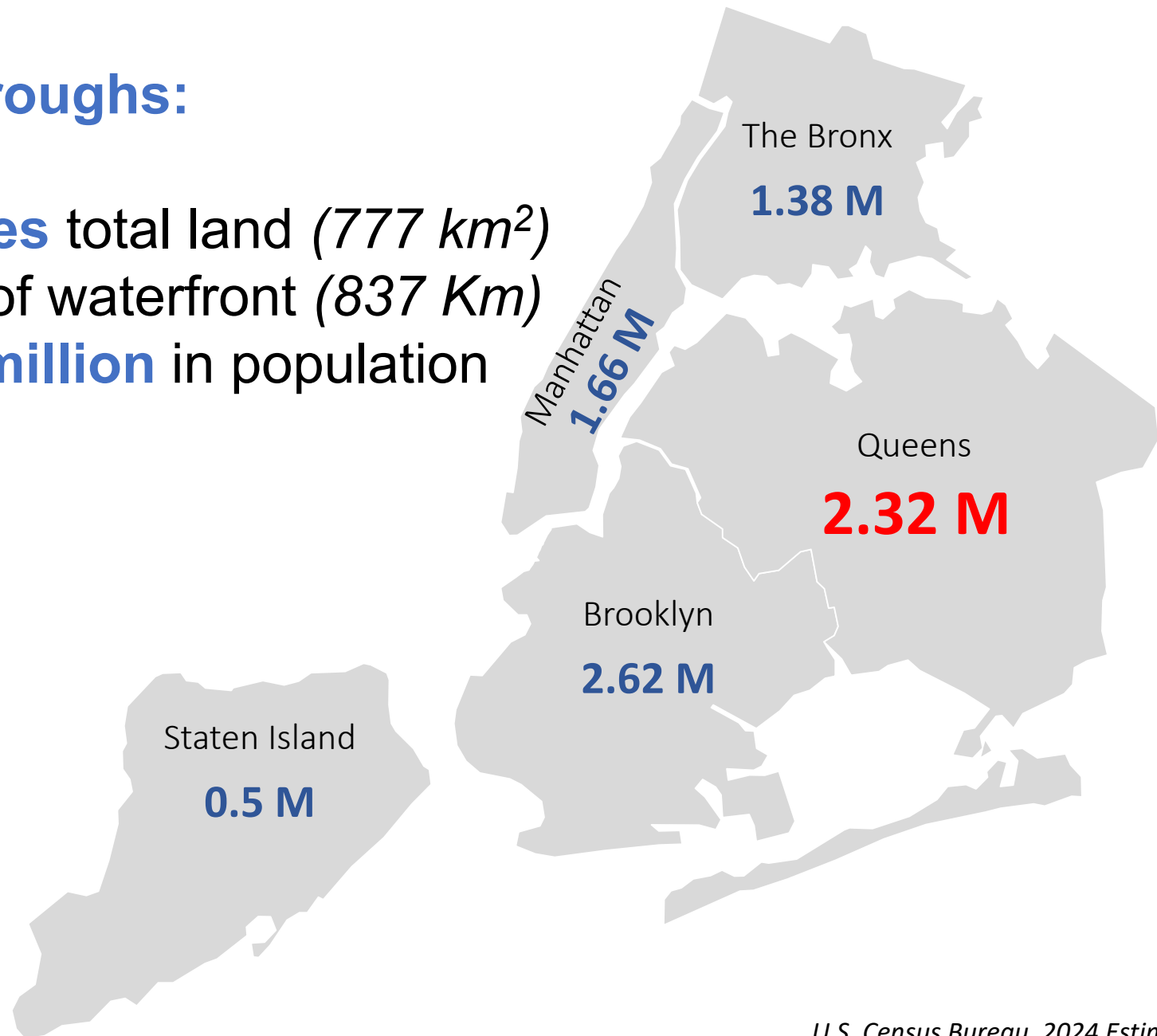


To plan for the future of New York City

Background: NYC Population

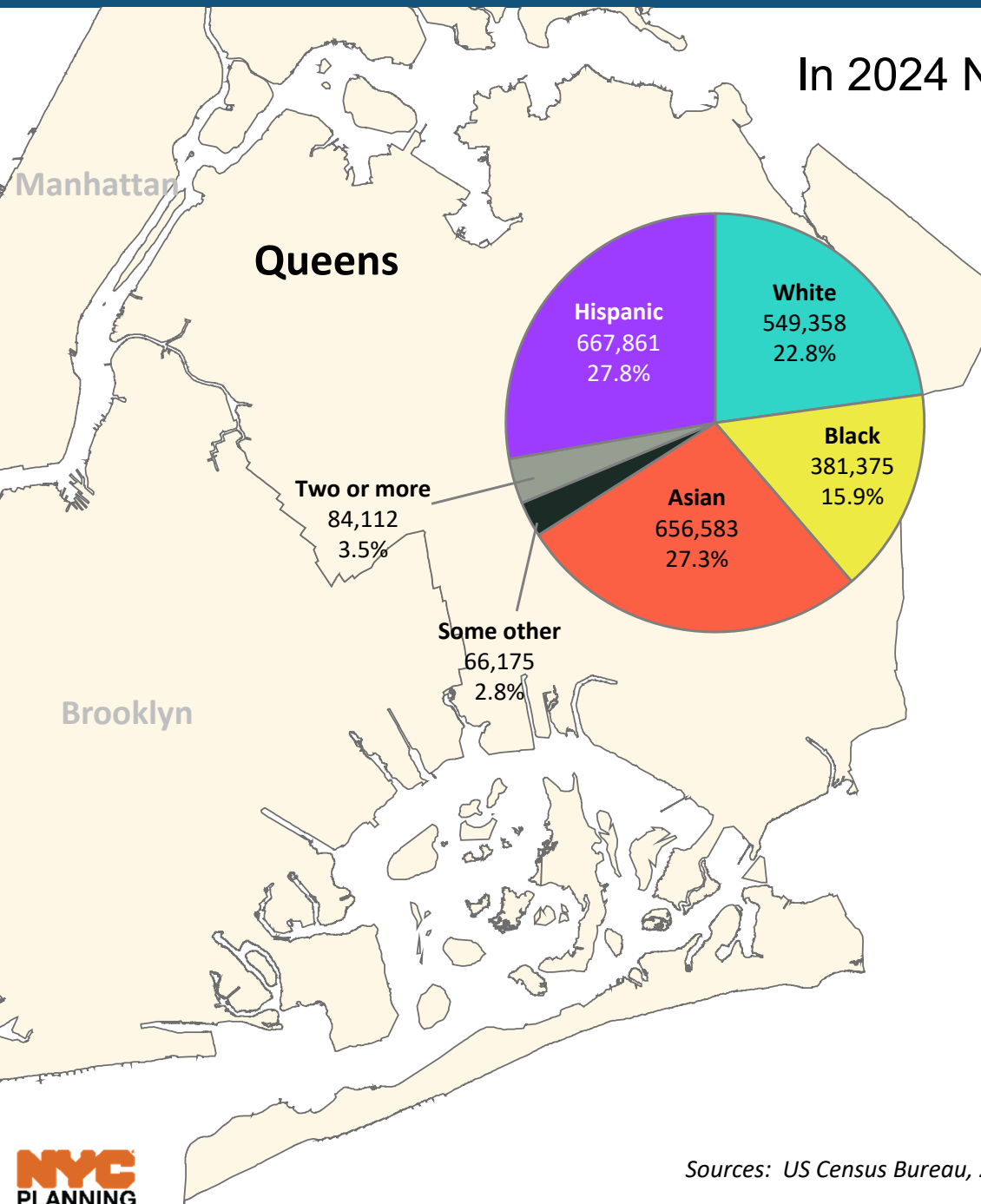
Across 5 Boroughs:

- **300 sq miles** total land (777 km^2)
- **520 miles** of waterfront (837 Km)
- Total **8.48 million** in population



