

City Planning Commission Special 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.

September 23, 2026 | 10:00 am

The City Planning Commission will review the following items:

Future Votes: 9/23/26		
No.	ULURP no.	Project Name and Description
1	N 260362 ZRR	<u>South Richmond Designated Open Space Amendment</u> (SI3)
	N 260392 CMR N 260378 CMR N 260379 CMR	<u>680-684 Van Duzer St - Renewal</u> (SI1)
	N 260181 CMR N 260242 CMR	<u>35 Douglas Court Renewal</u> (SI2)

Public Meeting

- I. Scheduling**
- II. Reports**

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

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

The Bronx: Certification			
No.	ULURP no.	Project Name and Description	Location
2	260173 ZMX	Fordham Landing South Rezoning Proposal to facilitate commercial space within a mixed-use development containing ~921 income-restricted dwelling units and community facility space CEQR No.: 26HPD033X Qualified Action Determination Memo	Community District 7 University Heights, The Bronx Councilmember Althea Stevens, District 16

Queens: Certifications			
No.	ULURP no.	Project Name and Description	Location
3	260230 ZMQ N 260231 ZRQ	2-28 Beach 87th Street Rezoning Proposal to allow for the development of a new ten-story residential building containing ~70 dwelling units (~18 income-restricted units) CEQR No.: 26DCP106Q Qualified Action Determination Memo Racial Equity Report	Community District 14 Rockaway Beach, Queens Councilmember Joann Ariola, District 32

4	260165 ZMQ N 260166 ZRQ	10-86 Cypress Avenue Rezoning Proposal to enable the development of two new six- and seven-story mixed-use buildings containing ~55 dwelling units (~14 income-restricted units) and ground floor commercial space CEQR No.: 26DCP135Q Qualified Action Determination Memo Racial Equity Report	Community District 5 Ridgewood, Queens Councilmember Jennifer Gutiérrez, District 34
5	260383 ZMQ N 260384 ZRQ	32-02 Linden Place Rezoning Proposal to facilitate the development of a new ten-story mixed-use building containing ~296 dwelling units (~75 income-restricted units) and commercial space CEQR No.: 27DCP016Q Qualified Action Determination Memo Racial Equity Report	Community District 7 Flushing, Queens Councilmember Sandra Ung, District 20

Brooklyn: Certifications			
No.	ULURP no.	Project Name and Description	Location
6	260299 ZMK N 260300 ZRK	900 60th Street Rezoning Proposal to facilitate the development of a new 12-story mixed-use building containing ~140 dwelling units (~35-42 income-restricted units) and ground floor commercial space CEQR No.: 26DCP120K Qualified Action Determination Memo Racial Equity Report	Community District 12 Borough Park, Brooklyn Councilmember Susan Zhuang, District 43
7	250145 MMK	East 56th Street Demapping Proposal to demap East 56th Street between Preston Court and the Long Island Railroad right-of-way CEQR No.: 25DCP028K EAS, Negative Declaration	Community District 18 East Flatbush, Brooklyn Councilmember Farah N. Louis, District 45

Manhattan: Certification			
No.	ULURP no.	Project Name and Description	Location
8	N 260276 ZRM 260275 ZSM 260277 LDM	<u>Imperial Theatre Text Amendment</u> Proposal to allow for the rehabilitation of an existing theater CEQR No.: 27DCP001M <u>EAS, Negative Declaration</u>	Community District 5 Theater District, Manhattan Councilmember Carl Wilson, District 3

Post-Hearing Follow-Ups			
No.	ULURP no.	Project Name and Description	
9	N 260211 ZRM C 260212 ZSM 260213 LDM	<u>Studio 54 Rehabilitation and Text Amendment</u> (M5) (10/13) <u>ELURP and Affordable Housing Appeals Board</u> <u>CAPA</u> (Citywide)	

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.