

# 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:

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

<b>Manhattan: Post Referral Review</b>			
No.	ULURP no.	Project Name and Description	Location
2	N 260182 ZAM N 260183 ZAM	<b><a href="#">101 Franklin Street Bulk Authorization</a></b> 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	<b>Community District 1</b> Tribeca, Manhattan  <b>Councilmember Christopher Marte,</b> District 1

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

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

<b>Post-Hearing Follow-Ups</b>			
<b>No.</b>	<b>ULURP no.</b>	<b>Project Name and Description</b>	
5	C 260105 ZMK N 260106 ZRK C 260107 ZSK C 260109 ZSK C 250326 MMK 260110 LDK	<a href="#"><u><b>Monitor Point</b></u></a> (K1) (5/15) <a href="#"><u><b>(see related City Map amendment)</b></u></a> <b>(Commissioner Cerullo; recused)</b>	
	C 260013 ZMM N 260014 ZRM C 260015 ZSM 260201 LDM 260202 LDM	<a href="#"><u><b>Dewitt Clinton Park North (801 Eleventh Avenue)</b></u></a> (M4) (5/26)	

C 260060 ZMM N 260062 ZRM C 260061 ZSM 260199 LDM 260200 LDM	<a href="#"><u>Dewitt Clinton Park North (629 West 54<sup>th</sup> Street)</u></a> (M4) (5/26)
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**Future Votes: 4/13/26**

No.	ULURP no.	Project Name and Description
6		<a href="#"><u>Affordable Housing Fast Track Methodology Rule</u></a>

***Special Public Meeting***

**I. Reports**

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- Meeting ID: 824 2517 7420
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