U.S. Census Bureau, 2024 Estimates

Background: Planning In Queens



In 2024 NYC has a population of 8.48 million

Queens is big!

- Largest borough in area: **109 square miles**
- Most extensive shoreline: **155.1 miles**

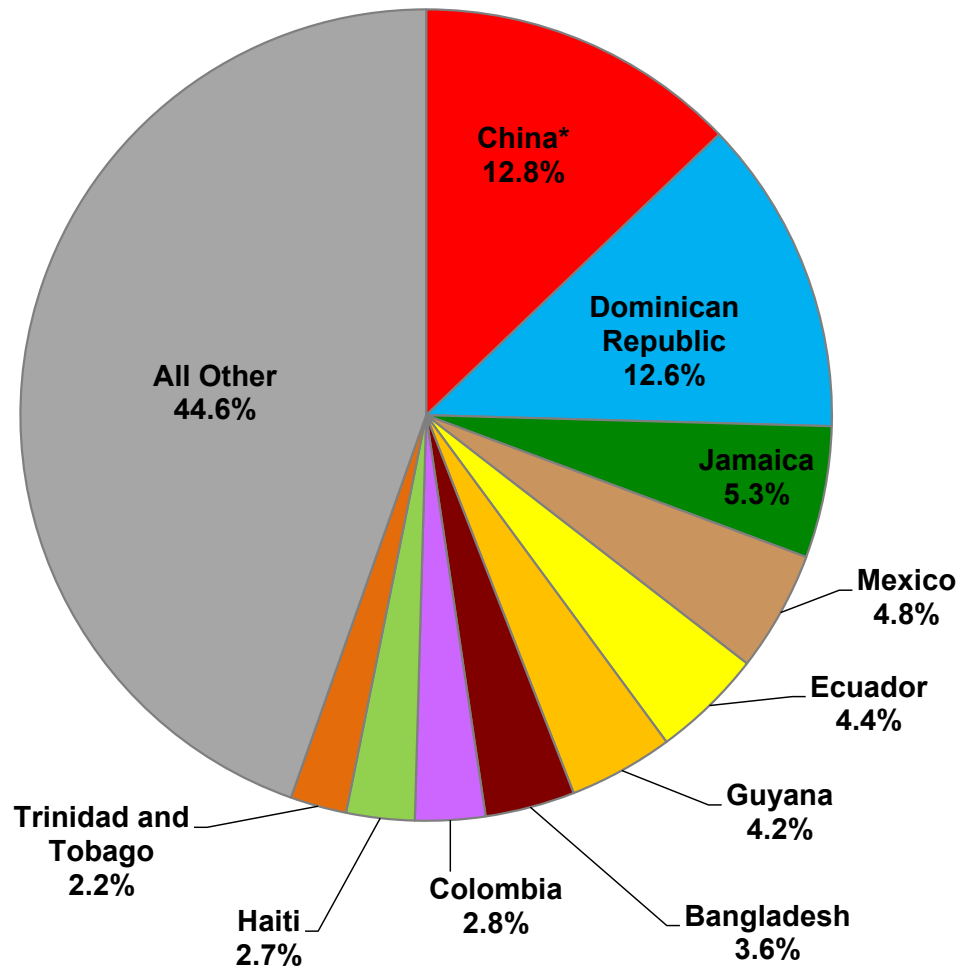
Queens is growing and diverse!

