

217-14 24TH AVENUE REZONING

Bay Terrace,
Community District 11

240972 ZMQ, 240298 ZRQ

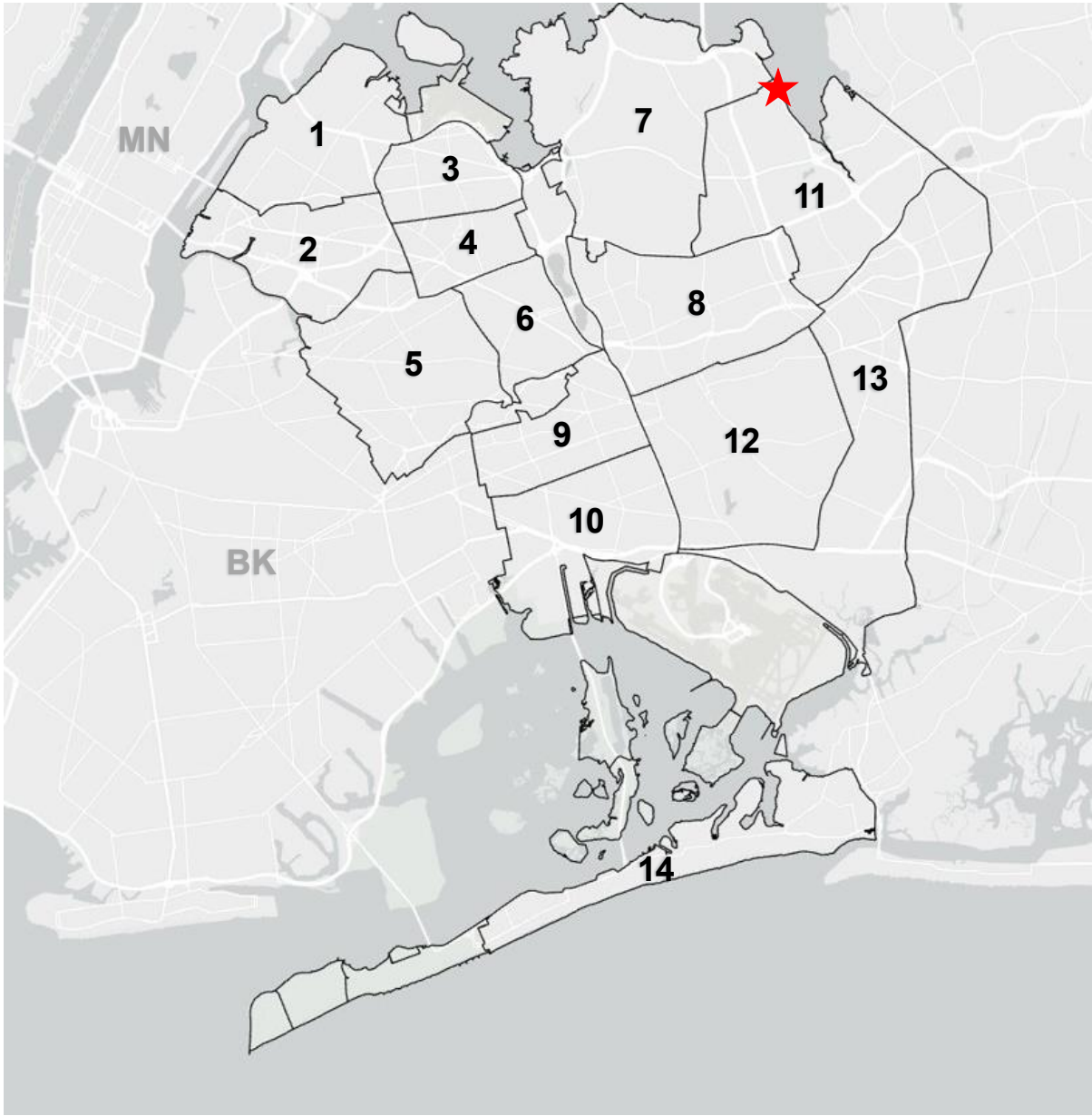
Review Session | June 30, 2025

Project Summary

Address:
217-14 24TH Avenue (Block 6008| Lot 95) |
Bay Terrace, Queens, Community District 11 |
Council District 19, CM Vickie Paladino

Applicant:
BBMT LLC

Actions:
- Zoning Map Amendment: R1-2 to R6A,
- Zoning Text Amendment (MIH) Options I & II



