



The New York City Council

City Hall
New York, NY 10007

Committee Agenda Committee on Land Use

Kevin C. Riley, Chair

Members: Shaun Abreu, Chris Banks, Selvena Brooks-Powers, Tiffany L. Cabán, David M. Carr, Elsie Encarnación, Farah N. Louis, Chi A. Ossé, Yusef Salaam, Justin E. Sanchez, Shanel Thomas-Henry and Susan Zhuang

Monday, February 23, 2026

12:00 PM

REMOTE HEARING (VIRTUAL ROOM 1)

[LU 0001-2026](#)

Application number C 250304 PQQ (Prospect Farm Acquisition) submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1194 Prospect Avenue (Block 5267, Lot 19), Borough of Brooklyn, Community District 7, Council District 39.

[LU 0002-2026](#)

Application number C 250312 HAK (Constellation CB5) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 881-885 New Jersey Avenue (Block 4348, Lots 48 and 50) and 650 Glenmore Avenue (Block 3998, Lot 17), Borough of Brooklyn, Community District 5, Council District 42.

[LU 0003-2026](#)

Application number C 250313 HAK (Constellation CB3) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section

197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 908-910 Madison Street (Block 1483, lots 35 and 36) and 1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35), Borough of Brooklyn, Community District 3, Council District 41.

LU 0004-2026

Application number C 250314 HAK (Constellation CB16) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 1794-1796 St. Johns Place (Block 1474, Lots 29 and 30), 85-87 Legion Street (Block 3514, Lots 6 and 7), and 250-254 Herzl Street (Block 3555, Lots 45 and 46), Borough of Brooklyn, Community District 16, Council District 41.

LU 0005-2026

Application number C 250315 HAK (Constellation CB17) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 395-397 East 94th Street (Block 4669, Lots 22 and 23), Borough of Brooklyn, Community District 17, Council District 41.

LU 0006-2026

Application number G 250093 XAK (Constellation Open Door) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article XI of the

Private Housing Finance Law, requesting approval of an exemption from real property taxation for properties located at 881-885 New Jersey Avenue (Block 4348, Lots 48 and 50) and 650 Glenmore Avenue (Block 3998, Lot 17); 908-910 Madison Street (Block 1483, lots 35 and 36) and 1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35; 1794-1796 St. Johns Place (Block 1474, Lots 29 and 30), 85-87 Legion Street (Block 3514, Lots 6 and 7), and 250-254 Herzl Street (Block 3555, Lots 45 and 46; 395-397 East 94th Street (Block 4669, Lots 22 and 23, Borough of Brooklyn, Community Districts 3, 5, 16, and 17, Council Districts 41 and 42.

LU 0007-2026

Application number C 260026 ZSK (Seaside Park & Community Arts Center Special Permit) submitted by the NYC Economic Development Corporation and Seaside Park LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(d) of the Zoning Resolution to allow an arena with a maximum seating capacity of 6,000 seats and, in conjunction, modify the sign regulations of Sections 32-64, 32-65, and 131-20, the parking regulations of Sections 36-20 and 131-51, and the loading regulations of Section 36-66 on property located at 3052 West 21st Street (Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300, and p/o Lot 123) in R5 and R7D/C2-4 District within the Special Coney Island District, Borough of Brooklyn, Community District 13, Council District 47.

LU 0008-2026

Application number C 260027 PPK (Seaside Park & Community Arts Center Special Permit) submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231,

300, and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

[LU 0009-2026](#)

Application number N 260028 ZRK (Seaside Park & Community Arts Center Special Permit) submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending special permit provisions of Article VII, Chapter 4 (Special Permits by the City Planning Commission) and of Article XIII, Chapter 1 (Special Coney Island District), Borough of Brooklyn, Community District 13, Council District 47.

[LU 0010-2026](#)

Application number C 260029 PQK (Seaside Park & Community Arts Center Special Permit) submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on Block 7071, p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

[LU 0011-2026](#)

Application number C 260012 PPK (Seaside Park & Community Arts Center Special Permit) submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lot 130 and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

[LU 0012-2026](#)

Application number C 260038 ZMK (395 Flatbush Avenue Ext. Redevelopment) submitted by the NYC Department of Housing Preservation and Development, pursuant to Sections

197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District, Borough of Brooklyn, Community District 2, Council District 35.

LU 0013-2026

Application number N 260039 ZRK (395 Flatbush Avenue Ext. Redevelopment) submitted by the NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending provisions of Article X, Chapter 1 (Special Downtown Brooklyn District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 35.

LU 0014-2026

Application number C 260040 PPK (395 Flatbush Avenue Ext. Redevelopment) submitted by the NYC Department of Housing Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 395 Flatbush Avenue (Block 2093, Lot 1), Borough of Brooklyn, Community District 2, Council District 35.

LU 0015-2026

Application number C 260041 HUK (395 Flatbush Avenue Ext. Redevelopment) submitted by the NYC Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the sixth amendment of the Brookly Center Urban Renewal Plan, Borough of Brooklyn, Community District 2, Council District 35.

LU 0016-2026

Application number C 260042 PCK (395 Flatbush Avenue Ext. Redevelopment) submitted by the Department of Citywide

Administrative Services and the Department of Health and Mental Hygiene, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property for use as a medical clinic, office space, community facility space and laboratories located at 395 Flatbush Avenue (Block 2093, Lot 1), Borough of Brooklyn, Community District 2, Council District 35.

[LU 0020-2026](#)

Application number C 240297 ZMQ (217-14 24th Avenue Rezoning) submitted by BMBT LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6 District, Borough of Queens, Community District 11, Council District 19.

[LU 0021-2026](#)

Application number N 240298 ZRQ (217-14 24th Avenue Rezoning) submitted by BMBT LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 11, Council District 19.

[LU 0028-2026](#)

Application number C 240079 ZMQ (14-10 Beach Channel Drive Rezoning) submitted by 14-10 Beach LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 25b, changing from an R5 District to an R6A district and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 14, Council District 31.

[LU 0029-2026](#)

Application number N 240080 ZRQ (14-10 Beach Channel Drive Rezoning) submitted by 14-10 Beach LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying

APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 14, Council District 31.

[LU 0031-2026](#)

Application No. N 260209 HKK (DL 547, LP 2692) (Beverly Square West Historic District) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Beverly Square West Historic District, consisting of properties generally bounded by Westminster Road to the west, Beverly Road to the north, East 16 Street to the east, and Cortelyou Road to the south, Borough of Brooklyn, Community District 14, Council District 40.

[LU 0032-2026](#)

Application No. N 260210 HKK (DL 547, LP 2693) (Ditmas Park West Historic District) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Ditmas Park West Historic District, consisting of properties generally bounded by Stratford Road to the west, Dorchester Road to the north, East 16 Street to the east, and Ditmas Avenue to the south, Borough of Brooklyn, Community District 14, Council District 40.

[LU 0033-2026](#)

Application number C 240334 ZMQ (33-01 11th Street Rezoning) submitted by Catholic Medical Mission Board, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District, and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 22.

[LU 0034-2026](#)

Application number N 240335 ZRQ (33-01 11th Street Rezoning) submitted by Catholic Medical Mission Board, pursuant to Section 201 of the New York City Charter, for an

amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.