- **2.3 million residents** with close to half of its residents being foreign-born (48%)
- Queens is expected to gain more than **140,000 new residents** through year 2040
- The Borough leads the city and country in its demographic **diversity**

Sources: US Census Bureau, 2020 Census, 2024 Estimates, 2023 ACS, NYC Population Projections

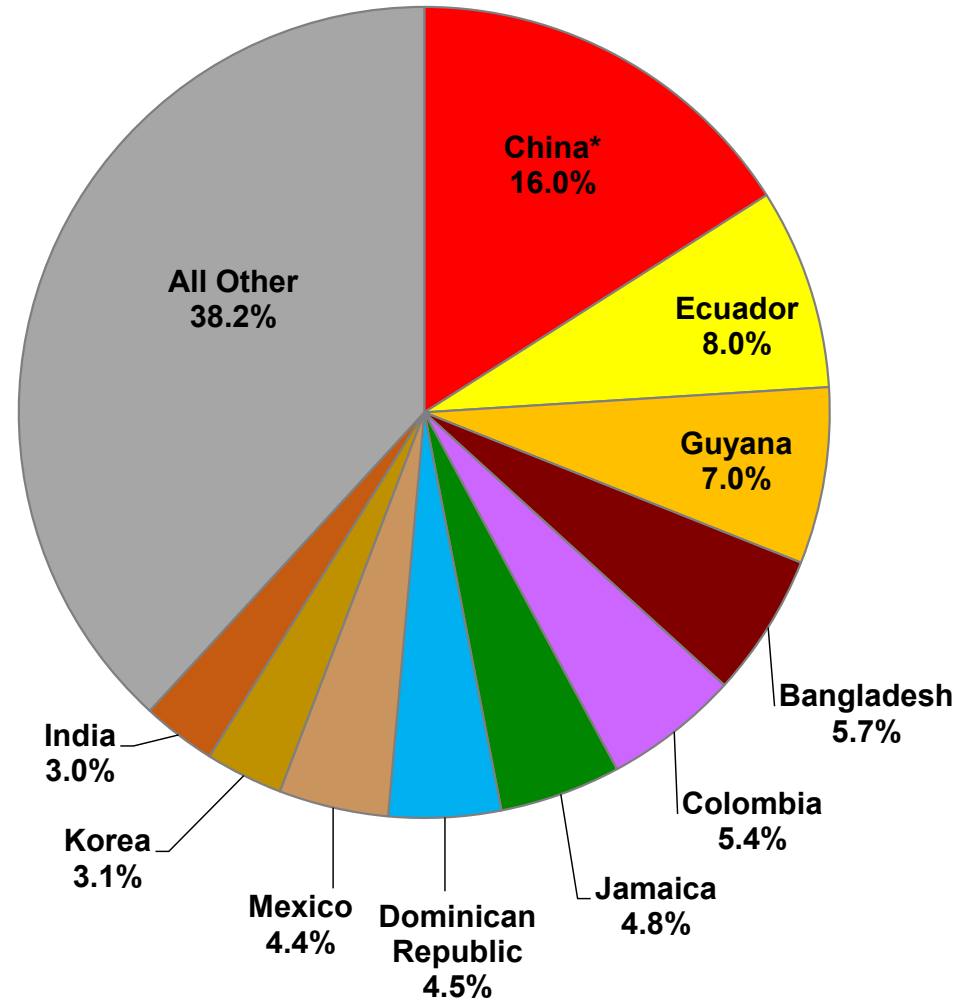
Top Ten Sources of the Foreign-Born Population

New York City



Total = 3,093,845

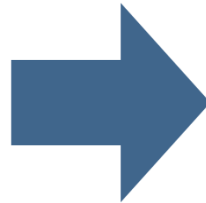
Queens



Total = 1,097,976

Zoning Overview

Goal is to control **built environment** for public good



Originally concerned only with:

- light and air
- separation of uses
- nuisances

Now, much more complex ...

