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December 17, 2025 / Calendar No. 26

N 240080 ZRQ  
CORRECTED<sup>1</sup>

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**IN THE MATTER OF** an application by 14-10 Beach LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Queens Community District 14.

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This application for a zoning text amendment (N 240080 ZRQ) was filed by 14-10 Beach LLC on September 14, 2023. The proposed action, in conjunction with the related zoning map amendment action (C 240079 ZMQ), would facilitate the development of a new seven-story mixed-use building with approximately 118 dwelling units, 30 of which would be permanently income-restricted, as well as ground floor commercial and community facility space and 81 parking spaces in Far Rockaway, Community District 14, Queens.

### RELATED ACTIONS

In addition to the proposed zoning text amendment (N 240080 ZRQ) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

**C 240079 ZMQ**      Zoning map amendment to change an R5 to an R6A/ C2-4 and R6A zoning district.

### BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 240079 ZMQ).

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<sup>1</sup> The report (N 240080 ZRQ) has been administratively corrected on January 27, 2026. The original report did not include the existing map and the titles of the existing map and proposed map, and the label for Map 2 was corrected.

## **ENVIRONMENTAL REVIEW**

This application (N 240080 ZRQ), along with the related application (C 240079 ZMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is 24DCP067Q. A summary of the environmental review appears in the report for the related zoning map amendment (C 240079 ZMQ).

## **PUBLIC REVIEW**

This application (N 240079 ZMQ) was duly referred to Queens Community Board 14 and the Queens Borough President on July 28, 2025 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 240079 ZMQ), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 14 held a public hearing on this application (N 240080 ZRQ), along with the related zoning map amendment (C 240079 ZMQ), on October 14, 2025, and on that day, by a vote of 24 in favor, two opposed, and three abstaining, adopted a resolution recommending disapproval of the application.

### **Borough President Recommendation**

This application (N 240080 ZRQ), along with the related action (C 240079 ZMQ), was considered by the Queens Borough President, who held a public hearing on October 30, 2025, and on November 4, 2025, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 240079 ZMQ).

## **Planning Commission Public Hearing**

On November 5, 2025 (Calendar No. 19), the City Planning Commission scheduled November 19, 2025, for a public hearing on this application (N 240080 ZRQ) and the related application for a zoning map amendment (C 240079 ZMQ). The hearing was duly held on November 19, 2025 (Calendar No. 21).

Two speakers appeared in favor of the application and none in opposition as described in the report for the related zoning map amendment (C 240079 ZMQ), and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 240080 ZRQ), in conjunction with the application for the related action (C 240079 ZMQ), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 240079 ZMQ).

## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on July 28, 2025, with respect to this application (CEQR No. 24DCP067Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further,

**RESOLVED**, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 240079 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter underlined is new, to be added; Matter ~~struck-out~~ is to be deleted; Matter within ## is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**  
**Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas**

