NOTICE OF CERTIFICATION

Pursuant to:

Choose One: ■ Uniform Land Use Review Procedure ☐ Expedited Land Use Review Procedure

Select if applicable (in addition to the Procedure above): ■ Affordable Housing Appeals Board Eligible

Application #: C 260230ZMQ	**Project Name**: 2-28 Beach 87th Street Rezoning
CEQR Number: 26DCP106Q	**Borough(s)**: Queens **Community District Number(s)**: 14
Please use the above application number on all correspondence concerning this application	

Related Applications:	N 260231ZRQ				

Applicant(s): Beach 87th Street Associates, LLC Anthony Danza		
		Applicant Contact: Richard Lobel Sheldon Lobel, PC rlobel@sheldonlobelpc.com

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Address: Queens Office
120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **09/23/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **10/02/2026** and must be completed by **11/30/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by Beach 87th Street Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an R4-1 District to an R7A District property bounded by a southeasterly boundary line of a railroad right-of-way, 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard, and 87th Street, as shown on a diagram (for illustrative purposes only) September 23, 2026, and subject to the conditions of CEQR Declaration E-882.