- Ensure **harmonious relationship** between all the different users of a city
- Provide **predictability** for new development
- Provide framework for **appropriate growth**

What is zoning?

Zoning is designed to provide a **harmonious relationship** between all the different users of a city

What zoning does:

- Determine what is permitted to be built and establishes long-term patterns of development
- Influence the size and shape of buildings and the permitted uses

What zoning doesn't do:

- Generate development if local conditions are not favorable to development
- Require the demolition of or changes to an existing building
- Dictate construction techniques, architectural style, or particular design materials

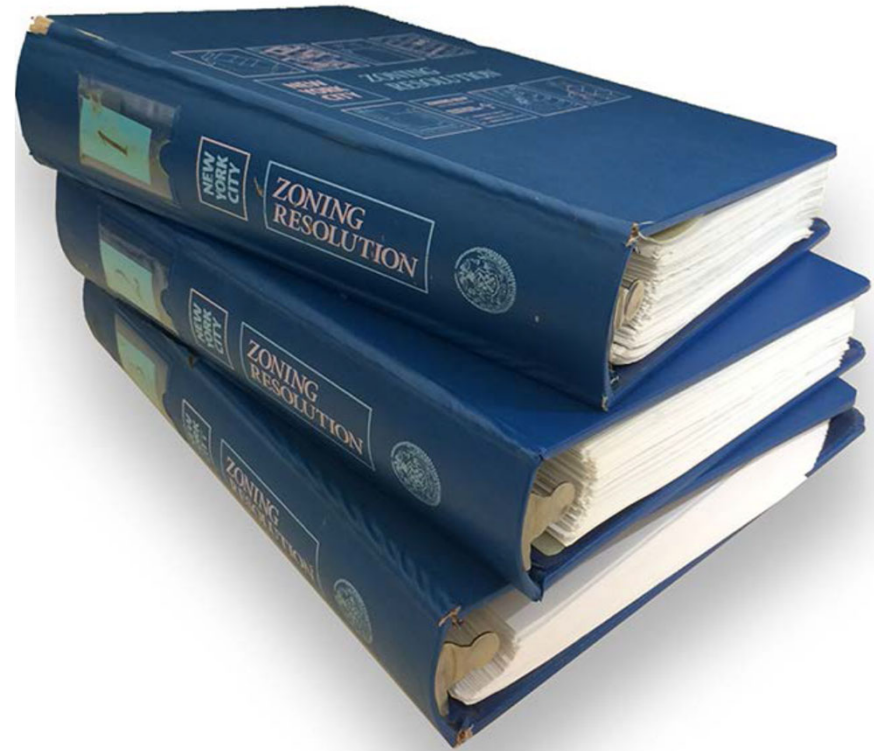


Zoning: As-of-Right Development



Development that happens in accordance with zoning and the building code is called **as-of-right**

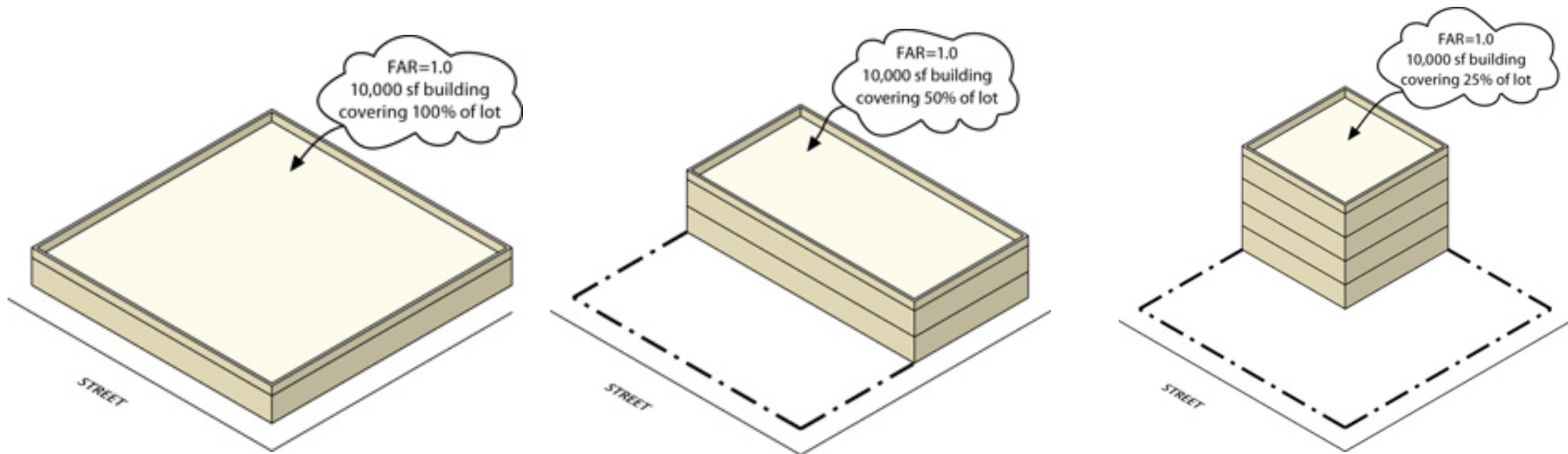
Nearly all developments in NYC is “as-of-right”