\* \* \*

**QUEENS**

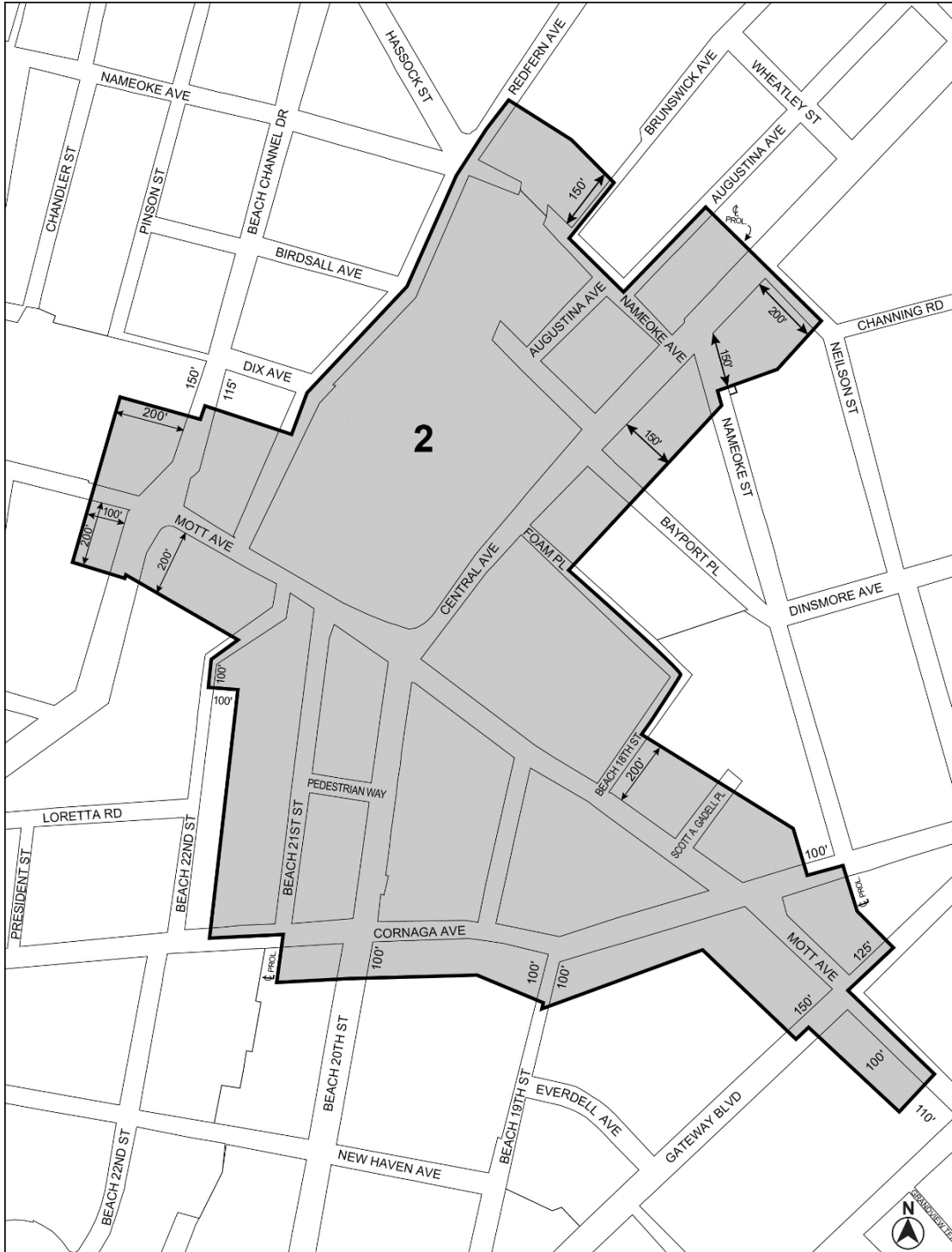
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**Queens Community District 14**

