

City Planning Commission Special Review Session

Cover Sheet

At this Special 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.

September 9, 2026 | 10:00 am

The City Planning Commission will review the following items:

Future Votes: 9/9/26		
No.	ULURP no.	Project Name and Description
1	C 220449 ZMK N 220450 ZRK	<u>1455 Coney Island Avenue Rezoning</u> (K14) (9/21)
	C 260184 ZMQ N 260185 ZRQ	<u>100-12 Queens Boulevard Rezoning</u> (Q6) (10/6)

Citywide: Pre-Public Hearing Review			
No.	ULURP no.	Project Name and Description	Location
2		<u>ELURP and Affordable Housing Appeals Board CAPA</u> Proposed rulemaking to implement the Expedited Land Use Review Procedure (ELURP) and the Affordable Housing Appeals Board (AHAB)	Citywide

Public Meeting

- I. Reports**
- II. Public Hearing**

The Public Meeting Calendar is available on the Calendar page on the DCP website:

<https://www.nyc.gov/content/planning/pages/calendar>

Brooklyn: Certifications

No.	ULURP no.	Project Name and Description	Location
3	250042 ZMK N 250043 ZRK	783 Fourth Avenue Rezoning Proposal to allow the development of three new 8-13 story mixed-use buildings containing ~214 dwelling units (~88 income-restricted units) and retail and community facility spaces CEQR No.: 25DCP015K EAS, Negative Declaration Racial Equity Report	Community District 7 Sunset Park, Brooklyn Councilmember Alexa Avilés, District 38

4	260409 ZMK N 260410 ZRK	1550 Bedford Avenue Rezoning Proposal to enable the development of a new 18-story mixed-use building containing ~250 dwelling units (~63-75 income restricted units) and ground floor commercial space CEQR No.: 27DCP017K Qualified Action Determination Racial Equity Report	Community District 9 Crown Heights, Brooklyn Councilmember Crystal Hudson, District 35
5	220026 ZMK N 220027 ZRK	2959 Avenue Y Rezoning Proposal to facilitate the development of a new seven-story mixed-use building containing ~38 dwelling units (~11 income-restricted units) and community facility space CEQR No.: 24DCP021K Qualified Action Determination Racial Equity Report	Community District 15 Sheepshead Bay, Brooklyn Councilmember Inna Vernikov, District 48

The Bronx: Certification			
No.	ULURP no.	Project Name and Description	Location
6	240216 ZMX N 240217 ZRX	4506 Park Avenue Rezoning Proposal to enable the development of two new 14- and 9-story mixed-use buildings containing ~308 dwelling units (~77 income-restricted units) and commercial spaces CEQR No.: 26DCP089X Qualified Action Determination Racial Equity Report	Community District 6 Belmont, The Bronx Councilmember Oswald Feliz, District 15

Manhattan: Post-Referral Review			
No.	ULURP no.	Project Name and Description	Location
7	N 260380 ZCM	1059-1061 Second Avenue - TA Certification Joint certification by the City Planning Commission and the MTA to determine whether a transit easement volume is required	Community District 6 Midtown, Manhattan Councilmember Virginia Maloney, District 4

Post-Hearing Follow-Ups		
No.	ULURP no.	Project Name and Description
8	N 260211 ZRM C 260212 ZSM 260213 LDM	<u>Studio 54 Rehabilitation and Text Amendment</u> (M5) (10/13)
	N 260362 ZRR	<u>South Richmond Designated Open Space Amendment</u> (SI3)

How to View

In-Person

City Planning Commission Hearing Room, Lower Concourse
120 Broadway, New York, NY 10271

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: 880 8658 9511
- Participant ID: Press pound (#) to skip
- Passcode: 686997

Accessibility

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