What does zoning regulate?

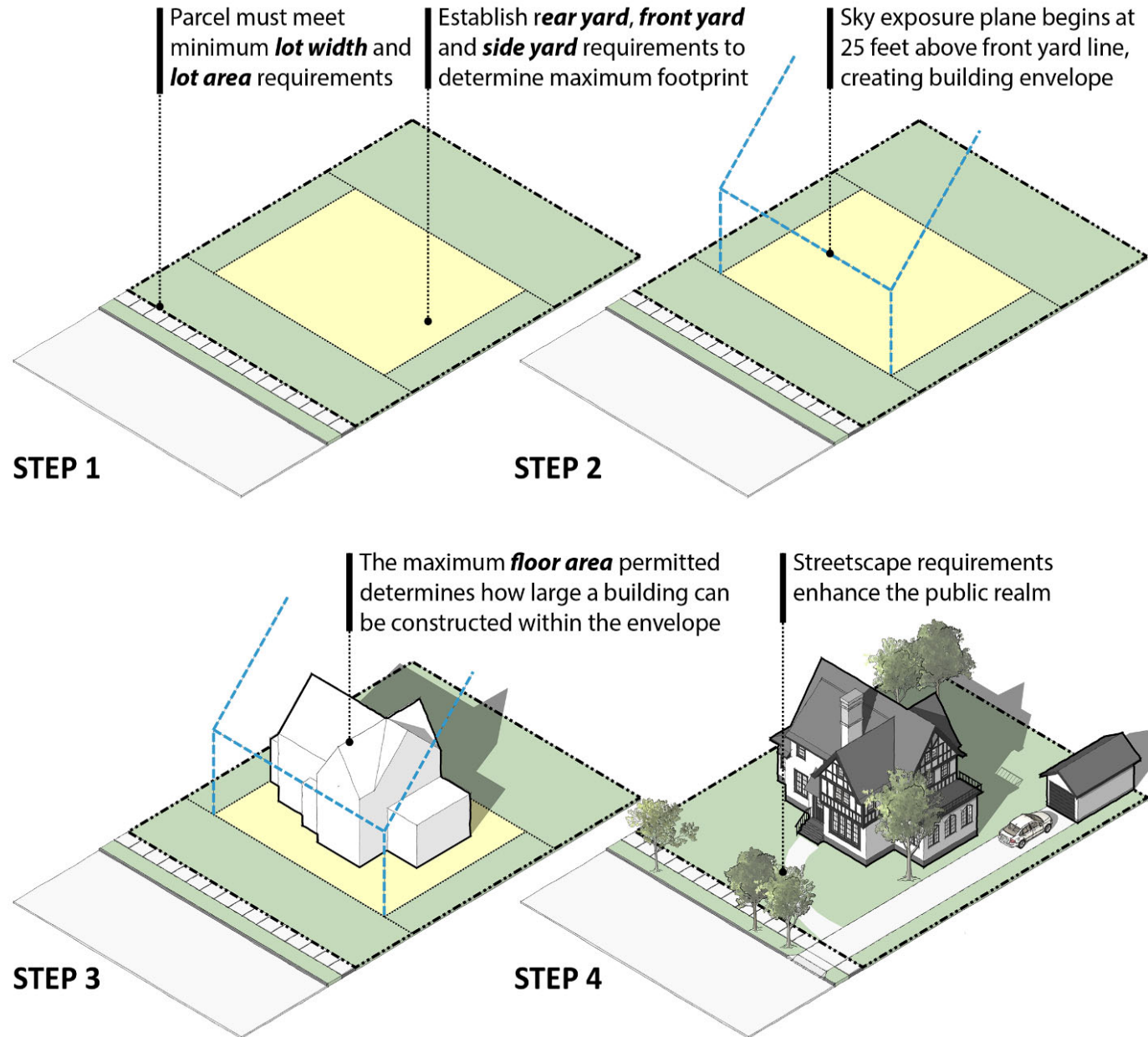
The Zoning Resolution states which **uses** can be conducted on a piece of property and places limits on how a building can be shaped, or its **bulk**

- **Bulk regulations** including Floor Area Ratio (FAR) and Height Factor Zoning
- Establishes **18 Use Groups**
- Extensive **parking and loading regulations**



Zoning Terms: Building Envelope

An envelope is the resulting space where one can place a building after applying all these rules



Zoning: Who does what?

