

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.

June 1, 2026 | 1:00 pm

The City Planning Commission will review the following items:

| Queens: Certifications | | | |
|-------------------------------|----------------------------|--|---|
| No. | ULURP no. | Project Name and Description | Location |
| 1 | 260184 ZMQ N 260185 ZRQ | <u>100-12 Queens Boulevard Rezoning</u> Proposal to facilitate the development of a new 21-story mixed-use building containing ~389 dwelling units (~97 income-restricted units) and ground floor commercial space CEQR No.: 26DCP077Q <u>EAS, Conditional Negative Declaration</u> <u>Racial Equity Report</u> | Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29 |
| 2 | 240316 ZMQ N 240317 ZRQ | <u>50-02 Queens Blvd Rezoning</u> Proposal to enable the development of a new nine-story mixed-use building containing ~257 residential units (~64 income-restricted units) with commercial and community facility spaces CEQR No.: 25DCP021Q <u>EAS, Negative Declaration</u> <u>Racial Equity Report</u> | Community District 2 Woodside, Queens Councilmember Julie Won, District 26 |

| Manhattan: Certification | | | |
|---------------------------------|--|---|--|
| No. | ULURP no. | Project Name and Description | Location |
| 3 | N 260211 ZRM 260212 ZSM 260213 LDM | <u>Studio 54 Rehabilitation and Text Amendment</u> Proposal to allow for the rehabilitation of an existing theater CEQR No.: 26DCP127M <u>EAS, Negative Declaration</u> | Community District 5 Midtown, Manhattan Councilmember Carl Wilson, District 3 |

| Staten Island: Referral Review | | | |
|---------------------------------------|------------------|--|---|
| No. | ULURP no. | Project Name and Description | Location |
| 4 | N 260362 ZRR | <u>South Richmond Designated Open Space Amendment</u> Proposal to modify the Designated Open Space (DOS) boundaries within the Special South Richmond Development District (SSRDD) CEQR No.: 20DCP130R <u>Technical Memorandum</u> | Community District 3 South Richmond, Staten Island Councilmember Frank Morano, District 51 |

| Manhattan: Post-Referral Reviews | | | |
|---|--|---|---|
| No. | ULURP no. | Project Name and Description | Location |
| 5 | N 260126 ZAM N 260127 ZAM 260161 LDM | <u>871 Seventh Ave</u> Proposal to facilitate the construction of a mixed-use building | Community District 5 Midtown, Manhattan Councilmember Gale A. Brewer, District 6 |

| Brooklyn: Post-Referral Review | | | |
|---------------------------------------|--------------|--|--|
| No. | ULURP no. | Project Name and Description | Location |
| 6 | N 260258 ZAK | <p><u>95 Rockwell Place - Transit Bonus Authorization</u></p> <p>Proposal to enable a new 53-story residential development containing ~240 residential units and ground floor commercial space</p> | <p>Community District 2 Fort Greene, Brooklyn</p> <p>Councilmember Crystal Hudson, District 35</p> |

| Manhattan: Pre-Public Hearing Reviews | | | |
|--|----------------------------|---|---|
| No. | ULURP no. | Project Name and Description | Location |
| 7 | C 260123 MCM | <p><u>Flatiron NoMad Major Concessions</u></p> <p>Proposal to allow for an expansion of the existing concession area boundaries (7/13)</p> | <p>Community District 5 Flatiron District, Manhattan</p> <p>Councilmember Carl Wilson, District 3</p> |
| 8 | C 250336 ZSM 250337 LDM | <p><u>St. Augustine's Preservation and Redevelopment</u></p> <p>Proposal to facilitate a new 21-story mixed-use building containing ~130 income-restricted dwelling units with ground floor community facility and retail spaces (7/28)</p> | <p>Community District 3 Lower East Side, Manhattan</p> <p>Councilmember Christopher Marte, District 1</p> |

| Queens: Pre-Public Hearing Reviews | | | |
|---|------------------|---|--|
| No. | ULURP no. | Project Name and Description | Location |
| 9 | C 260089 PCQ | <p><u>Queens CD 2 Walk to Park Site Selection/Acq.</u></p> <p>Proposal to enable the acquisition and site selection of privately-owned properties for future park development to close the walk to park gap (7/13)</p> | <p>Community District 2 Long Island City, Sunnyside, Woodside, Blissville, and West Maspeth, Queens</p> <p>Councilmembers Julie Won and Shekar Krishnan, Districts 26 and 25</p> |
| 10 | C 260226 MMQ | <p><u>Atlantic Avenue Demapping</u></p> <p>Proposal to demap unbuilt portions of a mapped street to maximize opportunities for mixed-used developments on this corridor (7/27)</p> | <p>Community District 12 Jamaica, Queens</p> <p>Councilmember Dr. Nantasha Williams, District 27</p> |
| 11 | C 250331 ZMQ | <p><u>189-10 Northern Boulevard Rezoning</u></p> <p>Proposal to facilitate a new three-story mixed-use commercial and community facility building (6/25)</p> | <p>Community District 11 Auburndale, Queens</p> <p>Councilmember Vickie Paladino, District 19</p> |

