



Legislation Text

File #: Res 1735-2021, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1735**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 200230 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 824).**

**By Council Members Salamanca and Moya**

WHEREAS, Brisa Builders Development, LLC and God's Battalion of Prayer Properties, Inc., filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District, which in conjunction with the related action would facilitate the development of a nine-story residential building with 83 affordable senior housing units and an 11-story charter school at 426-450 Beach 67th Street in the Arverne neighborhood of Queens, Community District 14, (ULURP No. C 200230 ZMQ) (the "Application");

WHEREAS the City Planning Commission filed with the Council on July 30, 2021 its decision dated July 14, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200231 ZRQ (Pre. L.U. No. 825), a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on August 3, 2021;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Conditional Negative Declaration issued March 1<sup>st</sup>, 2021, (CEQR No. 21DCP048Q) indicating significant adverse traffic and pedestrian impacts. Applicant will enter into a Restrictive Declaration to ensure the implementation of mitigation measures relating to transportation and, in addition, an (E) designation related to hazardous materials, air quality and noise is assigned to sites in the area affected by the proposal as described in the Conditional Negative Declaration (E-605) (the "Conditional Negative Declaration").

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-605) and Conditional Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 200230 ZMQ, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

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.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 26, 2021, on file in this office.

City Clerk, Clerk of The Council