The [City Charter](#) gives authority to:



Provides technical assistance and develops changes to zoning



Enacts zoning map and text changes



Interprets and enforces zoning regulations



Grants variances to zoning for hardship or unique sites

Uniform Land Use Review Procedure



ULURP

UNIFORM LAND USE REVIEW PROCEDURE

**PLANNING COMMISSION
REVIEWS APPLICATION &
CERTIFIES THAT IT IS COMPLETE
& READY FOR PUBLIC REVIEW**

CERTIFICATION

**COMMUNITY
BOARDS**

**BOROUGH
PRESIDENT**

**CITY PLANNING
COMMISSION**

CITY COUNCIL

PROPOSAL



FINAL VOTE

Uniform Land Use Review Procedure

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**COMMUNITY BOARDS
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)**

PROPOSAL



FINAL VOTE

Community Boards Role during ULURP



- Once an application and the results of the environmental review are certified, it is the first time the **Community Board** has the full application in their hands; however, DCP encourages applicant to have conversations with the board throughout the process.
- Community Boards differ, but typically, the **Land Use Committee** hosts a public meeting and the applicant presents their proposal.
- The **Full Board** may also host a public meeting and the Land Use Committee presents their recommendation.
- The Full Board reviews and votes on the **proposed recommendation**.



ULURP - Community Board Recommendations

Community Board Recommendations Inform Other Decision Makers:

- Borough President
- City Planning Commission
- City Council

Options

- Approve
- Approve with Conditions
- Disapprove with Conditions
- Disapprove
- Abstain



EXECUTIVE BOARD

Marie Tomiali
Chairperson
Edward Baber
First Vice Chairperson
Amy Hau
Second Vice Chairperson
Richard Khuzami
Third Vice Chairperson
Andy Aujla
Executive Secretary
Thomas Ryan
Sergeant-at-Arms

COMMITTEES & CHAIRPERSONS

Airport
RoseMarie Poveromo
Community & Economic Development
Rod Townsend
Consumer Affairs
Eric Mouchette
Education/Library/Youth Services
Andre Stith
Environmental Protection
Antonella Di Saverio
Health & Human Services
Judy Trilivas
Daniel Aliberti
Housing
Evie Hantzopoulos
Land Use & Zoning
Gerald Caliendo
Elizabeth Erion
Legal, Legislative,

City of New York Community Board #1, Queens

The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

January 28, 2021

Honorable Marisa Lago
Chair
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

RE: a) C 200282 ZMQ Rezone four tax lots on the south side of Newtown Avenue between 30th and 31st streets (Block 595, Lots 19, 26, 27) from C4-4A to C4-4D and
b) N 200283 ZRQ Amend Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area under the Mandatory Inclusionary Housing Program, Option 1 and Option 2.

Dear Chair Lago,

On January 19, 2021 Community Board 1 Queens (CB1Q) held a duly advertised virtual public hearing on the referenced applications. With a quorum present, the Board voted by roll call 19 in favor, 11 against and 3 not voting for cause, to recommend approval based upon the Land Use and Zoning Committee Report to Community Board 1. That report recommended approval of application C200282ZMQ to rezone property at 30-02 Newtown Avenue and application N200283ZRY to establish the project area as an MIH Area under Option 1 of the Mandatory Inclusionary Housing Program.

Project Description

The applications, submitted by MEDREP LLP, and certified by the City Planning Commission on December 14, 2020, will facilitate construction of

Donovan Richards
Borough President, Queens
Maricela Cano
Director, Community Boards
Marie Tomiali
Chairperson
Florence Koulouris
District Manager

BOARD MEMBERS (cont.)

Rose Anne Alafogiannis
George Alexiou
Louise Bordley
Irak Dahir Cehonski
Jean Marie D'Alleva
Mackenzi Farquer
Dean O. Feratovic
Shahenaz Hamde
Helen Ho
Pauline Jannelli
Vanessa Jones-Hall
Nancy Konipol
Jerry Kril
Hannah Lupien
Jeffrey Martin
Amin Mehedi
Stella Nicolaou
Norma Nieves-Bias
Mary O'Hara
Dino Panagoulas
Juliet Payabyab
Yawne Robinson
Rodolfo Sarchese
Dominic Stiller

ULURP – Borough President's Office



ULURP

UNIFORM LAND USE REVIEW PROCEDURE

THE DEPARTMENT OF CITY
PLANNING CERTIFIES WHEN
APPLICATIONS ARE COMPLETE &
READY FOR PUBLIC REVIEW

**BOROUGH PRESIDENT
& BOROUGH BOARD
REVIEW APPLICATION,
ISSUE RECOMMENDATION
(30 Days)**

CERTIFICATION

**COMMUNITY
BOARDS**

**BOROUGH
PRESIDENT**

**CITY PLANNING
COMMISSION**

CITY COUNCIL

COMMUNITY BOARDS
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)

