

City Planning Commission Special 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.

January 21, 2026 | 10:00 am

The City Planning Commission will review the following items:

| Future Votes: 1/21/2026 | | | |
|--------------------------------------|------------------------------|--|--|
| No. | ULURP no. | Project Name and Description | |
| 1 | C 250068 MMQ | 32nd Street Demapping (Q1) (2/6) | |
| | N 260210 HKK | Ditmas Park West Historic District (K14) (2/3) | |
| | N 260209 HKK | Beverley Square West Historic District (K14) (2/3) | |
| | N 260046 ZAR N 260047 ZCR | Henderson Avenue Development (SI1) | |
| | N 260001 ZAR | 45 Charter Oak Road (SI2) | |
| Manhattan: Pre-Public Hearing Review | | | |
| No. | ULURP no. | Project Name and Description | Location |
| 2 | C 250306 MMM N 250307 ZRM | Allen Street Mall Demapping Proposal to enable a future concession and the reactivation of a shuttered restroom (3/23) | Community District 3 Lower East Side, Manhattan Councilmember Christopher Marte, District 1 |

| Staten Island: Pre-Public Hearing Review | | | |
|--|------------------------------|--|---|
| No. | ULURP no. | Project Name and Description | Location |
| 3 | C 250318 ZMR N 250320 ZRR | <u>37-59 Hamilton Avenue Rezoning</u> Proposal to facilitate a new 18-story mixed-use building containing ~369 dwelling units (~111 income-restricted) and ground-floor commercial and community-facility spaces (3/10) | Community District 1 St. George, Staten Island Councilmember Kamillah Hanks, District 49 |

| Public Meeting | |
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| I. | Reports |
| II. | Hearings |
| <p>The Public Meeting Calendar is available on the Calendar page on the DCP website:</p> <p>https://www.nyc.gov/content/planning/pages/calendar</p> | |

| Brooklyn: Certification | | | |
|-------------------------|---|---|---|
| No. | ULURP no. | Project Name and Description | Location |
| 4 | 250251LDK 250248ZMK N 250249ZRK 250215ZSK 250250ZSK | <u>2950 West 24th Street Rezoning</u> Proposal to facilitate a new 18-story mixed-use development with ~408 income-restricted dwelling units and community and commercial space CEQR No.: 24DCP134K <u>EAS, Negative Declaration</u> <u>Racial Equity Report</u> | Community District 3 Coney Island, Brooklyn Councilmember Kayla Santosuosso, District 47 |

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|---|----------------------------|---|--|
| 5 | 260162 ZMK N 260163 ZRK | 1166 Bedford Avenue Rezoning Proposal to enable the development of a new 12-story mixed-use building with ~144 income-restricted dwelling units and community and commercial facility spaces CEQR No.: 26DCP082K Type II Letter | Community District 3 Bedford-Stuyvesant, Brooklyn Councilmember Chi Ossé, District 36 |
|---|----------------------------|---|--|

| Queens: Certifications | | | |
|------------------------|----------------------------|--|---|
| No. | ULURP no. | Project Name and Description | Location |
| 6 | 250253 ZMQ N 250254 ZRQ | 50-20 108th Street Rezoning Proposal to enable the development of two new seven- and eight-story buildings containing ~196 dwelling units (~49 income-restricted) and commercial and community facility spaces CEQR No.: 25DCP082Q EAS, Negative Declaration Racial Equity Report | Community District 4 South Corona, Queens Councilmember Shanel Thomas-Henry, District 21 |
| 7 | 260155 ZMQ N 260156 ZRQ | 63-02 Fresh Pond Road Rezoning Proposal to allow the development of a new seven-story mixed-use building containing ~54 dwelling units (~13-16 income-restricted) and ground floor retail space CEQR No.: 26DCP074Q Type II Letter Racial Equity Report | Community District 5 Ridgewood, Queens Councilmember Phil Wong, District 30 |

| The Bronx: Certification | | | |
|--------------------------|----------------------------|--|--|
| No. | ULURP no. | Project Name and Description | Location |
| 8 | 250245 ZMX N 250246 ZRX | 1160 Pugsley Avenue Rezoning Proposal to facilitate the development of a new mixed-use building containing ~104 income-restricted dwelling units and a FRESH food store CEQR No.: 25DCP085X Type II Letter Racial Equity Report | Community District 9 Unionport, The Bronx Councilmember Amanda Farías, District 18 |

| Post-Hearing Follow-Ups | | |
|-------------------------|---|---|
| No. | ULURP no. | Project Name and Description |
| 10 | C 250335 PQR C 240271 ZMK N 240272 ZRK C 240273 ZSK C 260071 HAM C 260063 PCY C 260064 PSY C 250324 PCQ C 250323 MMQ N 240303 ZRM M 880194C ZCM | Arden Heights Woods Stream Restoration (BMP AH-2) (SI3) (3/3) 20 Berry Street (K1) (2/20) 1727 Amsterdam Avenue — Hill Top Apartments (M9) (2/20) DEP Newtown Creek CSO Tunnel (Q2 and 5, K1) (2/23) Flushing Creek CSO Disinfection Facilities (Q7) (2/13) (see related City Map amendment) 1325 Ave of the Americas-Text Amendment / Cert (M5) |

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

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- (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: 880 8658 9511
- Participant ID: Press pound (#) to skip
- Passcode: 1

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