# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 824 and 825**

**(Res. Nos. 1735 and 1736)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS** **CB**-**14 - TWO APPLICATIONS RELATED TO BEACH 67TH STREET**

**REZONING**

**C 200230 ZMQ (Pre. L.U. No. 824)**

City Planning Commission decision approving an application submitted by Brisa Builders Development, LLC and God’s Battalion of Prayer Properties, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of 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, 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.

**N 200231 ZRQ (Pre. L.U. No. 825)**

City Planning Commission decision approvingan application submitted by Brisa Builders Development, LLC and God’s Battalion of Prayer Properties, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve the amendment to rezone the project area from an R4A to an R6 zoning district and amend the zoning text to designate the project area as a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2 to facilitate the development of a nine-story residential building with 83 Affordable Independent Residence for Seniors (AIRS) and an 11-story charter school at 426-450 Beach 67th Street in the Arverne neighborhood of Queens, Community District 14.

## PUBLIC HEARING

**DATE:** August 3, 2021

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** August 11, 2021

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on Pre. L.U. Nos. 824 and 825.

**In Favor: Against: Abstain:**

Moya None None

Levin

Grodenchik

Ayala

Rivera

**COMMITTEE ACTION**

**DATE:** August 11, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Koo

Levin

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Feliz

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated August 18, 2021, with the Council on August 19, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.