Proposed Development

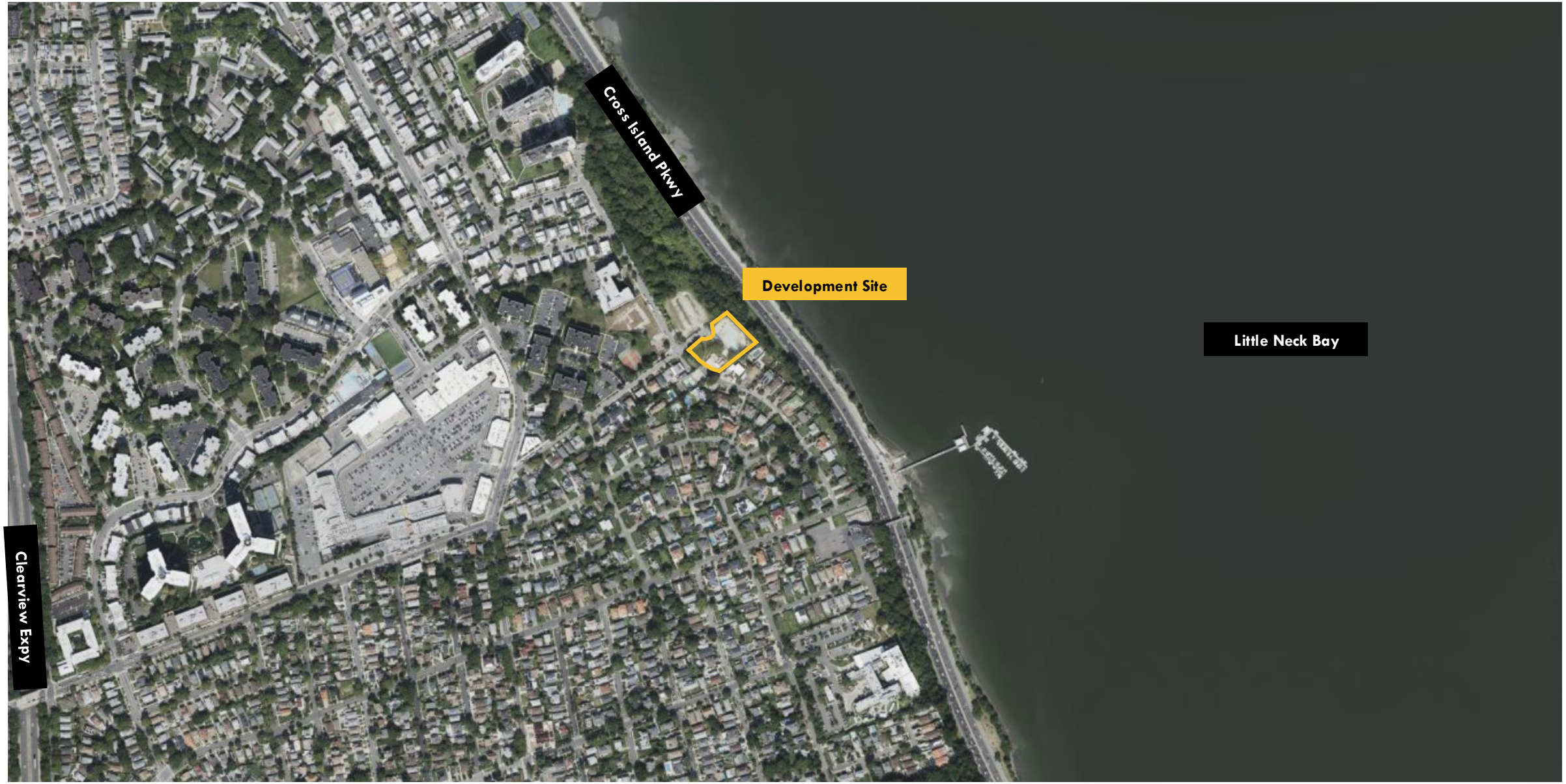
Eight-story residential building

- **216,895 sq ft** of floor area (3.9 FAR)
- 160,397 sq ft – 183 dwelling units
  - 55 units (30%) permanently affordable
  - MIH Option 2
- 56,498 sq ft - 65 senior long-term care units

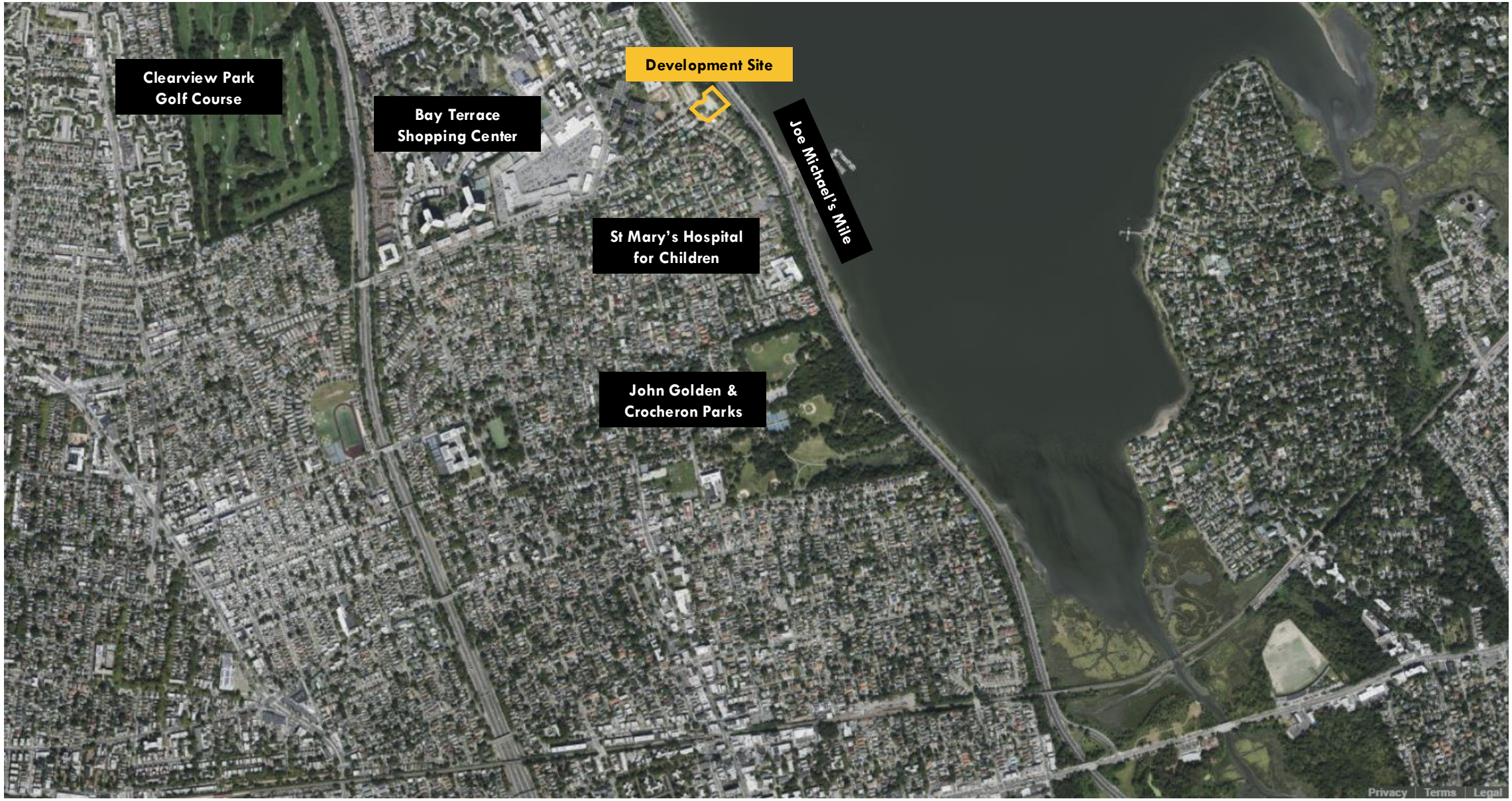
- A driveway from the cul-de-sac at the terminus of 24th Avenue would provide pedestrian and vehicular access to the lobby.
- Off-street parking garage accessible from Little Neck Boulevard
  - 86 spaces
  - 50% of dwelling units
  - 25% for qualifying affordable housing units



