

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.

July 13, 2026 | 1:00 pm

The City Planning Commission will review the following items:

Queens: Certification			
No.	ULURP no.	Project Name and Description	Location
1	260267 ZMQ N 260268 ZRQ	50-01 Queens Boulevard Rezoning Proposal to facilitate the development of a new 13-story mixed-use building containing ~154 dwelling units (~34-41 income-restricted units) and ground floor commercial and community facility and commercial spaces CEQR No.: 26DCP118Q Qualified Action Determination Racial Equity Report	Community District 2 Woodside, Queens Councilmember Julie Won, District 26

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
2	260282 ZSM N 260283 ZRM	<u>Herald Center Signage Text Amendment and SP</u> Proposal to allow new signage CEQR No.: 26DCP116M <u>EAS, Negative Declaration</u>	Community District 5 Midtown, Manhattan Councilmember Carl Wilson, District 3

Citywide: Non-ULURP			
No.	ULURP no.	Project Name and Description	Location
3		<u>ELURP and Affordable Housing Appeals Board CAPA</u> Proposed rulemaking to implement the Expedited Land Use Review Procedure and the Affordable Housing Appeals Board	Citywide

Brooklyn: Pre-Public Hearing Review

No.	ULURP no.	Project Name and Description	Location
4	C 260087 ZMK N 260088 ZRK	289 Kent Avenue Rezoning Proposal to facilitate the development of a new 18-story mixed-use building containing ~278 dwelling units (~56-83 income-restricted units) and ground floor commercial space (9/8)	Community District 1 Williamsburg, Brooklyn Councilmember Lincoln Restler, District 33

Queens: Pre-Public Hearing Review

No.	ULURP no.	Project Name and Description	Location
5	C 260186 ZMQ N 260187 ZRQ	69-67 108th Street Rezoning Proposal to facilitate the development of a new 11-story mixed-use building containing ~59 dwelling units (~15 income-restricted units) and ground floor commercial space (9/4)	Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29

City Council Modifications			
No.	ULURP no.	Project Name and Description	Location
6	C 260013 ZMM N 260014 ZRM C 260015 ZSM C 260201 LDM C 260202 LDM	<u>Dewitt Clinton Park North (801 Eleventh Avenue)</u> Proposal to enable the development of a new 34-story mixed-use building containing ~541 dwelling units (~119-162 income-restricted) and commercial space CEQR No.: 25DCP049M <u>Technical Memorandum 001</u>	Community District 4 Special Clinton District, Manhattan Councilmembers Carl Wilson and Gale Brewer, Districts 3 and 6
7	C 260060 ZMM N 260062 ZRM C 260061 ZSM C 260199 LDM C 260200 LDM	<u>Dewitt Clinton Park North (629 West 54th Street)</u> Proposal to enable the development of a new 39-story mixed-use building containing ~701 dwelling units (~175-210 income-restricted) and commercial space CEQR No.: 25DCP049M <u>Technical Memorandum 001</u>	Community District 4 Special Clinton District, Manhattan Councilmembers Carl Wilson and Gale Brewer, Districts 3 and 6

8	C 260105 ZMK N 260106 ZRK C 260107 ZSK C 250326 MMK 260110 LDK	<u>Monitor Point</u> Proposal to facilitate the development of three mixed-use buildings containing ~1,150 dwelling units (~300 income-restricted), a new museum, educational facility, local retail space, and publicly accessible waterfront open space <u>(see related City Map amendment)</u> CEQR No.: 25DCP068K <u>Technical Memorandum 001</u> <i>(Commissioner Cerullo; recused)</i>	Community District 1 Greenpoint, Brooklyn Councilmember Lincoln Restler, District 33
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Future Votes: 7/15/26

No.	ULURP no.	Project Name and Description
9	C 240283 ZMK N 240284 ZRK	<u>862-868 Kent Avenue</u> (K3) (8/10) <i>(Commissioner Osorio; recused)</i> CEQR No.: 24DCP144K <u>Technical Memorandum 001</u>
	C 260171Z MQ N 260172 ZRQ	<u>158-06 Northern Boulevard Rezoning</u> (Q7) (8/7) <i>(Commissioner Crowell; recused)</i>
	C 250125Z MQ N 250126 ZRQ	<u>21-31 46th Ave Rezoning</u> (Q2) (8/10)
	C 240161 ZMX	<u>815 Hutchinson River Parkway Rezoning</u> (X10) (8/7)

	N 260229 ZAX N 260284 ZAX 260286 LDX	<u>5204 Arlington Avenue - SNAD</u>
	N 260321 ZAR N 260322ZAR N 260069 ZAR 260072 LDR	<u>23 Cedarcliff Road - Lot: 125</u> (SI1)
	N 260326 ZAR N 260327 ZAR 260003 LDR	<u>51 Cedarcliff Road</u> (SI3)
	N 260298 RAR	<u>Lipsett Avenue - Street End Stabilization</u> (SI3)
	N 260197 RAR 260198 LDR	<u>4450 Arthur Kill Road</u> (SI3)
	N 260073 ZCR	<u>108 Scribner Avenue</u> (SI1)

Post-Hearing Follow-Ups

No.	ULURP no.	Project Name and Description
10	C 260330 PQR	<u>FDNY Cont' Use of WTC Unit 1688 Victory Blvd</u> (SI1) (8/24)
	C 260135 ZMK N 260136 ZRK	<u>132 Melrose Street Rezoning</u> (K4) (8/24)
	C 260238 ZMK N 260239 ZRK	<u>Fort Hamilton Mews Rezoning</u> (K10) (8/21)

	C 240218 ZMK N 240219 ZRK C 240206 ZMX N 240207 ZRX	<u>Park Avenue Brooklyn Rezoning</u> (K3) (8/24) <u>Sojourner Truth - Mapes Rezoning</u> (X6) (8/28)
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In-Person

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