CITY PLANNING COMMISSION
DISPOSITION SHEET

Remote/In-Person Public Meeting:
Wednesday, July 15, 2026
10:00 AM NYC City Planning Commission Hearing Room
120 Broadway, New York, New York 10271
and Remotely

Sara Avila, Calendar Officer
120 Broadway, 31st Floor
New York, New York 10271
(212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 220449 ZMK	14	1455 Coney Island Avenue Rezoning	Hearing Scheduled for 7/29/2026
2	N 220450 ZRK	14	" "	" "
3	C 250329 ZMQ	10	135-27 Sapphire Street Rezoning	" "
4	N 250330 ZRQ	10	" "	" "
5	C 240161 ZMX	10	815 Hutchinson River Parkway Rezoning	Favorable Report Adopted
6	N 260229 ZAX	8	5204 Arlington Avenue - SNAD	Authorization Approved
7	N 260284 ZAX	8	" "	" "
8	C 240283 ZMK	3	862-868 Kent Avenue	Favorable Report Adopted
9	N 240284 ZRK	3	" "	" "
10	C 260171 ZMQ	7	158-06 Northern Boulevard Rezoning	" "
11	N 260172 ZRQ	7	" "	" "
12	C 250125 ZMQ	2	21-31 46th Ave Rezoning	" "
13	N 250126 ZRQ	2	" "	" "
14	N 260326 ZAR	1	51 Cedarcliff Road	Authorization Approved
15	N 260327 ZAR	1	" "	" "
16	N 260069 ZAR	1	23 Cedarcliff Road - Lot: 125	" "
17	N 260321 ZAR	1	" "	" "

COMMISSION ATTENDANCE: Present (P); Present - Remote (PR); Absent (A)

COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R

Calendar Numbers:		5	6	7	8	9	10	11	12	13	14	15	16	17	18
Sideya Sherman, Chair	P	Y	Y	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	Y	Y
Gail Benjamin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alfred C. Cerullo, III, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anthony W. Crowell, Esq.	PR	Y	Y	Y	Y	Y	R	R	Y	Y	Y	Y	Y	Y	Y
Joseph I. Douek	A														
David Gold, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leah Goodridge, Esq.	P														
Rasmia Kirmani-Frye	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Raju Mann	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Orlando Marin	PR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Juan Camilo Osorio, PhD.	P	N	Y	Y	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: **11:03 AM**

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CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 260322 ZAR	1	23 Cedarcliff Road - Lot: 125	Authorization Approved
19	N 260197 RAR	3	4450 Arthur Kill Road	" "
20	N 260298 RAR	3	Lipsett Avenue - Street End Stabilization	" "
21	N 260073 ZCR	1	108 Scribner Avenue	Certification Approved
22	C 260186 ZMQ	6	69-67 108th Street Rezoning	Hearing Closed
23	N 260187 ZRQ	6	" "	" "
24	C 260087 ZMK	1	289 Kent Avenue Rezoning	" "
25	N 260088 ZRK	1	" "	" "

COMMISSION ATTENDANCE: Present (P) | Present - Remote (PR) | Absent (A)

COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R

Calendar Numbers:		19	20	21											
Sideya Sherman, Chair	P	Y	Y	Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y											
Gail Benjamin	P	Y	Y	Y											
Alfred C. Cerullo, III, Esq.	P	Y	Y	Y											
Anthony W. Crowell, Esq.	PR	Y	Y	Y											
Joseph I. Douek	A														
David Gold, Esq.	P	Y	Y	Y											
Leah Goodridge, Esq.	P														
Rasmia Kirmani-Frye	P	Y	Y	Y											
Raju Mann	P	Y	Y	Y											
Orlando Marin	PR	Y	Y	Y											
Juan Camilo Osorio, PhD.	P	Y	Y	Y											
Raj Rampershad, Commissioners	P	Y	Y	Y											

MEETING ADJOURNED AT: **11:03 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. 14

July 15, 2026
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

Community Board and Borough Board (if applicable) Public Hearing information is available on ZAP Search and the City Record Online.