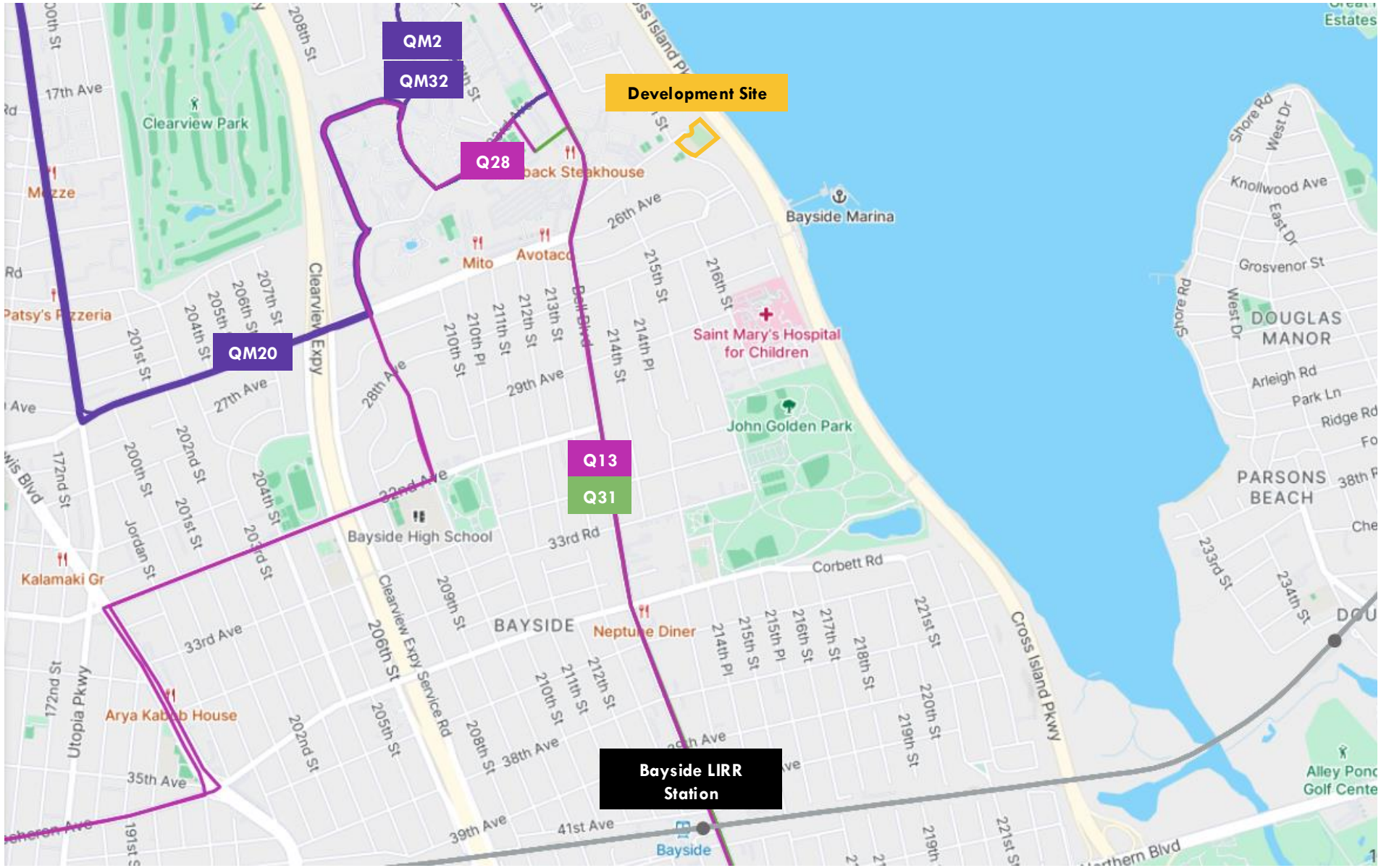
Project & Surrounding Area



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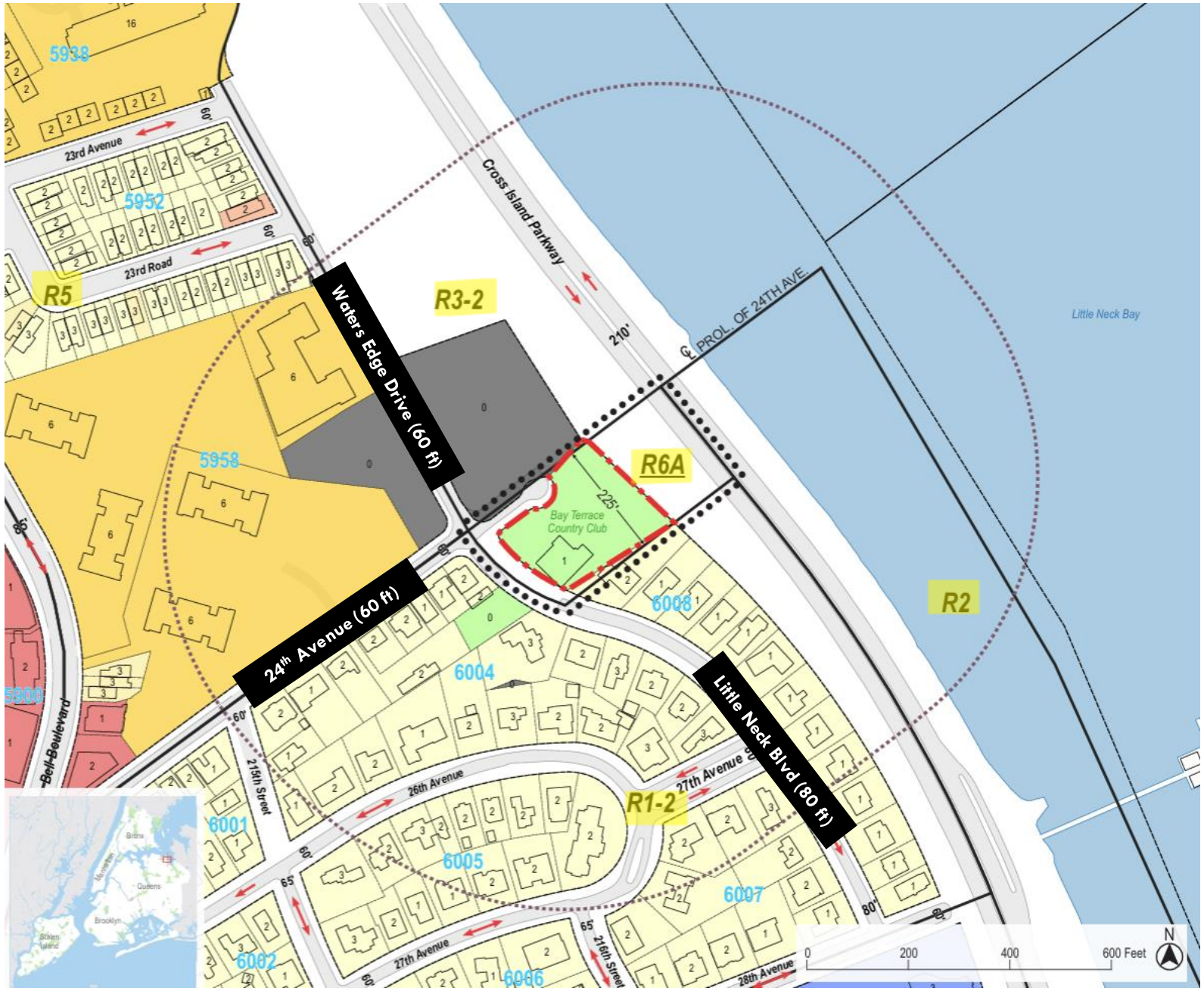
Land Use & Zoning

