

# COMMUNITY BOARD #14

CITY OF NEW YORK - BOROUGH OF QUEENS

1931 MOTT AVE., ROOM 311,  
FAR ROCKAWAY, NY 11691

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✉ QN14@CB.NYC.GOV

To: HOUSING & LAND USE COMMITTEE; J. CORI-CHAIR

From: Felicia Johnson, District Manager

Date: SEPTEMBER 3, 2025

Re: Meeting Notice

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Please be advised that a **HOUSING & LAND USE COMMITTEE** meeting has been scheduled for:

**DATE: TUESDAY, SEPTEMBER 16, 2025**

**TIME: 6:00 PM-7:00 PM**

**LOCATION: YMCA**

**2-07 BEACH 73<sup>RD</sup> ST  
ARVERNE, NY 11692**

## AGENDA

### ULURP: 14-10 BEACH CHANNEL DRIVE FAR ROCKAWAY, NY

This is a request to build a new 7-story multi-family residential development with 118 dwelling units. This is a zoning amendment from R5 to R6A and R6A/C2-4 zoning district, and a text amendment to establish a MIH area and 4,440 sq. ft. community facility & 4,881 sq. ft. of commercial space on the ground fl. ULURP clock started August 6, 2025. The application must be voted on at the October 14<sup>th</sup>, 2025 meeting. The applicant will present at the October meeting.

**PUBLIC HEARING; (Please sign in prior to the meeting to speak)**

Cc: Budget Committee Members: J. Cori, R. Duggan-Gulston, M. Forman, M. Friedman, J. Gonzalez, A. Gumbs-Cummings, R. Knott, V. Robinson, W. Tietjen  
Electeds, Media

**FELICIA JOHNSON  
DISTRICT MANAGER**

 [WWW.NYC.GOV/QUEENSCB14](http://WWW.NYC.GOV/QUEENSCB14)

**DOLORES ORR  
CHAIRPERSON**