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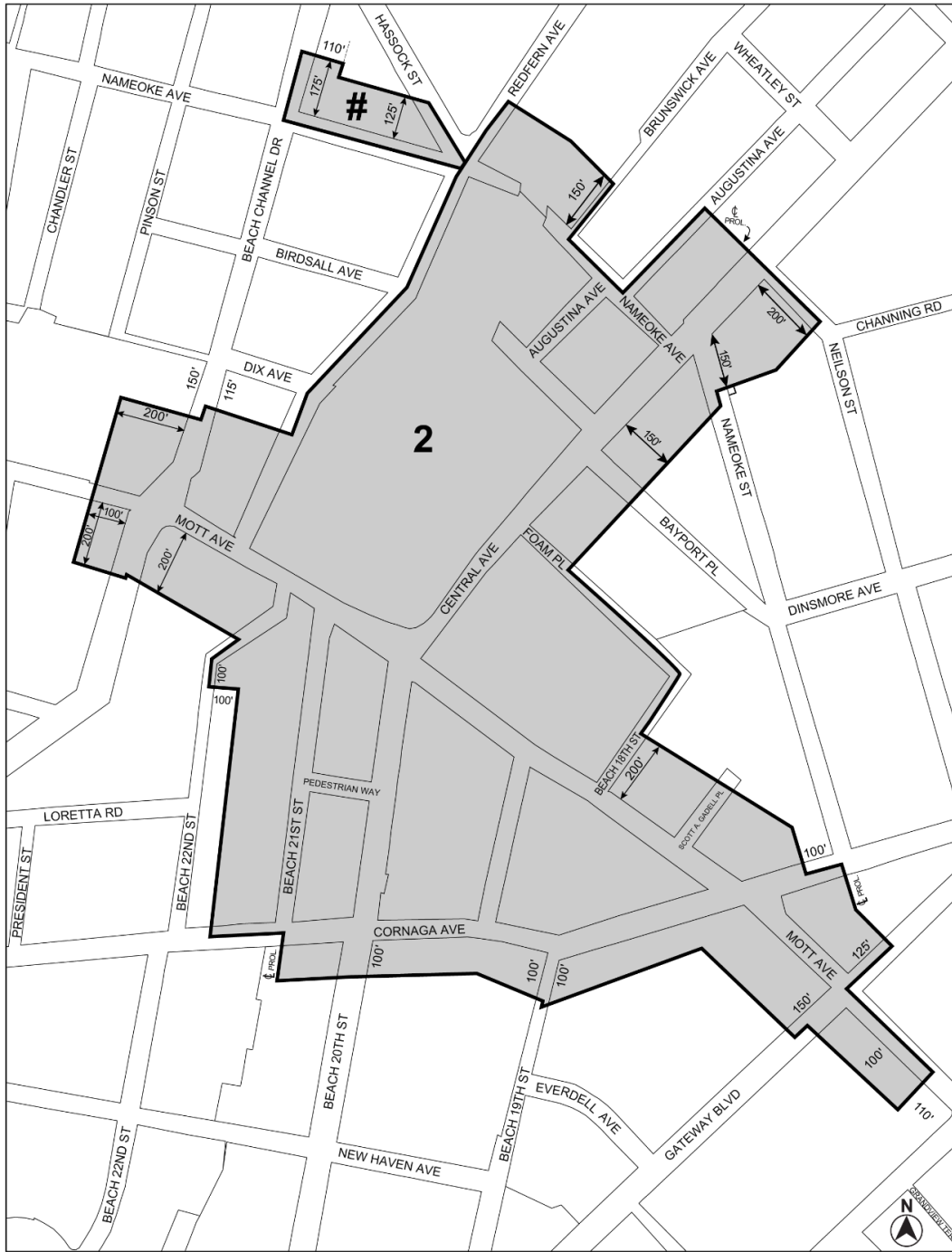
Map 2 – [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)  
Area 2 – 9/7/17 MIH Program Option 1, Option 2 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing area  
 Area 2 – 9/7/17 MIH Option 1, Option 2 and Option 3  
 Area # – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 14, Queens

\* \* \*

The above resolution (N 240080 ZRQ), duly adopted by the City Planning Commission on December 17, 2025 (Calendar No. 26), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**DANIEL R. GARODNICK Esq., *Chair***  
**KENNETH J. KNUCKLES, Esq., *Vice Chairman***  
**GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,**  
**ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,**  
**DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,**  
**RASMIA KIRMANI FRYE, RAJU MANN, ORLANDO MARÍN,**  
**RAJ RAMPERSHAD, *Commissioners***

**JUAN CAMILO OSORIO, *Commissioner, VOTING NO***



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 14-10 Beach Channel Drive Rezoning	
<b>Applicant:</b> Sam Zirkiev	<b>Applicant's Primary Contact:</b> Rebecca Davoudian
<b>Application #</b> 240080ZRQ	<b>Borough:</b>
<b>CEQR Number:</b> 24DCP067Q	<b>Validated Community Districts:</b> Q14

**Docket Description:**

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

<b>RECOMMENDATION: Unfavorable</b>			
<b># In Favor:</b> 24	<b># Against:</b> 2	<b># Abstaining:</b> 3	<b>Total members appointed to the board:</b> 29
<b>Date of Vote:</b> 10/14/2025 12:00 AM		<b>Vote Location:</b> 333 B.90th St. Rockaway Beach NY 11693	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 10/14/2025 7:00 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	333 Beach 90th St. Rockaway Beach, NY 11693

**CONSIDERATION:** The Community Board established a moratorium on all up-zoning requests, since June 1, 2022. Without infrastructure issues being addressed by developers requesting adding density to this peninsula, the board is not looking to approve up zoning requests. Along with environmental, issues related to an overabundance of large scale developments in the same area, there were concerns regarding the number of 1-bedroom units vs 2-bedroom units, affordability, and community space options, developer give backs to the community(school, community space, supermarket, etc.), as well as an ongoing environmental issue affecting the nearby NYCHA development, that will also affect this proposed development. For these reasons, the board voted against the request.