Proposed Development:
Block 6008 | Lot: 96

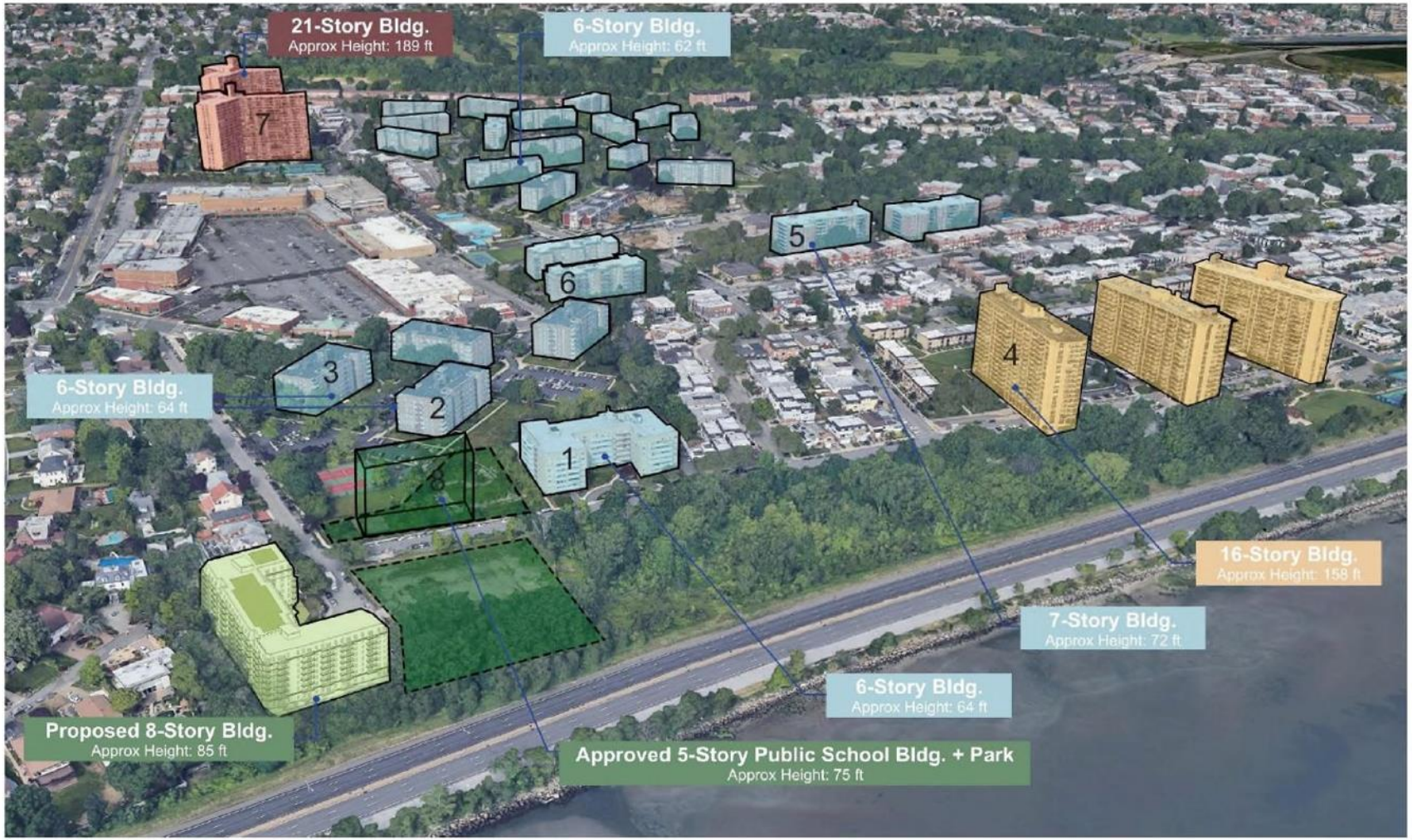
Surrounding Area (600' radius)

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Project & Surrounding Area



BUILDINGS HEIGHT AND NUMBER OF STORIES IN R5 DISTRICT

- BUILDING HEIGHTS 40ft UP TO 80ft
- BUILDING HEIGHTS 60ft UP TO 160ft
- BUILDING HEIGHTS ABOVE 160FT

Coastal Zone



Existing Conditions



View facing the cul-de-sac at the end of 24th Avenue

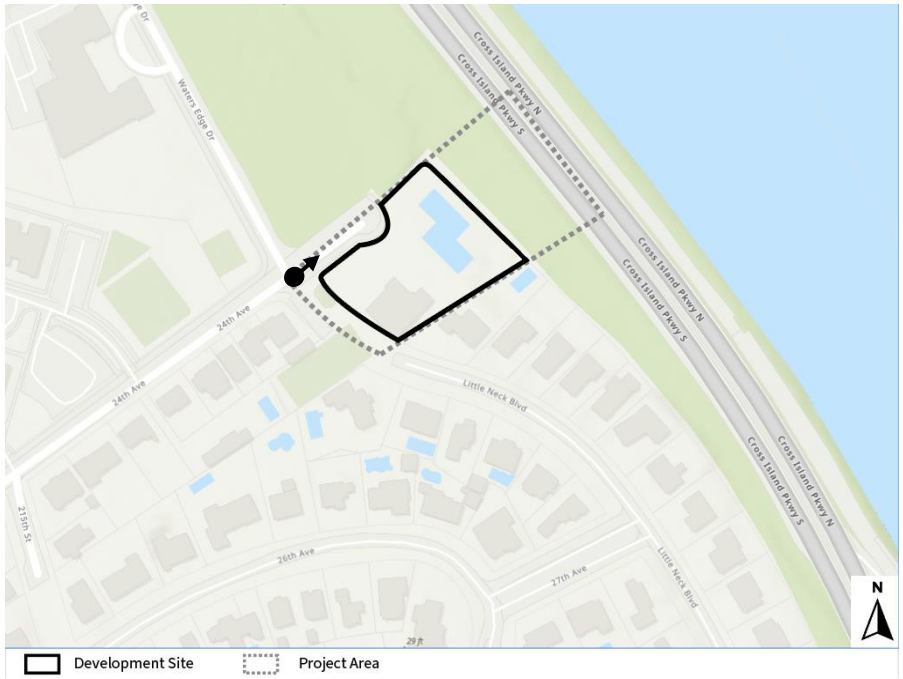


Image from Cyclomedia (Apr 30, 2025)

Existing Conditions



View facing the development site

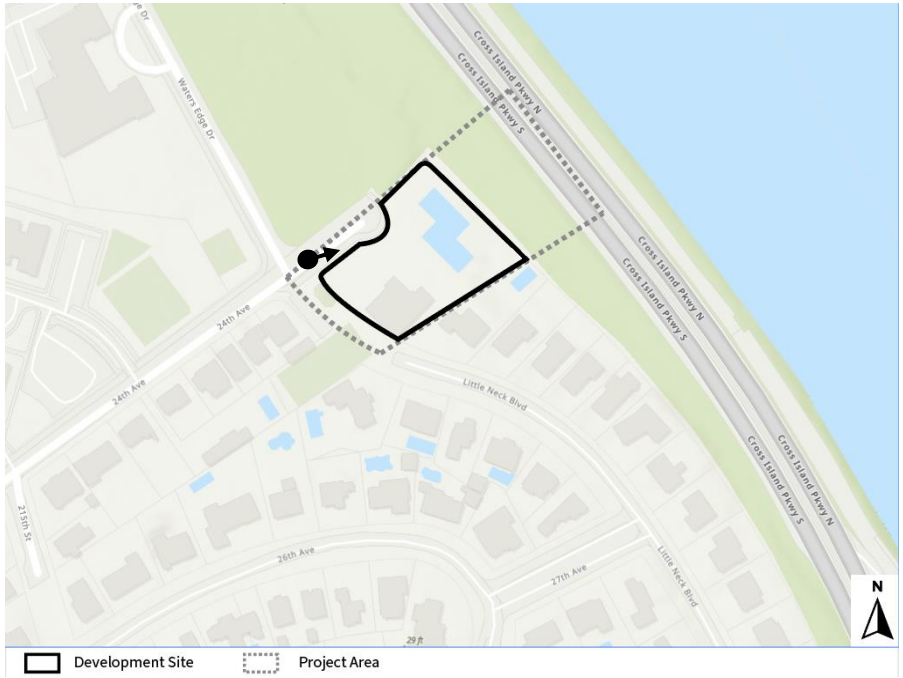


Image from Cyclomedia (Apr 30, 2025)

