



## 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, March 11, 2026, in the Borough Hall Courtroom, 209 Joralemon Street and virtually via Webex. 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/r472201ff4d9d74406056b1c27f3085e1>

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](mailto:testimony@brooklynbp.nyc.gov) no later than Friday, March 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](mailto:ricardo.newball@brooklynbp.nyc.gov) at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

**1) 2950 West 24<sup>th</sup> St Rezoning**

A zoning map amendment (R6 and R6/C1-2 to R6, R7-3, and R7-3/C2-4), a zoning text amendment (Appendix F), a LSGD Special Permit, and a 74-52 Special Permit to facilitate a new 18 story, (408 DU's) mixed use development, including 315,617 SF of residential, 10,898 SF community facility, and 7,782 SF of commercial is being sought by private applicant Ocean Towers Partners LLC at 2950 W 24th St in Coney Island, CD 13 Brooklyn.

**2) 1166 Bedford Avenue Rezoning**

This is a private application by Khalifah Residences LLC for a Zoning Map Amendment from R6A/C2-4 to R7X/C2-4 and Zoning Text Amendment to designate an MIH area in Appendix F in order to facilitate a new 12-story, 75,602 square foot mixed-use development with 144 units, 13,412 sf of community facility space, and 4,823 sf of commercial, at 1166 Bedford Ave in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

**3) Monitor Point**

A LSGD, ZM, ZR, a Chair Cert, and a City Map Amendment (see 2025K0287), to facilitate the development of a new 33,000 gsf Museum and educational facility, and two additional new buildings with approximately 877,88 gsf of residential space with approximately 1,150 dwelling units (300 income restricted) approx. 25,700 sf of local retail space, and approx. 37,000 gsf of below grade parking, and

approx. 45,000 sf of new open space at 40 Quay Street, CD1, Brooklyn.

**Monitor Point – 56 Quay Demapping** *(to be heard concurrently with Monitor Point)*

A City Map Amendment by GO Quay LLC and Greenpoint Monitor Museum to remove a Park designation on BK Block 2590, Lot 25, which is privately owned by the Greenpoint Monitor Museum (not parkland owned by the City), in order to facilitate the development of a new 33,000 sf museum and educational facility, and publicly-accessible waterfront open space. The project is located in Greenpoint, CD 1, Brooklyn. This project is related to Project ID 2024K0358, which details the other land use actions.