Recommendation submitted by	QN CB14	Date: 10/15/2025 12:04 PM
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# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 14-10 Beach Channel Drive Rezoning	
<b>Applicant:</b> Sam Zirkiev	<b>Applicant's Administrator:</b> Rebecca Davoudian
<b>Application #</b> 240080ZRQ	<b>Borough:</b> Queens
<b>CEQR Number:</b> 24DCP067Q	<b>Validated Community Districts:</b> Q14

**Docket Description:**

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

**RECOMMENDATION:** Conditional Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

Recommendation submitted by	QN BP	Date: 11/5/2025 8:57 AM
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# Queens Borough President Recommendation

**APPLICATION:** 14-10 Beach Channel Drive Rezoning  
**COMMUNITY BOARD:** Q14

## **DOCKET DESCRIPTION**

**ULURP #240079 ZMQ – 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.

**ULURP #N240080 ZRQ – IN THE MATTER OF** an application submitted by 14-10 Beach LLC, pursuant to Section 197-c of the New York City Charter, for an amendment of the zoning text to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, 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.

## **PUBLIC HEARING**

A Public Hearing was held by the Land Use Director on behalf of the Queens Borough President in the Borough President’s Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, October 30, 2025 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. There was one (1) public speaker. The hearing was closed.

## **CONSIDERATION**

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Applicant is proposing to rezone an R5 District to R6/C2-4 and R6A Districts. The area to be rezoned (Block 15525, Lots 1, 51, 49, 47, 44 and 40) is bounded by Beach Channel Drive to the west, Nameoke Avenue to the south, Hassock Street to the east, and approximately 175 feet in depth to the north. The zoning map and text amendments would facilitate the development of a new seven-story (plus cellar) mixed-use commercial, community facility and residential building;
- The Proposed Development would total approximately 110,078 SF of floor area (3.85 FAR) on Lots 1 and 51, and would include 118 total dwelling units (including 30 affordable units pursuant to MIH Option 1). The unit mix would include 20 studio apartments, 89 one-bedroom apartments and 9 two-bedroom apartments. The ground floor would contain approximately 4,881 SF of commercial space and a 4,440 SF community facility space for the house of worship Glory Light Tabernacle. The total height of the Proposed Development will be 77 feet and 6 inches, with a street wall height of six feet, and a setback at the seventh floor. Eighty-one (81) parking spaces are proposed within the cellar and ground floor levels with egress along Nameoke Avenue;
- The Development Site (Block 15525, Lots 1 and 51) is an approximately 28,625-SF lot currently improved with a one-story car dealership, a one-story house of worship, and a temporary parking lot. The Development Site fronts on Beach Channel Drive, one of the Rockaways major thoroughfares. Because of its importance, it is one of the streets undergoing renovation as part of the Downtown Far Rockaway Urban Design and Streetscape Reconstruction Project. This Department of Transportation project commenced in 2015 and is currently underway. The surrounding zoning districts include R3X, R5, R6, R7-1, M1-1, C1-2 and C2-4. The area is located west of the Special Downtown Far Rockaway District, and is designated a FRESH zone, and a Coastal Zone Boundary. Other landmarks nearby include Jamaica Bay Park, NYCHA-Redfern Houses, LIRR Far Rockaway station, Far Rockaway-Mott Ave A train station, and the Q114 bus line;

- On October 14, 2025, Community Board 14 (CB14) voted to disapprove this application by a vote of twenty-four (24) in favor, two (2) against and three (3) abstentions. CB14 referenced their established moratorium on “up-zoning requests” since June 2022 as the overall reason for disapproval, and cited application-specific concerns:
  - The number of one-bedroom vs. two-bedroom units,
  - Affordability,
  - Community space options,
  - Developer give-backs to the community (school, community space, supermarket, etc.), and
  - Ongoing environmental issue affecting the nearby NYCHA development.
- At the Borough President’s Land Use Public Hearing, the Land Use Director held the hearing on the Borough President’s behalf. The Applicant made a presentation and the Director inquired about the rooftop recreational space, flood-proofing along the property and CB14’s feedback on the application. The CB14 District Manager gave testimony reaffirming CB14’s disapproval. There were no other speakers and the hearing was closed.

**RECOMMENDATION**

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- To the best of their ability, the Applicant will assess the studio-to-family-sized unit ratio and make changes to include more family-sized units; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above the legal requirements set out in Appendix G to mitigate flooding.

  
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**PRESIDENT, BOROUGH OF QUEENS**

11/04/2025  
\_\_\_\_\_  
**DATE**