Existing Conditions



View facing the future park



Image from Cyclomedia (Apr 30, 2025)

Existing Conditions



View facing the development site

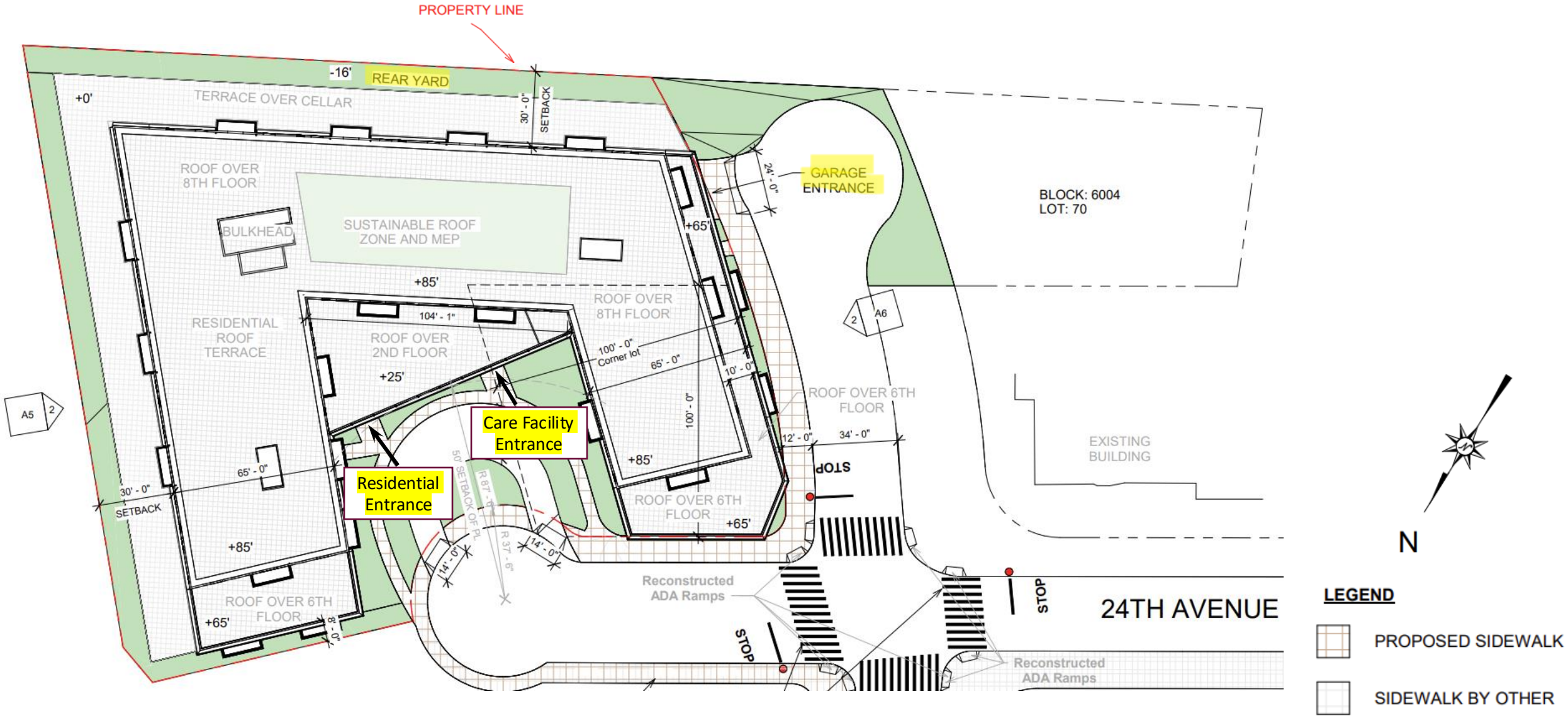


Image from Cyclomedia (Apr 30, 2025)

