

# 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.

**December 2, 2024 | 1:00 pm**

The City Planning Commission will review the following items:

<b>Manhattan: Certification</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
1	250115 ZMM N 250116 ZRM 250117 ZSM 250118 ZSM N 250119 ZCM	<a href="#"><b>One45 for Harlem</b></a> Proposal to facilitate the development of two new 34-story mixed-use buildings and a new commercial building containing ~968 residential units (~291 income-restricted), retail spaces, and a community center  <b>CEQR No.: 21DCP167M</b> <a href="#">Technical Memorandum 002</a>  <a href="#">Racial Equity Report</a>	<b>Community District 10</b> Harlem, Manhattan  <b>Councilmember Yusef Salaam,</b> District 9

<b>Brooklyn: Certifications</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
2	240339 ZMK N 240398 ZRK 240400 ZSK	<p><b><u><a href="#">109 Marcus Garvey Boulevard LSGD</a></u></b>                      Proposal to enable the development of a new 14-story residential building containing ~292 Affordable Residences for Seniors (AIRS) units and a courtyard</p> <p><b>CEQR No.: 24DCP100K</b>  <b><u><a href="#">EAS, Negative Declaration</a></u></b></p> <p><u><a href="#">Racial Equity Report</a></u></p>	<p><b>Community District 3</b>                      Bedford-Stuyvesant, Brooklyn</p> <p><b>Councilmember Chi Ossé,</b>                      District 36</p>
3	240294 ZMK N 240295 ZRK	<p><b><u><a href="#">2201-2227 Neptune Avenue Rezoning</a></u></b>                      Proposal to allow the development of a new 18-story mixed use building containing ~145 residential units (~36 income-restricted) and ground floor commercial space</p> <p><b>CEQR No.: 24DCP108K</b>  <b><u><a href="#">EAS, Negative Declaration</a></u></b></p> <p><u><a href="#">Racial Equity Report</a></u></p>	<p><b>Community District 13</b>                      Coney Island, Brooklyn</p> <p><b>Councilmember Justin Brannan,</b>                      District 47</p>

4	240184 ZMK N 240185 ZRK	<p><b><u>Grace Houses</u></b>                      Proposal to facilitate the development of two new seven- and five-story mixed-use buildings containing ~153 income-restricted residential units and community facility space</p> <p><b>CEQR No.: 23DCP108K</b>  <b><u>EAS, Negative Declaration</u></b></p> <p><u>Racial Equity Report</u></p>	<p><b>Community District 5</b>                      East New York, Brooklyn</p> <p><b>Councilmember Sandy Nurse,</b>                      District 37</p>
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**Manhattan: Non-ULURP**

No.	ULURP no.	Project Name and Description	Location
5		<p><b><u>Lincoln Correctional GPP</u></b>                      Review of a General Project Plan for a proposed development containing ~105 income-restricted residential units and ground floor community facility space</p>	<p><b>Community District 10</b>                      Harlem, Manhattan</p> <p><b>Councilmember Yusef Salaam,</b>                      District 9</p>

<b>Manhattan: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
6	C 240387 HAM C 240386 ZMM N 240388 ZRM C 240385 MMM	<p><b><a href="#">The Beacon</a></b>                      Proposal to allow the development of a new 21-story mixed-use building containing ~289 income restricted residential units and community facility space                      (1/31)</p> <p><b>(<a href="#">see related City Map Change proposal here</a>)</b></p>	<p><b>Community District 11</b>                      East Harlem, Manhattan</p> <p><b>Councilmember Diana Ayala,</b>                      District 8</p>

<b>Brooklyn: Pre-Public Hearing Review</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
7	C 240402 HAK C 240403 ZMK N 240404 ZRK	<p><b><a href="#">581 Grant Avenue Development</a></b>                      Proposal to allow the development of a seven-story mixed-use building containing ~173 income-restricted residential units, community facility space, and public open space                      (1/31)</p>	<p><b>Community District 5</b>                      East New York, Brooklyn</p> <p><b>Councilmember Sandy Nurse,</b>                      District 37</p>

<b>Queens: Pre-Public Hearing Reviews</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
8	C 240186 ZMQ N 240187 ZRQ	<b><u>123-12 Sutphin Boulevard Rezoning</u></b> Proposal to facilitate the development of a new eight-story mixed-use building containing ~125 residential units and a house of worship (1/27)	<b>Community District 12</b> South Jamaica, Queens  <b>Councilmember Adrienne E. Adams,</b> District 28
9	C 240311 ZMQ N 240312 ZRQ	<b><u>122-03 14<sup>th</sup> Avenue Rezoning</u></b> Proposal to facilitate the development of a new six-story mixed-use building containing ~103 residential units and ground floor retail use (1/24)	<b>Community District 7</b> College Point, Queens  <b>Councilmember Vickie Paladino,</b> District 19

<b>City Council Modification</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	<b>Location</b>
10	N 240290 ZRY	<p><a href="#"><b>City of Yes for Housing Opportunity</b></a></p> <p>Proposal that would address the housing crisis by making it possible to build a little more housing in every neighborhood</p> <p><b>CEQR No. 24DCP033Y</b></p> <p><a href="#"><b>Technical Memorandum 002</b></a></p>	<b>Citywide</b>

<b>Future Votes: 12/4/2024</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	
11	C 240104 ZMX N 240105 ZRX C 240363 ZMQ N 250035 ZAK	<p><a href="#"><b>438 Concord Avenue</b></a> (X1) (12/30)</p> <p><a href="#"><b>Gleason Funeral Home Commercial Overlay</b></a> (Q7) (12/16)</p> <p><a href="#"><b>975 Nostrand Avenue - Curb Cut Authorization</b></a> (K9)</p>	

<b>Future Votes: 12/18/2024</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	
12	N 250101 HIM	<a href="#"><b>Jacob Day Residence</b></a> (M2) (12/30)	

<b>Post-Hearing Follow-Ups</b>		
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>
13	C 230248 ZMK	<a href="#"><u>2185 Coyle Street</u></a> (K15) (12/24)
	N 230249 ZRK	
	C 220305 MMQ	<a href="#"><u>49-39 Van Dam Street Demapping</u></a> (Q2) (1/13)
	C 240349 ZSM	<a href="#"><u>854 Fifth Avenue Members Club</u></a> (M8) (1/13)
	C 240342 ZMM	<a href="#"><u>455 First Avenue</u></a> (M6) (12/30)
	N 240344 ZRM	
	C 240343 ZSM	
	C 240369 ZMM	<a href="#"><u>SPARC Kips Bay</u></a> (M6) (12/30)
	C 240370 ZSM	<a href="#"><u>(see related City Map Change proposal here)</u></a>
	N 240371 ZRM	
	C 240372 PPM	
	C 240373 PCM	
	C 240391 PQM	
	C 240309 MMM	
	C 240280 ZMK	<a href="#"><u>441 &amp; 467 Prospect Avenue Rezoning</u></a> (K7) 12/30
	N 240281 ZRK	<b><i>(Commissioner Rampershad; recused)</i></b>
	C 240282 ZSK	

## **How to View**

### **In-Person**

In-person meetings are held at 120 Broadway, Concourse Level.

### **Livestream**

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