

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 27, 2026 | 1:00 pm

The City Planning Commission will review the following items:

Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
1	260395 ZMK N 260396 ZRK 260397 ZSK	240 Nassau Street Proposal to facilitate a new mixed-use development with ~1,502 dwelling units (~302 income-restricted units), community facility and commercial spaces, a public school, and publicly accessible open space CEQR No.: 26ECF001K Final Scope of Work, Notice of Completion for the Environmental Impact Statement (DEIS), DEIS Executive Summary DEIS and Appendix. (to view the full 240 Nassau Street DEIS and Appendix, navigate to project page in ZAP and select Public Documents, "2026K0233_DRAFT EIS _ 1") Racial Equity Report	Community District 2 Fort Greene, Brooklyn Councilmember Crystal Hudson, District 35

2	260203 ZMK N 260204 ZRK	2233 Flatbush Avenue Rezoning Proposal to enable the development of a new eight-story mixed-use building containing ~90 dwelling units (~23 income-restricted units) and ground floor retail CEQR No.: 26DCP128K Qualified Action Determination Memo Racial Equity Report	Community District 18 Flatlands, Brooklyn Councilmember Mercedes Narcisse, District 46
3	260315 ZMK N 260316 ZRK	1584 Flatbush Avenue Rezoning Proposal to allow the development of a new ~16-story mixed-use building containing ~112 dwelling units (~28 income-restricted units) including commercial and community facility spaces CEQR No.: 26DCP060K Qualified Action Determination Memo Racial Equity Report	Community District 14 Flatbush, Brooklyn Councilmember Farah N. Louis, District 45

Staten Island: Certification			
No.	ULURP no.	Project Name and Description	Location
4	260337 ZMR	<u>5801 Amboy Road Commercial Overlay</u> Proposal to facilitate the expansion of an existing drive-through CEQR No.: 26DCP073R <u>EAS, Negative Declaration</u>	Community District 3 Prince's Bay, Staten Island Councilmember Frank Morano, District 51

Brooklyn: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
5	C 220449 ZMK N 220450 ZRK	<u>1455 Coney Island Avenue Rezoning</u> Proposal to facilitate a new nine-story (~300 beds) long-term care facility (9/21)	Community District 14 Midwood, Brooklyn Councilmember Simcha Felder, District 44

Queens: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
6	C 250329 ZMQ N 250330 ZRQ	<u>135-27 Sapphire Street Rezoning</u> Proposal to enable the development of a new six-story residential building containing ~268 dwelling units (~67 income-restricted units) (9/21)	Community District 10 Lindenwood, Queens Councilmember Joann Ariola, District 32

City Council Modifications			
No.	ULURP no.	Project Name and Description	Location
7	C 250253 ZMQ N 250254 ZRQ	<u>50-20 108th Street Rezoning</u> Proposal to enable the development of two new seven- and eight-story buildings containing ~196 dwelling units (~49 income-restricted units) and commercial and community facility spaces <i>(Commissioner Crowell and Rampershad; recused)</i> CEQR No.: 25DCP082Q <u>Technical Memorandum</u>	Community District 4 South Corona, Queens Councilmember Shanel Thomas-Henry, District 21

8	C 260155 ZMQ N 260156 ZRQ	63-02 Fresh Pond Road Rezoning Proposal to allow the development of a new seven-story mixed-use building containing ~54 dwelling units (~13-16 income-restricted units) and ground floor retail space	Community District 5 Ridgewood, Queens Councilmember Phil Wong, District 30
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Future Votes: 7/29/26

No.	ULURP no.	Project Name and Description
9	C 260330 PQR	FDNY Cont' Use of WTC Unit 1688 Victory Blvd (SI1) (8/24)
	C 260135 ZMK N 260136 ZRK	132 Melrose Street Rezoning (K4) (8/24)

Post-Hearing Follow-Ups

No.	ULURP no.	Project Name and Description
10	C 260186 ZMQ N 260187 ZRQ	69-67 108th Street Rezoning (Q6) (9/4)
	C 240206 ZMX N 240207 ZRX	Sojourner Truth - Mapes Rezoning (X6) (8/28)
	C 260238 ZMK N 260239 ZRK	Fort Hamilton Mews Rezoning (K10) (8/21)
	C 260087 ZMK N 260088 ZRK	289 Kent Avenue Rezoning (K1) (9/8)
	C 240218 ZMK N 240219 ZRK	Park Avenue Brooklyn Rezoning (K3) (8/24)

How to View

In-Person

In-person meetings are held at 120 Broadway, Concourse Level.

Livestream

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- (877) 853-5247 (US Toll-free)
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When prompted, enter:

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

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