Illustrative Rendering



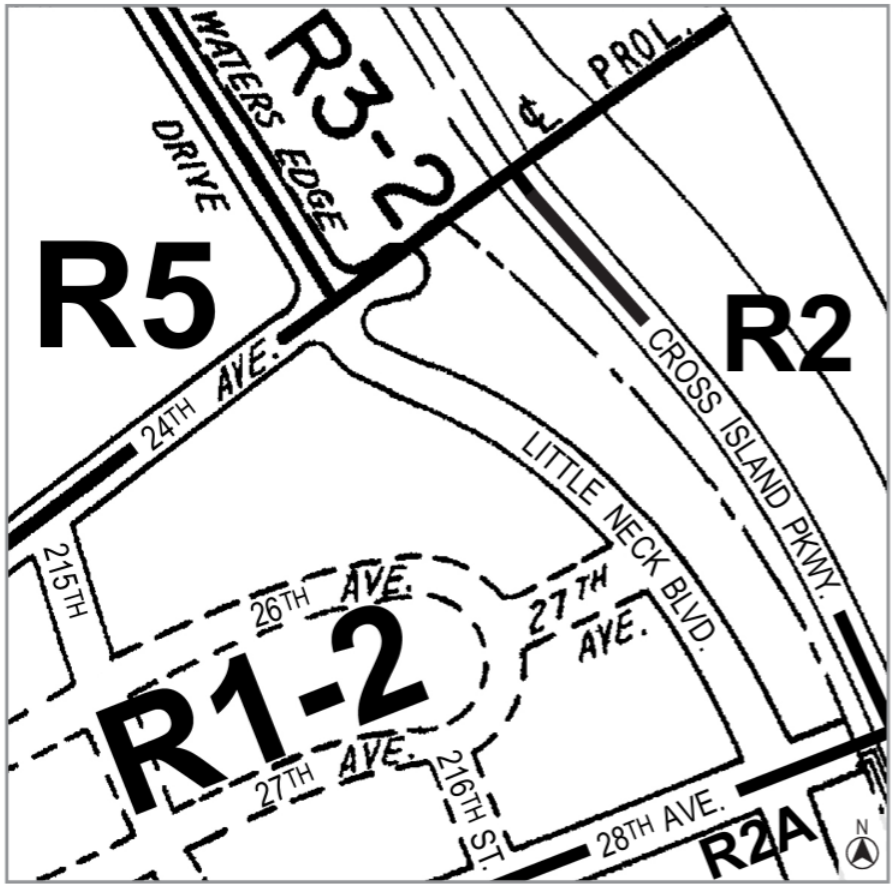
Illustrative Site Plan



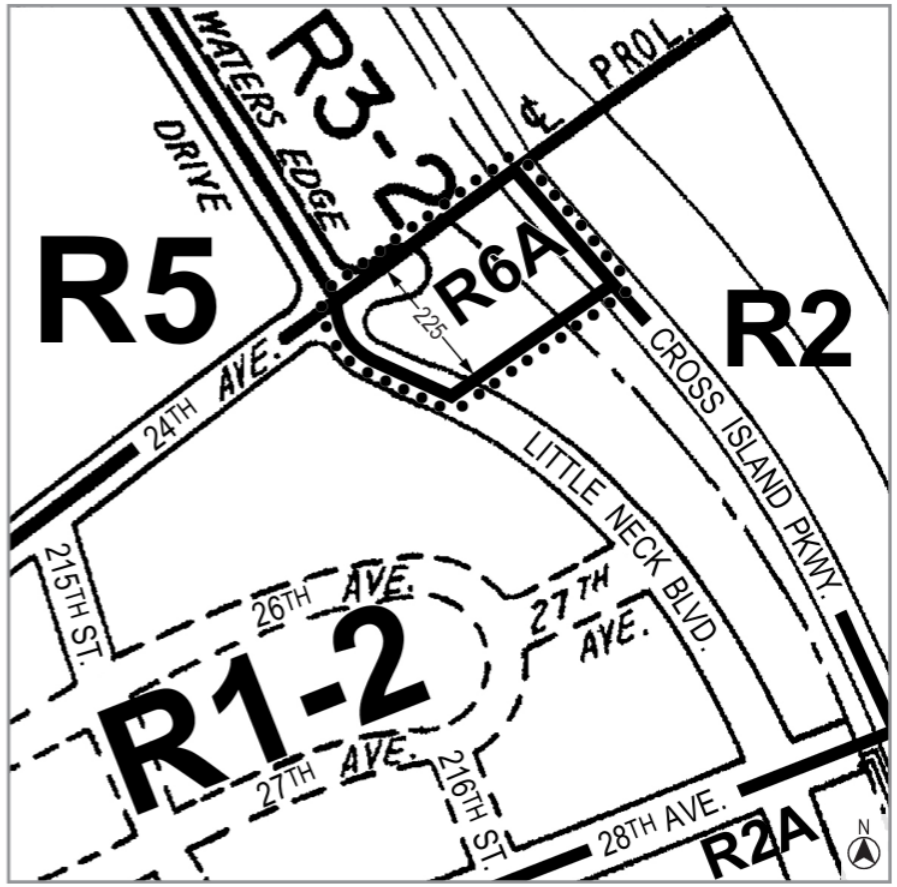
Illustrative Elevation Drawing



Actions Requested



Current Zoning Map



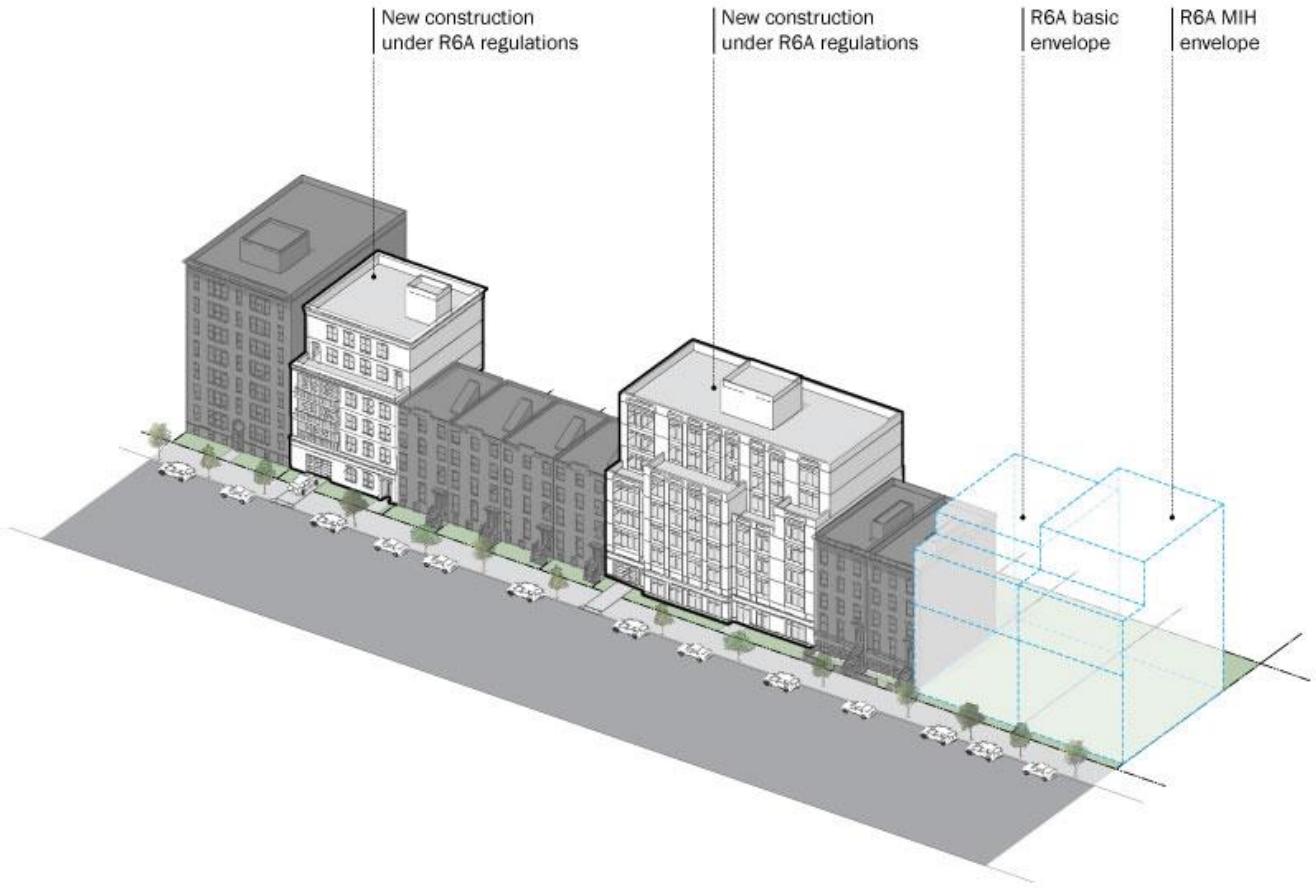
Proposed Zoning Map – Area being rezoned is outlined with dotted lines
Rezoned from R1-2 to R6A

