DISPOSITION SHEET

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

Citywide: Pre-Public Hearing Review			
No.	**ULURP no.**	**Project Name and Description**	**Location**
2		**ELURP and Affordable Housing Appeals Board CAPA** Proposed rulemaking to implement the Expedited Land Use Review Procedure (ELURP) and the Affordable Housing Appeals Board (AHAB) ***TO PUBLIC HEARING ON WEDNESDAY 9/9/2026***	**Citywide**

Public Meeting

I. **Scheduling**
II. **Reports**
III. **Public Hearing**

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

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

ADOPTED

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 ***CERTIFIED***	**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 ***CERTIFIED***	**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 ***CERTIFIED***	**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 ***CERTIFIED***	**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 ***SEND LETTER TO BUILDINGS DEPARTMENT***	**Community District 6** Midtown, Manhattan **Councilmember Virginia Maloney,** District 4

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

Present Remotely: *Commissioner Rampershad*
Absent: *An in-person quorum is present*
Meeting End Time: *12:59 PM*

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

Please inform NYC Planning if you need a reasonable accommodation, such as sign language interpretation, to participate in the meeting. Foreign language interpretation will be provided based on available resources. Please email requests to accessibilityinfo@planning.nyc.gov or call 212-720-3366 at least five business days before the meeting.