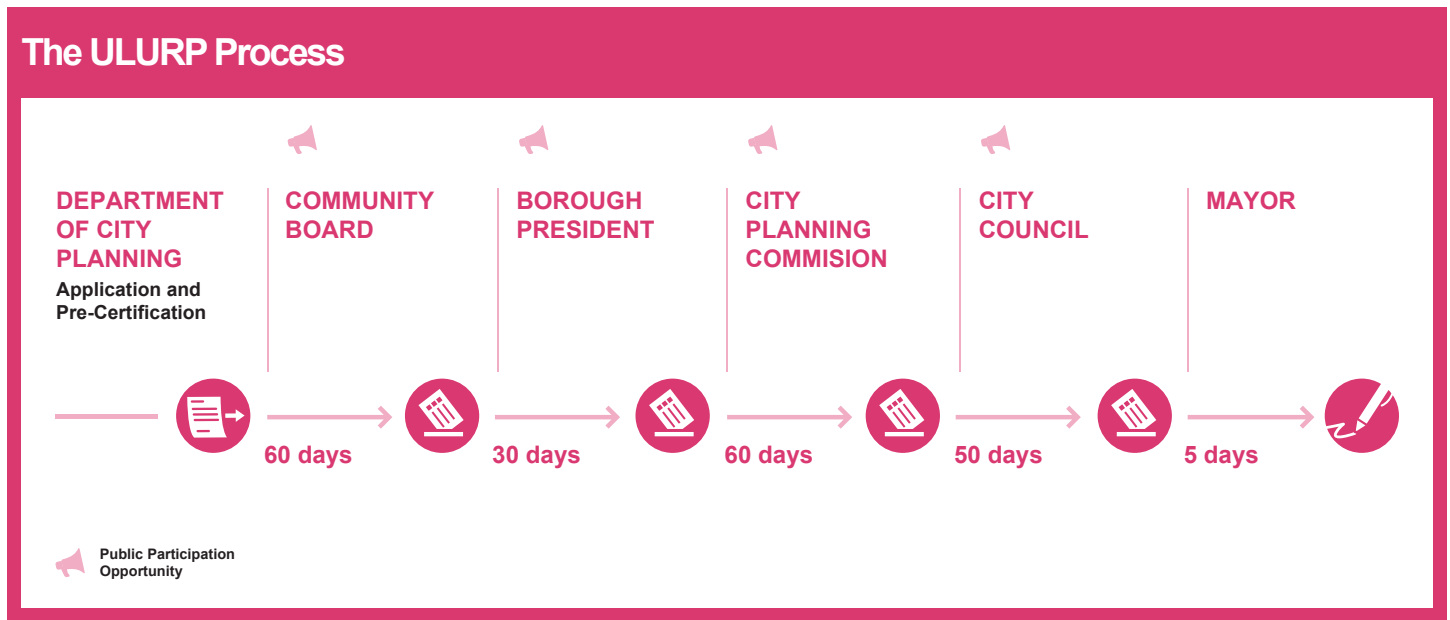


Uniform Land Use Review Procedure (ULURP)

Development projects requiring changes to the Zoning Resolution (such as neighborhood rezonings or special permit applications), as well as the acquisition or sale of land by the City, are subject to the Uniform Land Use Review Procedure (ULURP), the City’s public land use review process. Similar to CEQR, ULURP provides an opportunity to take into account community and citywide concerns about development and land use.



Once the Department of City Planning (DCP) has certified a ULURP application, the Community Board in whose district the project is located must hold a public hearing within 60 days to inform community members of the proposal and solicit feedback. Based on this feedback, the Community Board votes to make a recommendation on whether or not the project should be approved. The Borough President and Borough Board then have 30 days to make their own recommendation. Both recommendations are simply advisory and have no authority to approve or deny an application. The application then proceeds to the City Planning Commission (CPC).

The CPC has 60 days to hold a public hearing and vote on the application. If they vote against the application, the process is over and the application is denied. Otherwise, they can vote to either fully approve it or approve it on the condition that certain modifications be made. Upon approval by the CPC, the City Council has 50 days to hold a public hearing and vote on the application. It is important to note that Council Members typically “defer” their vote to the Council Member in whose district the project lies, so the local Council Member often has the most authority on whether a land use application is approved.

If approved by the City Council, the Mayor has five days to approve or reject the application. If rejected, the City Council can override the decision by a two-thirds majority. If the Mayor does nothing after five days, the application is automatically approved.

A list of past and current ULURP applications and their status can be found at <https://zap.planning.nyc.gov/projects>.