1. Zoning Map Amendment from R1-2 to R6A

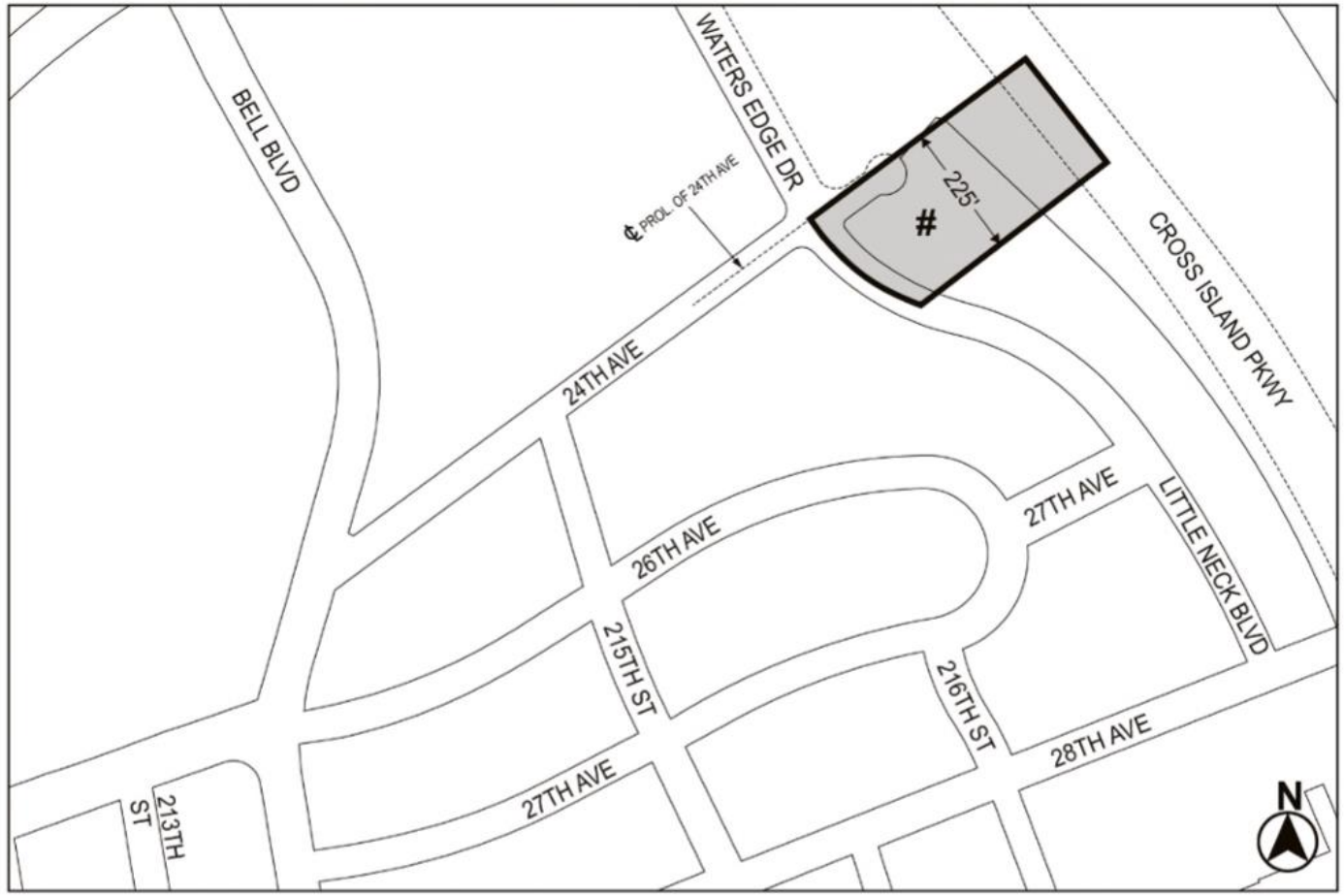
2. Zoning Text Amendment to modify Appendix F and establish a Mandatory Inclusionary Housing area (Option 2)

Proposed Zoning District

	R1-2	R6A
Max Base Height:	25’	65’
Max Building Height:	35’	95’
Max Residential FAR:	0.75	3.9
Required Parking:	100%	50% (25% for qualifying affordable housing)



Mandatory Inclusionary Housing (MIH)

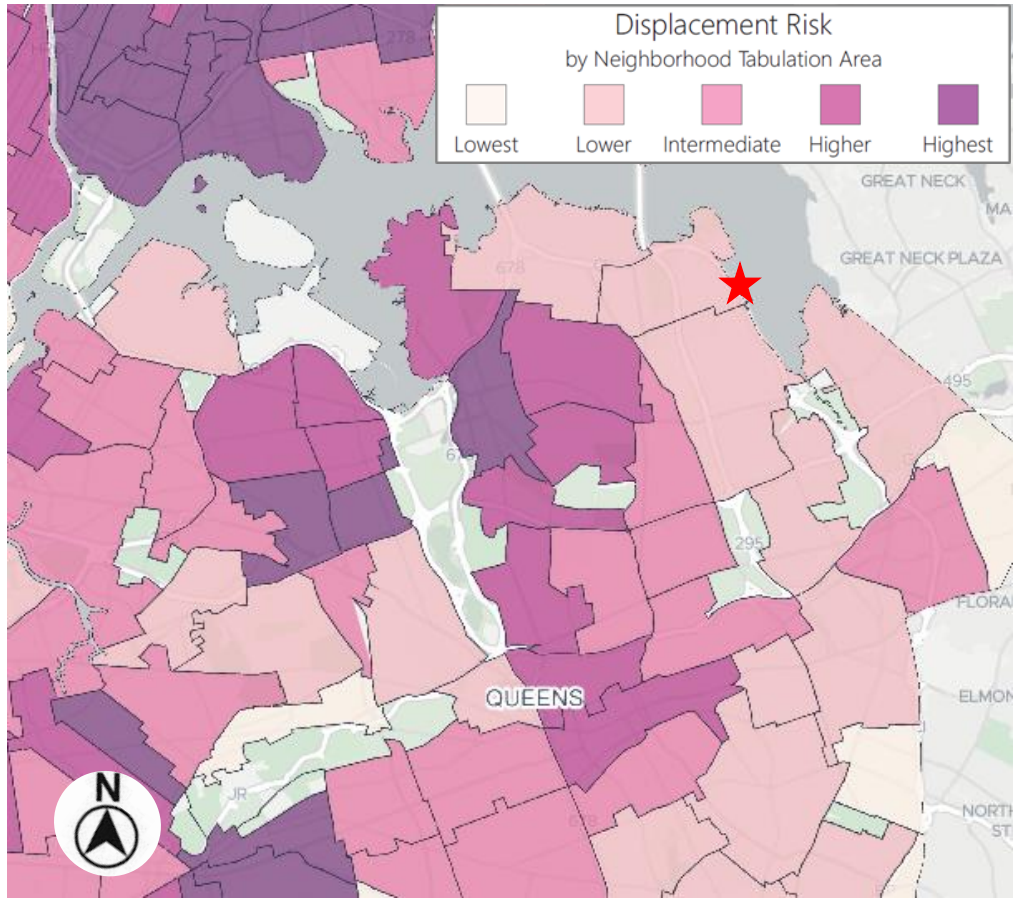


Mandatory Inclusionary Housing area

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

	Option 1	Option 2
Required % of Residential Floor Area:	25%	30%
Average of AMI bands:	60%	80%

Racial Equity Report (RER)



Annual Median Household Income:

$62,022

Flushing, Murray Hill & Whitestone: Public Use Microdata Area (PUMA) 4103

Slightly lower than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Low Income	n/a	n/a	60%	$1,701	$2,527	$68,040	$105,000
Low Income	55	30%	**80%**	$2,268	$3,370	$90,720	$140,000
Not Income Restricted	128	70%	**n/a**	$1,780	$3,320	$71,000	$154,100
Total	**183**	100%					

