ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**14-10 Beach Channel Drive Rezoning**
CEQR No.	24DCP067Q
ULURP No(s).	240079ZMQ; N240080ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q14

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The Applicant, 14-10 Beach LLC, is seeking a Zoning Map Amendment to rezone Queens Block 15525, Lots 1 and 51 from an R5 zoning district to an R6A/C2-4 zoning district and Block 15525, Lots 40, 44, 47, and 49 from an R5 zoning district to an R6A zoning district (the "Rezoning Area"), as well as a Zoning Text Amendment to Appendix F of the Zoning Resolution to designate the Rezoning Area a Mandatory Inclusionary Housing ("MIH") Area (collectively, the "Proposed Actions), located in the Far Rockaway neighborhood of Queens, Community District 14. The Proposed Actions would facilitate the development of a 110,964 gross square foot ("gsf") six-story plus cellar mixed-use building on Block 15525, Lots 1 and 51 ("Projected Development Site 1"), consisting of 102,374 gsf of residential floor area (120 dwelling units or "DUs"), 4,013 gsf of commercial retail floor area, and 4,576 gsf of community facility space. Of the 120 DUs, 30 to 36 (25-30%) would be permanently affordable pursuant to MIH. 53 required residential accessory parking spaces would be provided at the cellar level. It is expected that the Proposed Actions would also facilitate the development of an eight-story plus cellar residential building on Block 15525, Lots 40, 44, 47, and 49 ("Projected Development Site 2"), consisting of 79,322 gsf of residential floor area (93 DUs). Of the 93 DUs, 23 to 28 (25-30%) would be permanently affordable pursuant to MIH. 41 required accessory parking spaces would be provided at the cellar level.

An Environmental Assessment Statement is attached. Please contact Jameson Mitchell of the Department of City Planning at jmitchell@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

November 29, 2023
Date

Stephanie Shellooe, AICP, *Director*, (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director*, (212) 720-3493 | eulker@planning.nyc.gov
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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Perris Straughter, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board Q14, Chair
Queens Community Board Q14, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**14-10 Beach Channel Drive Rezoning**
CEQR No.	24DCP067Q
ULURP No(s).	240079ZMQ; N240080ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q14

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Jameson Mitchell at the Environmental Assessment and Review Division at jmitchell@planning.nyc.gov.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

November 29, 2023
Date

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