Zohran Kwame Mamdani, Mayor, City of New York
Sideya Sherman, Chair, City Planning Commission
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

Online

Details on how to testify by videoconference will be posted on https://www.nyc.gov/content/planning/pages/calendar 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

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: 880 8658 9511
- Participant ID: Press pound (#) to skip
- Passcode: 686997

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 or call 212-720-3366 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 July 1, 2026

II. Scheduling projects for the public meeting of July 29, 2026

Calendar No.	ULURP No.	Project Name and Description	Location
1	C 220449 ZMK	**1455 Coney Island Avenue Rezoning** Proposal to facilitate a new nine-story (~300 beds) long-term care facility	**Community District 14** Midwood, Brooklyn **Councilmember Simcha Felder,** District 44
2	N 220450 ZRK		

Calendar No.	ULURP No.	Project name and Description	Location
3	C 250329 ZMQ	**135-27 Sapphire Street Rezoning** Proposal to enable the development of a new six-story residential building containing ~268 dwelling units (~67 income-restricted units)	**Community District 10** Lindenwood, Queens **Councilmember Joann Ariola,** District 32
4	N 250330 ZRQ		

III. **Commission Votes** today on:

Calendar No.	ULURP No.	Project Name and Description	Location
5	C 240161 ZMX	**815 Hutchinson River Parkway Rezoning** Proposal to facilitate the conversion of an existing commercial shopping center	**Community District 10** Throggs Neck, The Bronx **Councilmember Shirley Aldebol,** District 13
6	N 260229 ZAX	**5204 Arlington Avenue – SNAD** Authorizations to facilitate the development of a house of worship	**Community District 8** Riverdale, The Bronx **Councilmember Eric Dinowitz,** District 11
7	N 260284 ZAX		

Brooklyn

Calendar No.	ULURP No.	Project Name and Description	Location
8	C 240283 ZMK	**862-868 Kent Avenue** Proposal to enable two new nine- and eight-story buildings containing ~74 dwelling units (~19 income-restricted units)	**Community District 3** Bedford-Stuyvesant, Brooklyn **Councilmember Lincoln Restler,** District 33
9	N 240284 ZRK		

Queens

Calendar No.	ULURP No.	Project name and Description	Location
10	C 260171 ZMQ	**158-06 Northern Boulevard Rezoning** Proposal to enable a new 10-story mixed-use building containing ~76 dwelling units (~19 income-restricted units), and ground floor commercial	**Community District 7** Murray Hill, Queens **Councilmember Sandra Ung,** District 20
11	N 260172 ZRQ		

12	C 250125 ZMQ	**21-31 46th Ave Rezoning** Proposal to facilitate the development of a new 11-story mixed-use building containing ~84 dwelling units (~21 income-restricted units) and ground floor commercial or community facility space	**Community District 2** Long Island City, Queens **Councilmember Julie Won,** District 26
13	N 250126 ZRQ		

Calendar No.	ULURP No.	Project name and Description	Location
14	N 260326 ZAR	**51 Cedarcliff Road** Authorizations to allow the development of a new three-story single-family home	**Community District 1** Grymes Hill, Staten Island **Councilmember Kamillah Hanks,** District 49
15	N 260327 ZAR		
16	N 260069 ZAR	**23 Cedarcliff Road - Lot: 125** Authorizations to facilitate the development of a new three-story single-family home	**Community District 1** Grymes Hill, Staten Island **Councilmember Kamillah Hanks,** District 49
17	N 260321 ZAR		
18	N 260322 ZAR		

