



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 2, 2026

New York City Council
City Hall
New York, NY 10007

Re: 14-10 Beach Channel Drive Rezoning
ULURP No. C 240079 ZMQ and N 240080 ZRQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission has received the attached correspondence, dated February 23, 2026, from the City Council regarding the proposed modifications to the above-referenced applications submitted by 14-10 Beach LLC for a zoning map amendment to rezone an R5 zoning district to R6A/C2-4 and R6A zoning districts and a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing Area with Options 1 and 2.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 2, 2026, 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 black ink, appearing to read "Daniel R. Garodnick".

Daniel R. Garodnick

c: L Zeng D. DeCerbo E. Addae A. Schierenbeck
D. Answini

Daniel R. Garodnick, Chair
City Planning Commission
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