

DISPOSITION SHEET

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.

November 17, 2025 | 1:00 pm

The City Planning Commission will review the following items:

Future Vote: 11/17/25 DISCUSSED		
No.	ULURP no.	Project Name and Description
1	C 250285 ZMK N 250284 ZRK C 250286 ZSK C 250286A ZSK C 250287 ZSK C 250288 PCK	Herkimer-Williams (K5) (11/17)

Special Public Meeting

I. Reports

The Special Public Meeting Calendar is available on the Calendar page on the DCP website:

<https://www.nyc.gov/content/planning/pages/calendar>

ADOPTED

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Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
2	260048 ZMK N 260040 ZRK	<p><u>9201 4th Ave Rezoning</u> Proposal to facilitate a new 11-story mixed-use building containing ~97 dwelling units (~24 income restricted units) and ground floor commercial space</p> <p>CEQR No.: 25DCP078K <u>EAS, Negative Declaration</u></p> <p><u>Racial Equity Report</u></p> <p>CERTIFIED</p>	<p>Community District 10 Bay Ridge, Brooklyn</p> <p>Councilmember Justin Brannan, District 47</p>
3	250094 ZMK N 250095 ZRK	<p><u>46 Nelson Street Rezoning II</u> Proposal to enable the development of a 7-story mixed-use residential and commercial building containing ~108 dwelling units (~27 income restricted units)</p> <p>CEQR No.: 25DCP059K <u>EAS, Negative Declaration</u></p> <p><u>Racial Equity Report</u></p> <p>CERTIFIED</p>	<p>Community District 6 Red Hook, Brooklyn</p> <p>Councilmember Alexa Avilés, District 38</p>

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Queens: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
4	C 240079 ZMQ N 240080 ZRQ	<p><u>14-10 Beach Channel Drive Rezoning</u></p> <p>Proposal to enable a new seven-story residential development containing ~118 dwelling units (~30 income-restricted), and ground floor community facility and commercial spaces (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 14 Far Rockaway, Queens</p> <p>Councilmember Selvena N. Brooks-Powers, District 31</p>
5	C 240145 ZMQ N 240146 ZRQ M 240147 LDQ	<p><u>78-08 Linden Boulevard Rezoning</u></p> <p>Proposal to facilitate a new 11-story mixed-use development containing ~270 income-restricted dwelling units and ground floor commercial space (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 10 Lindenwood, Queens</p> <p>Councilmember Joann Ariola, District 32</p>
6	C 240297 ZMQ N 240298 ZRQ	<p><u>217-14 24th Avenue Rezoning</u></p> <p>Proposal to facilitate the development of a new eight-story residential and long-term care facility containing ~183 dwelling units (~55 income-restricted) and ~65 long-term care units (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 11 Bay Terrace, Queens</p> <p>Councilmember Vickie Paladino, District 19</p>

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7	C 250268 ZMQ N 250269 ZRQ	<p><u>63-12 Broadway Rezoning</u> Proposal to enable the development of a new eight-story mixed-use building containing ~67 dwelling units (~22 income-restricted) and ground floor commercial (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 2 Woodside, Queens</p> <p>Councilmember Julie Won, District 26</p>
8	C 250252 ZMQ	<p><u>247-56 90th Ave Rezoning</u> Proposal to enable a new two-story two-family residential building (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 13, Bellerose, Queens</p> <p>Councilmember Linda Lee, District 23</p>

Brooklyn: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
9	C 250304 PQK	<p><u>Prospect Farm Acquisition</u> Proposal to facilitate the continued use of an existing community garden (1/5/26)</p> <p><i>(Commissioner Goodridge and Commissioner Osorio; recused)</i></p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 7 Windsor Terrace, Brooklyn</p> <p>Councilmember Shahana Hanif, District 39</p>

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10	C 250315 HAK	<p><u>Constellation CB 17</u> Proposal to facilitate a new six-story building containing ~12 income-restricted residential units (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 17 East Flatbush, Brooklyn</p> <p>Councilmember Darlene Mealy, District 41</p>
11	C 250314 HAK	<p><u>Constellation CB 16</u> Proposal to facilitate three new 6-story buildings containing ~36 income-restricted residential units (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 16, Brownsville, Brooklyn</p> <p>Councilmember Darlene Mealy, District 41</p>
12	C 250313 HAK	<p><u>Constellation CB 3</u> Proposal to facilitate two new four- and seven-story buildings containing ~34 income-restricted residential units (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 3, Bedford-Stuyvesant, Brooklyn</p> <p>Councilmember Darlene Mealy, District 41</p>
13	C 250312 HAK	<p><u>Constellation CB 5</u> Proposal to facilitate two new three- and four-story buildings containing ~15 income-restricted residential units (1/5/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 5 East New York, Brooklyn</p> <p>Councilmember Chris Banks, District 42</p>

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14	C 260038 ZMK N 260039 ZRK C 260041 HUK C 260042 PCK C 260040 PPK	<p><u>395 Flatbush Avenue Ext. Redevelopment</u></p> <p>Proposal to facilitate a 72-story mixed-use development containing ~1,260 units (~325 to ~380 income-restricted units), retail space, office space, and publicly accessible open space (1/13/26)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 11/19/2025</p>	<p>Community District 2</p> <p>Downtown Brooklyn, Brooklyn</p> <p>Councilmember Crystal Hudson, District 35</p>
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City Council Modifications

No.	ULURP no.	Project Name and Description	Location
15	C 250121 ZMK N 250122 ZRK	<p><u>5502 Flatlands Avenue</u></p> <p>Proposal to enable the development of a new seven-story mixed-use building containing ~34 dwelling units and commercial retail space</p> <p>SEND LETTER TO CITY COUNCIL</p>	<p>Community District 18</p> <p>Flatlands, Brooklyn</p> <p>Councilmember Mercedes Narcisse, District 46</p>
16	C 250194 ZMK N 250195 ZRK	<p><u>699-703 Lexington Avenue</u></p> <p>Proposal to allow the development of a new six-story building containing ~85 transitional housing units</p> <p>CEQR No.: 25DCP071K</p> <p>SEND LETTER TO CITY COUNCIL</p>	<p>Community District 3</p> <p>Bedford-Stuyvesant, Brooklyn</p> <p>Councilmember Chi Ossé, District 36</p>

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Future Votes: 11/19/25		DISCUSSED
No.	ULURP no.	Project Name and Description
17	N 260056 ZAR	<u>22 Farview Place</u> (S2)
	C 250033 MMK	<u>Eagle Street Demapping</u> (K1) (12/15)
	C 250272 ZMQ	<u>18-15 Francis Lewis Blvd Commercial Overlay</u> (Q7) (12/8)
	N 260057 ZAR	<u>16 Callan Avenue Pool and Patio</u> (S2)
	N 250103 RAR N 250102 RCR	<u>113 Arbutus Avenue</u> (S3)

Post-Hearing Follow-Up		DISCUSSED
No.	ULURP no.	Project Name and Description
18	C250332 ZMK N250333 ZRK M250334 LDK	<u>1417 Avenue U Rezoning</u> (K15) (12/30) (Commissioner Crowell and Commissioner Rampershad; recused)

Present Remotely: Commissioner Marin, Commissioner Gold

Absent: An in-person quorum is present

Meeting End Time: 3:26 PM

DISPOSITION SHEET

How to View

In-Person

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

Livestream

To watch the Review Session live, please visit

bit.ly/NYCPlanningStream

Listen 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)

When prompted, enter:

- Meeting ID: 824 2517 7420
- Participant ID: Press pound (#) to skip
- Passcode: 1

Accessibility

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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.