19	N 260197 RAR	**4450 Arthur Kill Road** Authorization for the subdivision of one zoning lot into two zoning lots	**Community District 3** Charleston, Staten Island **Councilmember Frank Morano,** District 51
20	N 260298 RAR	**Lipsett Avenue – Street End Stabilization** Authorization to enable the development of anti-erosion improvements	**Community District 3** Annadale, Staten Island **Councilmember Frank Morano,** District 51
21	N 260073 ZCR	**108 Scribner Avenue** Certification for the subdivision of one zoning lot into two zoning lots	**Community District 1** New Brighton, Staten Island **Councilmember Kamillah Hanks,** District 49

IV. **Public Hearings** today on:

Calendar No.	ULURP No.	Project name and Description	Location
22	C 260186 ZMQ	**69-67 108th Street Rezoning** Proposal to facilitate the development of a new 11-story story mixed-use building containing ~59 dwelling units (~15 income-restricted units) and ground floor commercial space	**Community District 6** Forest Hills, Queens **Councilmember Lynn Schulman,** District 29
23	N 260187 ZRQ		

Calendar No.	ULURP No.	Project Name and Description	Location
24	C 260087 ZMK	**289 Kent Avenue Rezoning** Proposal to facilitate the development of a new 18-story mixed-use building containing ~278 dwelling units (~70 income-restricted units) and ground floor commercial space	**Community District 1** Williamsburg, Brooklyn **Councilmember Lincoln Restler,** District 33
25	N 260088 ZRK		

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

- Sideya Sherman, Chair
- Kenneth J. Knuckles, Esq., Vice Chair
- Gail Benjamin
- Alfred C. Cerullo, III, Esq.
- Anthony W. Crowell, Esq.
- Joseph I. Douek
- David Gold, Esq.
- Leah Goodridge, Esq.
- Rasmia Kirmani-Frye
- Raju Mann
- Orlando Marín
- Juan Camilo Osorio, Ph.D.
- Raj Rampershad

Commission Meetings Calendar 2026

CITY PLANNING COMMISSION 2026 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					1 New Year's Day	2	3
	4	5 REVIEW SESSION	6	CPC 7 PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 Martin Luther King, Jr. Day	20 REVIEW SESSION	CPC 21 PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
FEBRUARY							
	1	2 REVIEW SESSION	3	CPC 4 PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 President's Day	17 REVIEW SESSION	CPC 18 PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
MARCH	1	2 REVIEW SESSION	3	CPC 4 PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	CPC 18 PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
APRIL				CPC 1 PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	CPC 15 PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	CPC 29 PUBLIC MEETING	30		
MAY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	CPC 13 PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24 31	25 Memorial Day	26	27	28	29	30
JUNE		1 REVIEW SESSION	2	CPC 3 PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	CPC 17 PUBLIC MEETING	18	19 JUNETEENTH	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY				CPC 1 PUBLIC MEETING	2	3 Independence Day Observed	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	CPC 15 PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	CPC 29 PUBLIC MEETING	30	31	
AUGUST							1
	2	3	4	5	6	7	8
	9	10 REVIEW SESSION	11	CPC 12 PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23 30	24 31	25	CPC 26 PUBLIC MEETING	27	28	29
SEPTEMBER			1	2	3	4	5
	6	7 Labor Day	8 REVIEW SESSION	CPC 9 PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21	22 REVIEW SESSION	CPC 23 PUBLIC MEETING	24	25	26
	27	28	29	30			
OCTOBER					1	2	3
	4	5 REVIEW SESSION	6	CPC 7 PUBLIC MEETING	8	9	10
	11	12 Italian Heritage/ Indigenous Peoples' Day	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	CPC 28 PUBLIC MEETING	29	30	31
NOVEMBER	1	2	3 Election Day	4	5	6	7
	8	9	10	11 Veterans' Day	12	13	14
	15	16 REVIEW SESSION	17	CPC 18 PUBLIC MEETING	19	20	21
	22	23	24	25	26 Thanksgiving	27	28
	29	30 REVIEW SESSION					
DECEMBER			1	CPC 2 PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	CPC 16 PUBLIC MEETING	17	18	19
	20	21	22	23	24	25 Christmas	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