

CITY PLANNING COMMISSION DISPOSITION SHEET

**Remote/In-Person Public Meeting:
Wednesday, September 23, 2026
10:00 AM NYC City Planning Commission Hearing Room
120 Broadway, New York, New York 10271
and Remotely**

Jhaquana Blinker, Calendar Officer
120 Broadway, 31st Floor
New York, New York 10271
(212) 720-3349

[illegible]

COMMISSION ATTENDANCE: Present (P) Present – Remote (PR) Absent (A) Calendar Numbers:		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
		3	4	5	6	7	8	9							
Sideya Sherman, Chair	P		Y	Y	Y	Y	Y	Y							
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y	Y							
Gail Benjamin	P	L	Y	Y	Y	Y	Y	Y							
Alfred C. Cerullo, III, Esq.	P	A	Y	Y	Y	Y	Y	Y							
Anthony W. Crowell, Esq.	A	I													
Joseph I. Douek	P	D	Y	Y	Y	Y	Y	Y							
David Gold, Esq.	P		Y	Y	Y	Y	Y	Y							
Leah Goodridge, Esq.	P	O	Y	Y	Y	Y	Y	Y							
Rasmia Kirmani-Frye	P	V	Y	Y	Y	Y	Y	Y							
Raju Mann	P	E	Y	Y	Y	Y	Y	Y							
Orlando Marin	P	R	Y	Y	Y	Y	Y	Y							
Juan Camilo Osorio, PhD.	P		Y	Y	Y	Y	Y	Y							
Raj Rampershad, Commissioners	P		Y	Y	Y	Y	Y	Y							

MEETING ADJOURNED AT: 10:20 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. 19

September 23, 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) 720-3349.

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 September 9, 2026
- II. Scheduling projects for the public meeting of October 7, 2026

			
Calendar No.	ULURP No.	Project Name and Description	Location
1	C 260193 HAX	110 East 138th Street/63 Exterior Street	Community District 1 Mott Haven, The Bronx Councilmember Elsie Encarnacion, District 8
2	C 260190 ZSX	Proposal to enable the development of two new 13- and 27-story mixed-use buildings containing ~537 income-restricted dwelling units with retail and community facility spaces, and publicly accessible waterfront open space	

III. Commission Votes today on:

Citywide: Non-ULURP			
Calendar No.	ULURP no.	Project Name and Description	Location
3	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

			
Calendar No.	ULURP No.	Project name and Description	Location
4	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

5	N 260181 CMR	<u>35 Douglas Court Renewal</u> Renewals of two previously approved authorizations to allow for the development of a single-family home	Community District 2 Emerson Hill, Staten Island Councilmember David Carr, District 50
6	N 260242 CMR		
7	N 260378 CMR	<u>680-684 Van Duzer Renewal</u> Renewals of three previously approved authorizations to enable the development of three single-family homes	Community District 1 Clifton, Staten Island Councilmember Kamillah Hanks, District 49
8	N 260379 CMR		
9	N 260392 CMR		

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
	22	23	24	25	26	27	28
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
	29	30 REVIEW SESSION	31				
APRIL				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
MAY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	31	24 Memorial Day	25	26	27	28	29
JUNE		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19 JUNETEENTH	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
JULY				1 CPC PUBLIC MEETING	2	3 Independence Day Observed	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31	
AUGUST							1
	2	3	4	5	6	7	8
	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	30	23	24 Labor Day	25 CPC PUBLIC MEETING	26	27	28
SEPTEMBER			1	2	3	4	5
	6	7 Labor Day	8 REVIEW SESSION	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21	22 REVIEW SESSION	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
OCTOBER					1	2	3
	4	5 REVIEW SESSION	6	7 CPC 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	28 CPC PUBLIC MEETING	29	30	31
NOVEMBER	1	2	3	4	5	6	7
	8	9	10 Election Day	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26 Thanksgiving	27	28
	29	30 REVIEW SESSION					
DECEMBER			1	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC 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