PROPOSAL



FINAL VOTE

ULURP – City Planning Commission



ULURP

UNIFORM LAND USE REVIEW PROCEDURE

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BOARDS**

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COMMISSION**

CITY COUNCIL

COMMUNITY BOARDS
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)

**CITY PLANNING COMMISSION
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)**

PROPOSAL



FINAL VOTE

ULURP - City Planning Commission

- The **City Planning Commission** (CPC) consists of 13 members, appointed by the Mayor, Borough Presidents, and Public Advocate
- **CPC Chair** is Dan Garodnick
- CPC holds a **Public Hearing** on the application (and draft EIS if there is one).
- After reviewing public comments, the CPC will schedule a **public vote**.
- A **CPC Report** will be prepared and sent to the City Council memorializing the public review and the CPC's decision.



ULURP – City Council

ULURP

UNIFORM LAND USE REVIEW PROCEDURE

THE DEPARTMENT OF CITY
PLANNING CERTIFIES WHEN
APPLICATIONS ARE COMPLETE &
READY FOR PUBLIC REVIEW

CERTIFICATION

**COMMUNITY
BOARDS**

COMMUNITY BOARDS
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)

BOROUGH PRESIDENT
& BOROUGH BOARD
REVIEW APPLICATION,
ISSUE RECOMMENDATION
(30 Days)

**BOROUGH
PRESIDENT**

**CITY PLANNING
COMMISSION**

CITY PLANNING COMMISSION
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)

**CITY COUNCIL HOLDS
PUBLIC HEARING, VOTES TO
ADOPT/REJECT/MODIFY
PROPOSAL
(50 Days)**

CITY COUNCIL

PROPOSAL



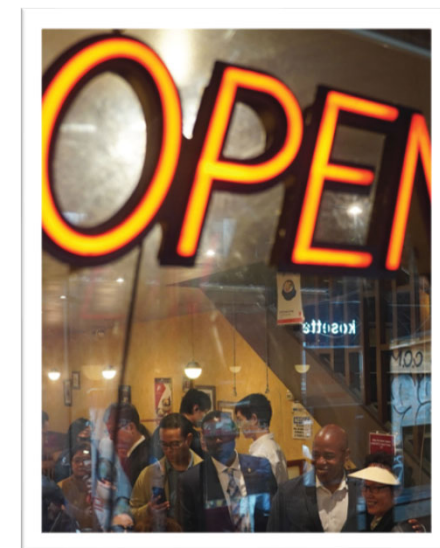
FINAL VOTE

City of Yes Citywide Proposals



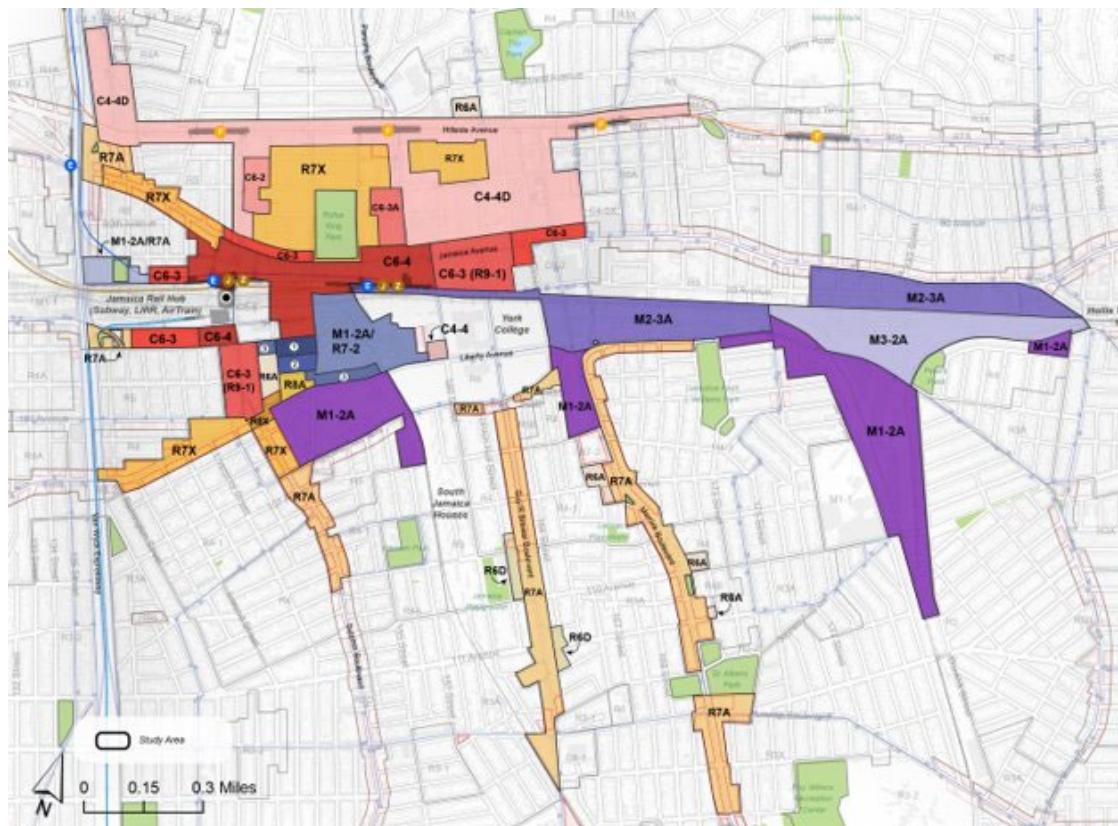
*City of Carbon Neutrality
adopted Dec 6, 2023*

