



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

UNIFORM LAND USE REVIEW PROCEDURE PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 197-c of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at 6:00 PM on Wednesday, February 11, 2026, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may register for a livestream of the hearing on WebEx at:

<https://nycbp.webex.com/weblink/register/r45c6838356027b18ddf370bc4286a0ea>

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Testimony on these items will be accepted in-person, virtually, and in writing via email. To submit testimony virtually, register at the link above and select which agenda item you would like to submit comment for. While pre-registration is preferred, it is not required to speak; during the hearing there will be a call for testimony from those who have not signed up in advance. For timely consideration, written testimony must be submitted to testimony@brooklynbp.nyc.gov no later than Friday, February 13, 2026.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Ricardo Newball at ricardo.newball@brooklynbp.nyc.gov at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

1) 46 Nelson Street Rezoning II

An application by 46 Nelson LLC for a zoning map amendment from M1-1 to M1-2A/R7A (MX-5) and M1-1 to M1-2A/R6A (MX-5) along with a zoning text amendment to map MIH (Appendix F) to facilitate the development of a new 125k SF 7-story plus cellar mixed-use residential and commercial building containing 108 dwelling units at 46 Nelson St in Red Hook, Brooklyn, Community District 6.

2) 9201 4th Avenue Rezoning

A zoning map amendment from C8-2 (BR) to C4-4D (BR) and zoning text amendment pursuant to Appendix F to facilitate a new eleven story, 129,222 sf, mixed use development, including 18,547 sf of commercial space and 97 dwelling units (with approximately 24 units being permanently income restricted) is being sought by private applicant, 9201 LLC at 9201 4th Avenue in Bay Ridge, CD 10, Brooklyn.