| | | | |
|----|------------------------------|--|--|
| 12 | C 260147 ZMQ N 260148 ZRQ | <p>47-03 108th Street Rezoning</p> <p>Proposal to facilitate a new 13-story mixed-use development containing ~91 dwelling units (~30 income-restricted) including commercial and community facility space (7/13)</p> <p><i>(Commissioner Crowell; recused)</i></p> | <p>Community District 4 Corona, Queens</p> <p>Councilmember Shanel Thomas-Henry, District 21</p> |
|----|------------------------------|--|--|

Brooklyn: Pre-Public Hearing Review

| No. | ULURP no. | Project Name and Description | Location |
|-----|------------------------------|---|--|
| 13 | C 260149 ZMK N 260150 ZRK | <p>200 Kent Avenue Rezoning</p> <p>Proposal to allow the conversion and expansion of an existing five-story commercial building to a 14-story mixed-use development containing ~143 dwelling units (~29-43 income-restricted units) and commercial retail space (7/14)</p> | <p>Community District 1 Williamsburg, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p> |

Staten Island: Pre-Public Hearing Reviews

| No. | ULURP no. | Project Name and Description | Location |
|-----|--------------|---|--|
| 14 | C 260227 PSR | <p>Staten Island Family Court Consolidation</p> <p>Proposal to enable the renovation of two existing buildings and for the development of a new eight-story court building (7/7)</p> | <p>Community District 1 St. George, Staten Island</p> <p>Councilmember Kamillah Hanks, District 49</p> |

| | | | |
|----|--------------|--|---|
| 15 | C 260248 PCR | <p><u>336 Meredith Avenue Fleet Maintenance Facility</u> Proposal to facilitate the purchase of an establishment of a new fleet maintenance facility (7/28)</p> | <p>Community District 2 Bloomfield, Staten Island</p> <p>Councilmember David Carr, District 50</p> |
|----|--------------|--|---|

Future Votes: 6/3/26

| No. | ULURP no. | Project Name and Description |
|-----|--|---|
| 16 | C 250290 ZMQ N 250291 ZRQ C 250253 ZMQ N 250254 ZRQ C 260155 ZMQ N 260156 ZRQ C 250248 ZMK N 250249 ZRK C 250215 ZSK C 250250 ZSK 250251 LDK N 260340 HIK N 260338 HIM N 260339 HIM C 260217 PCR N 260176 ZAR N 260177 ZAR N 260178 ZCR | <p><u>164th Street Rezoning</u> (Q8) (6/15) <i>(Commissioner Rampershad and Commissioner Crowell; recused)</i></p> <p><u>50-20 108th Street Rezoning</u> (Q4) (6/22) <i>(Commissioner Rampershad and Commissioner Crowell; recused)</i></p> <p><u>63-02 Fresh Pond Road Rezoning</u> (Q5) (6/26)</p> <p><u>2950 West 24th Street Rezoning</u> (K3) (6/26)</p> <p><u>Public School 15 Annex</u> (K2) (6/16)</p> <p><u>Church of Saint Mary</u> (M3) (6/16)</p> <p><u>Lithuanian Alliance Building</u> (M4) (6/16)</p> <p><u>Saw Mill Creek Marsh Park Addition</u> (SI2) (6/10)</p> <p><u>3 Helena Rd - Subdivision and Development</u> (SI2)</p> |

| | |
|--------------|--|
| N 260168 ZCR | 20 Pleasant Valley Subdivision (SI1) |
| N 260289 ZAX | Rose Field Resurfacing - SNAD (X8) |
| N 260290 ZAX | |
| N 260278 ZAX | 5211 Arlington Ave - SNAD (X8) |
| N 260279 ZCX | |

Post-Hearing Follow-Ups

| No. | ULURP no. | Project Name and Description |
|-----|--------------|--|
| 17 | C 260162 ZMK | 1166 Bedford Avenue Rezoning (K3) (6/29) |
| | N 260163 ZRK | |
| | C 250245 ZMX | 1160 Pugsley Avenue Rezoning (X9) (6/29) (Commissioner Rampershad; recused) |
| | N 250246 ZRX | |

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

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.