

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. 17

August 26, 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 Jhaquana Blinker, 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 August 12, 2026
- II. Scheduling projects for the public meeting of September 9, 2026

Citywide: Non-ULURP			
No.	ULURP no.	Project Name and Description	Location
1	Notice	ELURP and Affordable Housing Appeals Board CAPA Proposed rulemaking to implement the Expedited Land Use Review Procedure (ELURP) and the Affordable Housing Appeals Board (AHAB)	Citywide

III. Commission Votes today on:

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

			
Calendar No.	ULURP No.	Project name and Description	Location
4	C 250329 ZMQ	<u>135-27 Sapphire Street Rezoning</u> 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
5	N 250330 ZRQ		

6	C 260234 ZMQ	108-05 68th Road Rezoning	Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29
7	N 260235 ZRQ	Proposal to facilitate a new seven-story mixed-use development containing ~29 dwelling units (~8 income-restricted units) and community facility space	

IV. Public Hearings today on:

			
Calendar No.	ULURP No.	Project Name and Description	Location
8	C 260309 PPK	Con Edison Permanent Easement Gateway Microtunnel Proposal to enable the construction of a microtunnel and feeders associated with Consolidated Edison's transmission network	Community District 2 Vinegar Hill, Brooklyn Councilmember Lincoln Restler, District 33

			
Calendar No.	ULURP No.	Project name and Description	Location
9	N 260362 ZRR	South Richmond Designated Open Space Amendment Proposal to modify the Designated Open Space (DOS) boundaries within the Special South Richmond Development District (SSRDD)	Community District 3 South Richmond, Staten Island Councilmember Frank Morano, District 51

Manhattan



Calendar No.	ULURP No.	Project Name and Description	Location
10	N 260211 ZRM	Studio 54 Rehabilitation and Text Amendment Proposal to allow for the rehabilitation of an existing theater	Community District 5 Midtown, Manhattan Councilmember Carl Wilson, District 3
11	C 260212 ZSM		



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	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 Martin Luther King, Jr. Day	20 REVIEW SESSION	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
FEBRUARY							
	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 President's Day	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
MARCH							
	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
APRIL							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
MAY							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
JUNE							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19 JUNETEENTH	20	21
	22	23	24	25	26	27	28
JULY							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
AUGUST							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
SEPTEMBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
OCTOBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
NOVEMBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26 Thanksgiving	27	28
DECEMBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26 Christmas	27	28

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

