

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, and applications under consideration by the Commission.

April 13, 2026 | 1:00 pm

The City Planning Commission will review the following items:

Brooklyn: Certification			
No.	ULURP no.	Project Name and Description	Location
1	260087 ZMK N 260088 ZRK	<p><u>289 Kent Avenue Rezoning</u> 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</p> <p>CEQR No.: 26DCP046K <u>EAS, Negative Declaration</u></p> <p><u>Racial Equity Report</u> CERTIFIED</p>	<p>Community District 1 Williamsburg, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>

Manhattan: Post Referral Review			
No.	ULURP no.	Project Name and Description	Location
2	N 260182 ZAM N 260183 ZAM	<p><u>101 Franklin Street Bulk Authorization</u> Proposal to facilitate the conversion of an existing 17-story commercial building to a 21-story mixed-use building containing ~72 dwelling units and ground floor retail space</p> <p>SCHEDULE FOR VOTE</p>	<p>Community District 1 Tribeca, Manhattan</p> <p>Councilmember Christopher Marte, District 1</p>

DISPOSITION SHEET

Staten Island: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
3	C 260169 ZMR N 260170 ZRR	<p><u>198-208 Richmond Terrace</u> Proposal to facilitate a new 14-story mixed-use building with ~117 dwelling units (~35 income-restricted units) and community facility space (6/9)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 4/15/2026</p>	<p>Community District 1 St. George, Staten Island</p> <p>Councilmember Kamillah Hanks, District 49</p>

Future Votes: 4/15/26		DISCUSSED
No.	ULURP no.	Project Name and Description
4	N 260285 P XK	<u>241 37th Street NYPD Office Space Acquisition</u> (K7) (4/17)
	N 260005 ZAK	<u>1034-1042 Atlantic Ave FRESH Pt. 2</u> (K8)
	C 250053 MMQ	<u>St. Mary's Hospital Demapping</u> (Q11) (5/8)
	C 220415 ZMQ N 220416 ZRQ	<u>147-14 Northern Boulevard Rezoning</u> (Q11) (5/12)

Post-Hearing Follow-Ups		DISCUSSED
No.	ULURP no.	Project Name and Description
5	C 260105 ZMK N 260106 ZRK C 260107 ZSK C 260109 ZSK C 250326 MMK 260110 LDK	<p><u>Monitor Point</u> (K1) (5/15) <u>(see related City Map amendment)</u> <i>(Commissioner Cerullo; recused)</i></p>
	C 260013 ZMM N 260014 ZRM	<p><u>Dewitt Clinton Park North (801 Eleventh Avenue)</u> (M4) (5/26)</p>

DISPOSITION SHEET

C 260015 ZSM 260201 LDM 260202 LDM C 260060 ZMM N 260062 ZRM C 260061 ZSM 260199 LDM 260200 LDM	<p><u>Dewitt Clinton Park North (629 West 54th Street)</u> (M4) (5/26)</p>
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Future Votes: 4/13/26		DISCUSSED
No.	ULURP no.	Project Name and Description
6		<u>Affordable Housing Fast Track Methodology Rule</u>

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>

DISCUSSED

Present Remotely: Commissioner Kirmani-Frye
Absent: Commissioner Rampershad
Meeting End Time: 2:30 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: 622684

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