*City of Economic Opportunity
adopted June 6, 2024*



*City of Housing Opportunity
adopted December 5, 2024*

Neighborhood Plans - Jamaica



Proposal:

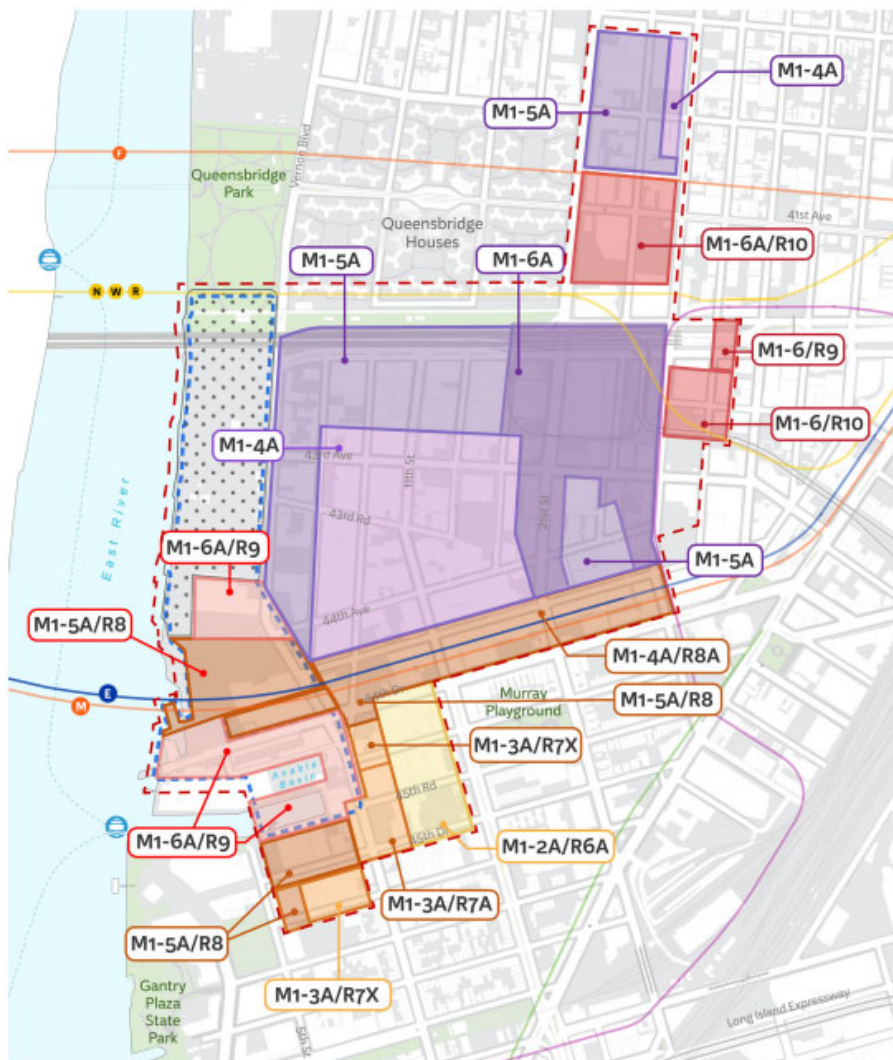
- Create nearly **12,000 new homes**
- Up to **4,000** would be permanently income-restricted
- **2 million sf** of commercial and community facility uses
- **7,000 jobs**

CBs 8 and 12

Certified: March 20

City Council Stated: 10/29

Neighborhood Plans – Long Island City



Proposal:

- Create over **14,700 new homes**
- Up to **4,300** would be permanently income-restricted
- **3.7 million sf** of commercial and community facility uses
- **14,400 jobs**

CBs 1 and 2

Certified: April 21, 2025

City Council Subcommittee

THANK YOU

**Central Office:
(212) 720-3300**

**Queens Office:
Lin Zeng**

lzeng@planning.nyc.gov