Estimated monthly rent of income-restricted units for households earning 80% -100% AMI*:

$2,268 - $3,370

Estimated average income of a household earning 60%-100% AMI *:

$71,000 - $154,100

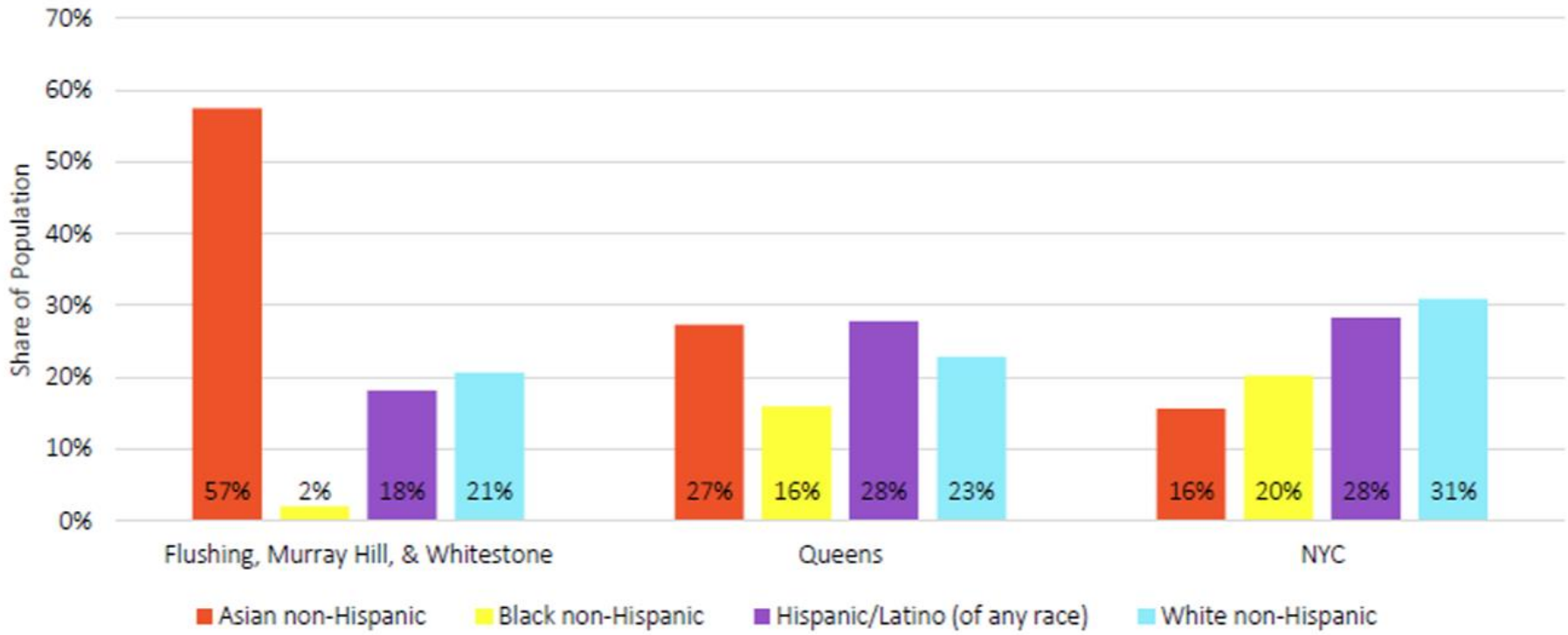
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $100)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

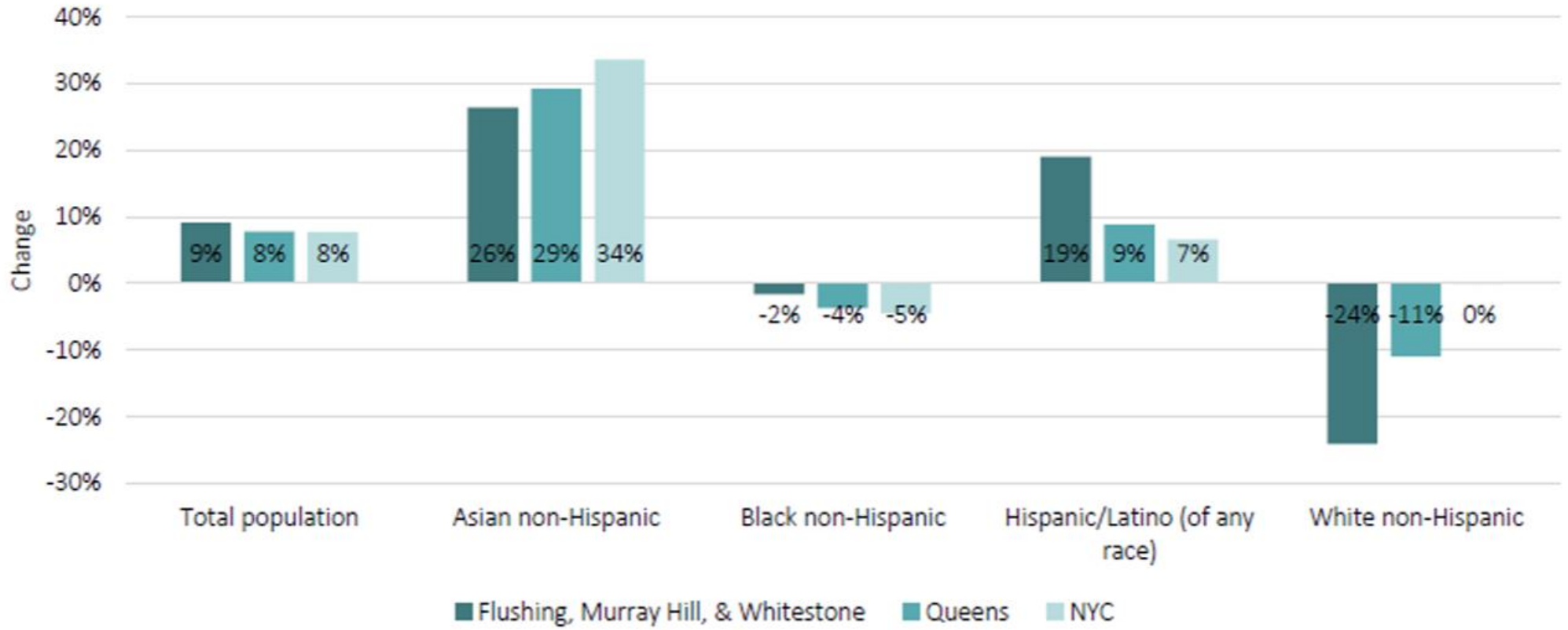


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary

Actions:

- Zoning Map Amendment (ZM)
  - R1-2 to R6A zoning district
- Zoning Text Amendment (ZR)
  - To modify Appendix F and establish a Mandatory Inclusionary Housing area with Option 2

Proposed Development:

- Development of an 8-story, residential building containing approximately 216,895 sq ft of floor area
  - 183 total dwelling units
  - Including 55 income-restricted units

o 65 senior long-term care units



Thank You.

Appendix I. 2100 Coastal Zone

