



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

August 18, 2021

City Council  
City Hall  
New York, NY 10007

Re: Beach 67<sup>th</sup> Street Rezoning  
ULURP No. C 200230 ZMQ, N 200231 ZRQ  
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated August 13, 2021, from the City Council regarding the proposed modifications to the above-referenced applications submitted by Brisa Builders Development LLC and God's Battalion of Prayer Properties, Inc. The modifications to the zoning map amendment and the zoning text amendment include a reduction of the rezoning boundary through the elimination of the nursing home site (Block 16041, Lot 6).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on August 18, 2021, has determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A handwritten signature in cursive script that reads "Marisa Lago".

Marisa Lago  
Chair

c:	D. DeCerbo	S. Amron	J. Mangin	H. Saleh
	A. Laremont	R. Singer	A. Wheeler	
	O. Abinader	S. Everett	J. Resor	

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
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THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
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August 13, 2021

Honorable Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Application Nos.: C 200230 ZMQ and N 200231 ZRQ (Preconsidered L.U.s)**

**Beach 67<sup>th</sup> Street Rezoning**

Dear Chair Lago:

On August 11, 2021 the Land Use Committee of the City Council, by a vote of 11-0-0 for Applications **C 200230 ZMQ and N 200231 ZRQ**, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

**C 200230 ZMQ (Pre. L.U.)**

Matter underlined is new, added by the City Council;  
Matter ~~struck out~~ is deleted by the City Council;

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District property bounded by a line 540 feet northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, a line 230 feet northerly of Beach Channel Drive, and Beach 67th Street, ~~a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 380 feet northerly of Beach Channel Drive, and Beach 67th Street~~, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-605.

**Honorable Marisa Lago, Chair**  
**Application Nos.: C 200230 ZMQ and N 200231 ZRQ**  
**August 13, 2021**  
**Page 2 of 4**

**N 200231 ZRQ (Pre. L.U.)**

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**Queens**

\* \* \*

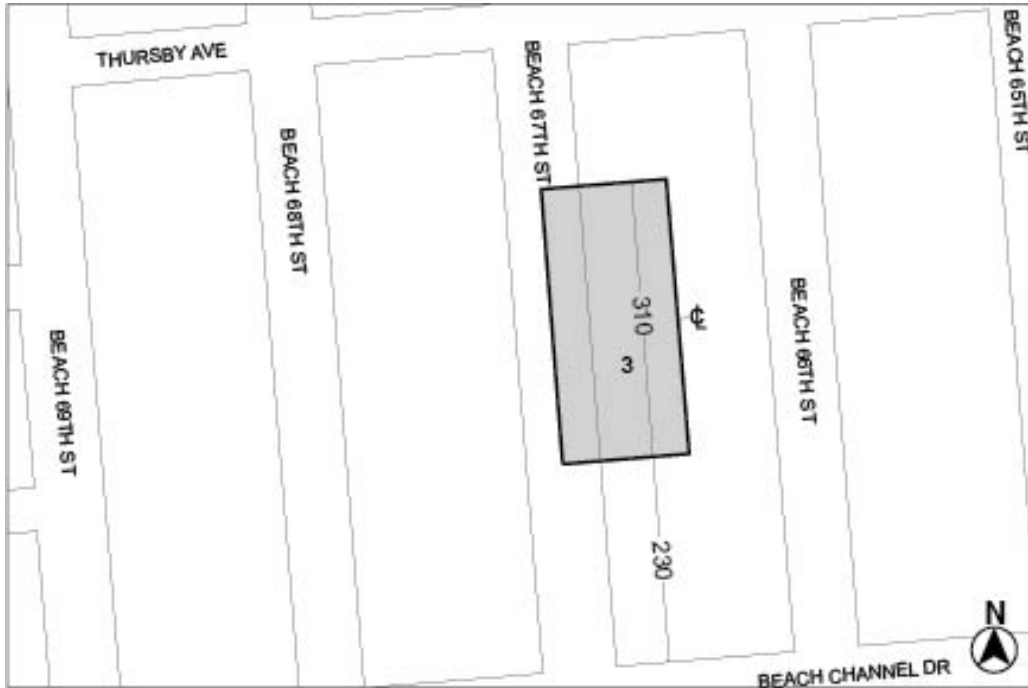
**Queens Community District 14**

\* \* \*

Map # – [date of adoption]

~~[CPC APPROVED MAP]~~

Honorable Marisa Lago, Chair  
Application Nos.: C 200230 ZMQ and N 200231 ZRQ  
August 13, 2021  
Page 3 of 4



Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

Area 3 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 14, Queens

\* \* \*

[CITY COUNCIL APPROVED MAP]

**Honorable Marisa Lago, Chair**  
**Application Nos.: C 200230 ZMQ and N 200231 ZRQ**  
**August 13, 2021**  
**Page 4 of 4**

Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



.....  
Julie Lubin,  
General Counsel

JL:mcs

- C: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Amy Levitan, Deputy Director
- Jeff Campagna, Deputy General Counsel
- Angelina Martinez-Rubio, Deputy General Counsel
- Arthur Huh, Assistant General Counsel
- John Douglas, Project Manager
- Susan Amron, Esq., DCP
- James Harris, DCP
- Danielle J. DeCerbo, DCP
- File