NYC PLANNING

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 240079 ZMQ	**Project Name**: 14-10 Beach Channel Drive Rezoning
CEQR Number: 24DCP067Q	**Borough(s)**: Queens **Community District Number(s)**: 14

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application 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:

1. changing from an R5 District to an R6A District property bounded by a line 175 feet northerly of Nameoke Avenue, a line 110 feet easterly of Beach Channel Drive, a line 125 feet northerly of Nameoke Avenue, Hassock Avenue, Redfern Avenue, Nameoke Avenue, and Beach Channel Drive; and

2. establishing within the proposed R6A District a C2-4 District bounded by a line 175 feet northerly of Nameoke Avenue, a line 110 feet easterly of Beach Channel Drive, Nameoke Avenue and Beach Channel Drive

Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated July 28, 2025, and subject to the conditions of CEQR Declaration E-838.

Related Applications:	N 240080 ZRQ				

Applicant(s):		**Applicant Contact**:
14-10 Beach LLC 141-24 Jewel Avenue, 1st Floor Flushing, NY 11367		Richard Lobel Sheldon Lobel, P.C. 370 Lexington Avenue, Suite 702 New York, NY 11367

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

DEPARTMENT OF CITY PLANNING
Queens Office
Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424
Phone: 718-520-2100
Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On 07/28/2025 the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on 08/06/2025 and must be completed by 10/06/2025