

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.

August 10, 2026 | 1:00 pm

The City Planning Commission will review the following items:

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
1	260333 ZMM N 260334 ZRM	515 West 57th Street Rezoning Proposal to facilitate a new 30-story mixed-use building containing ~394 dwelling units (~100 income-restricted units) and commercial space CEQR No.: 78DCP197M Qualified Action Determination Memo Racial Equity Report	Community District 4 Hell's Kitchen, Manhattan Councilmember Gale A. Brewer, District 6

Staten Island: Certification			
No.	ULURP no.	Project Name and Description	Location
2	260323 RSR N 260324 RCR N 260325 RAR 260389 LDR	<u>St. Joseph by the Sea Special Permit</u> Proposal to install light poles within a designated open space (DOS) to service St. Joseph by the Sea High School's baseball field CEQR No.: 26DCP145R <u>Type II Memo</u>	Community District 3 Huguenot, Staten Island Councilmember Frank Morano, District 51

Queens: Certifications			
No.	ULURP no.	Project Name and Description	Location
3	250003 ZMQ N 250004 ZRQ	<u>138-23 Queens Boulevard Rezoning</u> Proposal to facilitate a new 17-story mixed-use development containing ~364 dwelling units (~91 income-restricted units) and commercial space CEQR No.: 24DCP103Q <u>Qualified Action Determination Memo</u> <u>Racial Equity Report</u>	Community District 8 Briarwood, Queens Councilmember James F. Gennaro, District 24

4	260146 MMQ	<u>57th Drive Demapping</u> Proposal to facilitate the use of space for DOT parking of fleet vehicles. CEQR No.: 23DOT013Q <u>Certified EAS, Negative Declaration</u>	Community District 5 Maspeth, Queens Councilmember Phil Wong, District 30
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Brooklyn: Certifications

No.	ULURP no.	Project Name and Description	Location
5	260132 ZMK N 260133 ZRK	<u>364 Coney Island Avenue Rezoning</u> Proposal to facilitate a new 12-story mixed-use development including ~71 dwelling units (18 income-restricted units) and commercial space CEQR No.: 26DCP050K <u>Qualified Action Determination Memo</u> <u>Racial Equity Report</u>	Community District 7 Windsor Terrace, Brooklyn Councilmember Rita Joseph, District 40
6	220469 MMK	<u>Phoenix Roller Coaster East Walk Demapping</u> Proposal to demap a volume of East Walk to remove an encumbrance from the Phoenix Roller Coaster CEQR No.: 21DCP174K <u>Certified EAS, Negative Declaration</u>	Community District 13 Coney Island, Brooklyn Councilmember Kayla Santosuosso, District 47

Manhattan: Non-ULURP			
No.	ULURP no.	Project Name and Description	Location
7		<u>Javits GPP Second Amendment</u> Review of a General Project Plan to modify the GPP for the Jacob K. Javits Convention Center to allow for digital advertising signage.	Community District 4 Hudson Yards, Manhattan Councilmember Carl Wilson District 3

Manhattan: Post-Referral Review			
No.	ULURP no.	Project Name and Description	Location
8	N 260302 ZCM	<u>301 E 71st Street Transit Easement Certification</u> Joint certification by the City Planning Commission and the Metropolitan Transportation Authority to determine whether a transit easement volume is required CEQR No.: 26DCP126M <u>Type II Memo</u>	Community District 8 Upper East Side, Manhattan Councilmember Julie Menin District 5

Brooklyn: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
9	C 260309 PPK	<u>Con Edison Permanent Easement Gateway Microtunnel</u> Proposal to enable the construction of a microtunnel and feeders associated with Consolidated Edison's transmission network (10/5)	Community District 2 Vinegar Hill, Brooklyn Councilmember Lincoln Restler, District 33

Queens: Pre-Public Hearing Reviews			
No.	ULURP no.	Project Name and Description	Location
10	C 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 (10/6)	Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29
11	C 260234 ZMQ N 260235 ZRQ	<u>108-05 68th Road Rezoning</u> Proposal to facilitate a new seven-story mixed-use development containing ~29 dwelling units (~8 income-restricted units) and community facility space (10/6)	Community District 6 Forest Hills, Queens Councilmember Lynn Schulman, District 29

Future Votes: 8/12/26

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

Post-Hearing Follow-Ups

No.	ULURP no.	Project Name and Description
13	C 250329 ZMQ N 250330 ZRQ	<u>135-27 Sapphire Street Rezoning</u> (Q10) (9/21)
	C 220449 ZMK N 220450 ZRK	<u>1455 Coney Island Avenue Rezoning</u> (K14) (9/21)
	C 240218 ZMK N 240219 ZRK	<u>Park Avenue Brooklyn Rezoning</u> (K3) (8/24)

How to View

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