

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, and applications under consideration by the Commission.

June 15, 2026 | 1:00 pm

The City Planning Commission will review the following items:

The Bronx: Certification			
No.	ULURP no.	Project Name and Description	Location
1	260193 HAX 260190 ZSX N 260194 ZAX N 260195 ZAX N 260336 ZAX 260192 LDX	<u>110 East 138th Street/63 Exterior Street</u> Proposal to enable the development of two new 13- and 27-story mixed-use buildings containing ~537 income-restricted dwelling units with retail and community facility spaces, and publicly accessible waterfront open space CEQR No.: 25HPD040X <u>EAS, Negative Declaration</u> <u>Racial Equity Report</u> CERTIFIED	Community District 1 Mott Haven, The Bronx Councilmember Elsie Encarnacion, District 8

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Queens: Certification			
No.	ULURP no.	Project Name and Description	Location
2	260348 ZMQ N 260349 ZRQ	<p><u>44-17 Greenpoint Avenue Rezoning</u> Proposal to facilitate the development of a new ~11-story mixed-use building containing ~143 dwelling units (~36-42 affordable units), including community facility and commercial space on the ground floor</p> <p>CEQR No.: 26DCP140Q <u>Qualifying Action Determination</u></p> <p><u>Racial Equity Report</u> CERTIFIED</p>	<p>Community District 2 Sunnyside, Queens</p> <p>Councilmember Julie Won, District 26</p>

Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
3	260115 ZMK N 260116 ZRK	<p><u>9818 Fort Hamilton Parkway Rezoning</u> Proposal to facilitate a new four-story community facility building</p> <p>CEQR No.: 26DCP053K <u>EAS, Negative Declaration</u> CERTIFIED</p>	<p>Community District 10 Bay Ridge, Brooklyn</p> <p>Councilmember Kayla Santosuosso, District 47</p>

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4	260269 ZMK	<p><u>150 Noll Street</u> Proposal to facilitate ground floor commercial use in an existing five-story mixed-use building with ~81 dwelling units</p> <p>CEQR No.: 26DCP038K <u>EAS, Negative Declaration</u> CERTIFIED</p>	<p>Community District 4 Bushwick, Brooklyn</p> <p>Councilmember Jennifer Gutiérrez, District 34</p>
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Manhattan: Post-Referral Review

No.	ULURP no.	Project Name and Description	Location
5	M 890860D ZSM 260250 LDM	<p><u>1633 Broadway Cafe</u> A modification of a previously approved special permit to allow for an outdoor cafe</p> <p>SEND LETTER TO BUILDINGS DEPARTMENT</p>	<p>Community District 5 Midtown, Manhattan</p> <p>Councilmember Carl Wilson, District 3</p>

The Bronx: Pre-Public Hearing Review

No.	ULURP no.	Project Name and Description	Location
6	C 240161 ZMX	<p><u>815 Hutchinson River Parkway Rezoning</u> Proposal to facilitate the conversion of an existing commercial shopping center (8/7)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 6/15/2026</p>	<p>Community District 10 Throggs Neck, The Bronx</p> <p>Councilmember Shirley Aldebol, District 13</p>

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Queens: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
7	C 250125 ZMQ N 250126 ZRQ	<p><u>21-31 46th Ave Rezoning</u></p> <p>Proposal to facilitate the development of a new 11-story mixed-use building containing ~70 dwelling units (~18 income-restricted units) and ground floor commercial or community facility space (8/10)</p> <p>TO PUBLIC HEARING ON WEDNESDAY 6/15/2026</p>	<p>Community District 2 Long Island City, Queens</p> <p>Councilmember Julie Won, District 26</p>
8	C 260171 ZMQ N 260172 ZRQ	<p><u>158-06 Northern Boulevard Rezoning</u></p> <p>Proposal to enable a new 10-story mixed-use building containing ~76 dwelling units (~19 income-restricted units) and ground floor commercial space (8/7)</p> <p>(Commissioner Crowell; recused) TO PUBLIC HEARING ON WEDNESDAY 6/15/2026</p>	<p>Community District 7 Murray Hill, Queens</p> <p>Councilmember Sandra Ung, District 20</p>

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No.	ULURP no.	Project Name and Description	Location
9	C 240283 ZMK N 240284 ZRK	<p><u>862-868 Kent Avenue</u></p> <p>Proposal to enable two new nine- and eight-story buildings containing ~74 dwelling units (~19 income-restricted units) (8/10)</p> <p><i>(Commissioner Osorio; recused)</i></p> <p>TO PUBLIC HEARING ON WEDNESDAY 6/15/2026</p>	<p>Community District 3 Bedford-Stuyvesant, Brooklyn</p> <p>Councilmember Lincoln Restler, District 33</p>

Future Votes: 6/17/26		DISCUSSED
No.	ULURP no.	Project Name and Description
10	C 250245 ZMX N 250246 ZRX	<u>1160 Pugsley Avenue Rezoning</u> (X9) (6/29) <i>(Commissioner Rampershad; recused)</i>
	C 260226 MMQ	<u>Atlantic Avenue Demapping</u> (Q12) (7/27)
	C 250331 ZMQ	<u>189-10 Northern Boulevard Rezoning</u> (Q11) (6/25)
	C 260162 ZMK N 260163 ZRK	<u>1166 Bedford Avenue Rezoning</u> (K3) (6/29)
	N 260240 ZAR N 260241 ZAR	<u>221 Benedict Road</u> (SI2)
	N 260126 ZAM N 260127 ZAM 260161 LDM	<u>871 Seventh Ave</u> (M5)

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Post-Hearing Follow-Ups		DISCUSSED
No.	ULURP no.	Project Name and Description
11	C 260149 ZMK N 260150 ZRK	<u>200 Kent Avenue Rezoning</u> (K1) (7/14)
	C 250336 ZSM 250337 LDM	<u>St. Augustine's Preservation and Redevelopment</u> (M3) (7/28)
	C 260123 MCM	<u>Flatiron NoMad Major Concessions</u> (M5) (7/13)
	C 260147 ZMQ N 260148 ZRQ	<u>47-03 108th Street Rezoning</u> (Q4) (7/13) (Commissioner Crowell; recused)
	C 260089 PCQ	<u>Queens CD 2 Walk to Park Site Selection/Acq.</u> (Q2) (7/13)
	C 260227 PSR	<u>Staten Island Family Court Consolidation</u> (SI1) (7/22)
	C 260248 PCR	<u>336 Meredith Avenue Fleet Maintenance Facility</u> (SI2) (7/28)

Present Remotely: Commissioner Marin, Commissioner Benjamin, Commissioner Rampershad

Absent: An in-person quorum is present

Meeting End Time: 3:18 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)
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When prompted, enter:

- Meeting ID: 824 2517 7420
- Participant ID: Press pound (#) to skip
- Passcode: 622684

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