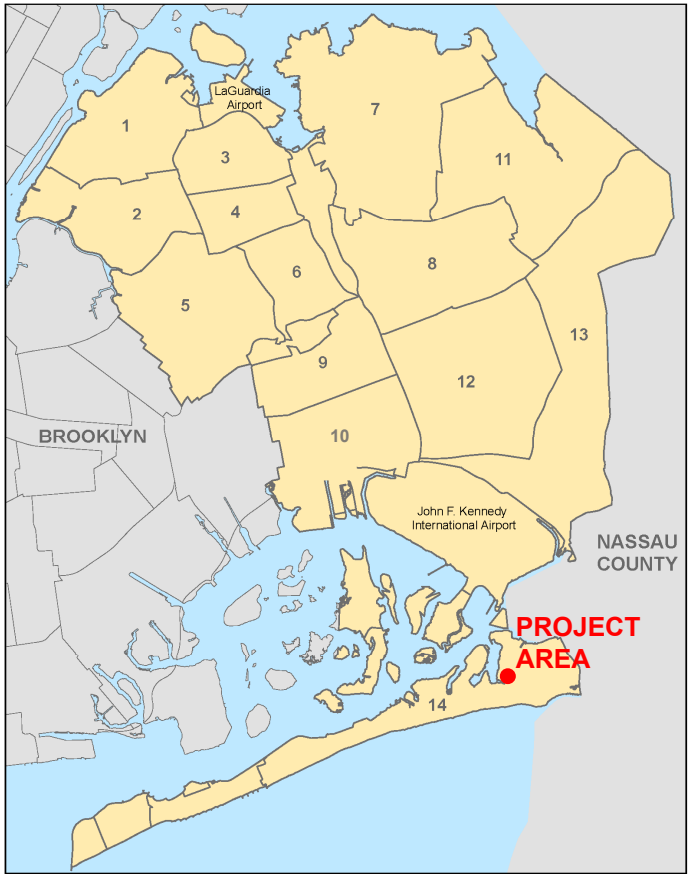
14-10 Beach Channel Drive Rezoning Review Session

July 28, 2025

Project Overview



Applicant

- 14-10 Beach LLC

Location

- 29-32 Beach Channel Drive
- Block 15525, Lots 1, 51, 49, 47, 44 and 40
- Far Rockaway, Queens
- Community District 14
- Council District 31

Actions Requested

- Zoning Map Amendment
  - R5 to R6A and R6A/C2-4
- Zoning Text Amendment
  - MIH Options 1 and 2

Proposed Development

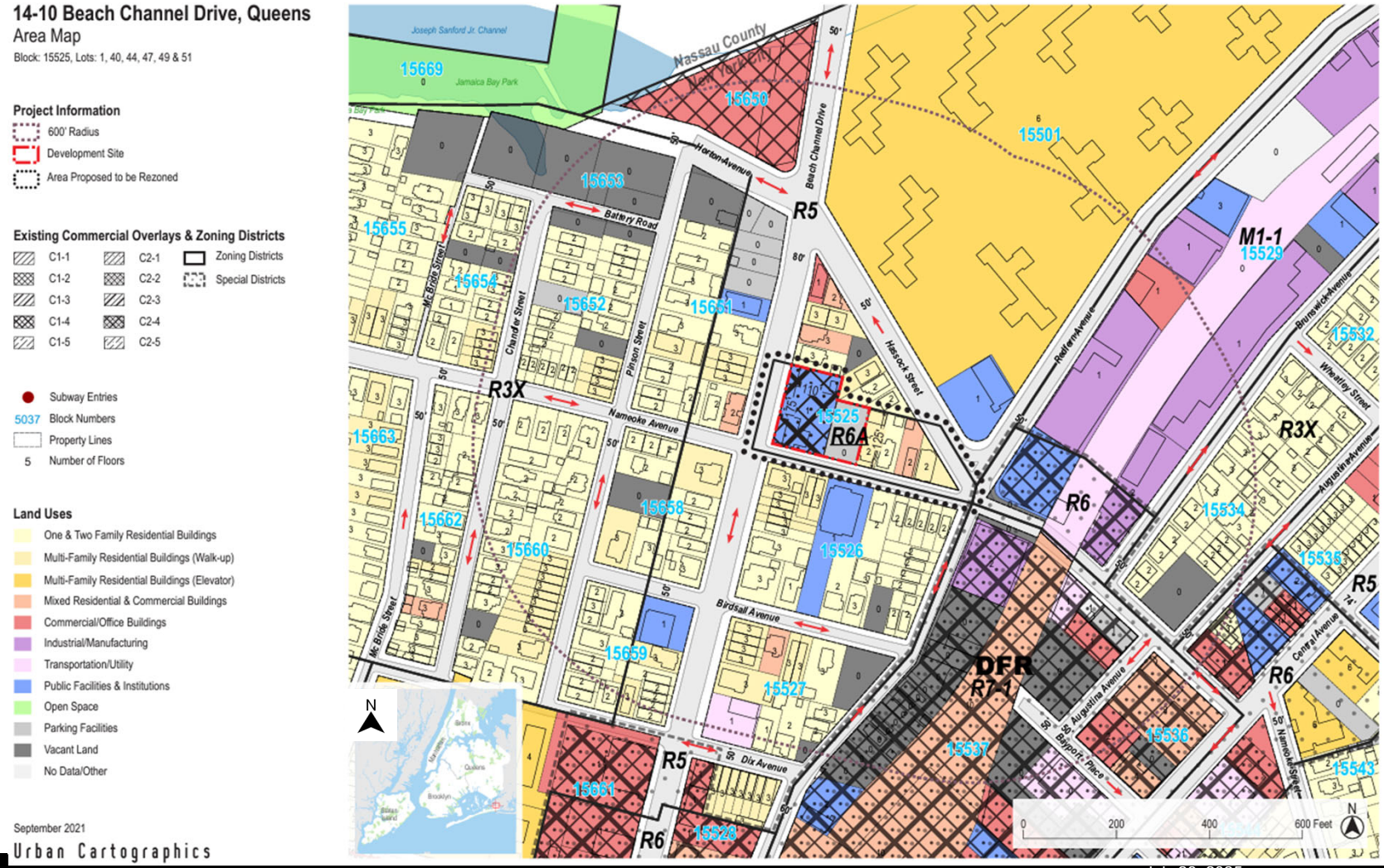
- Seven-story mixed-use development
  - 118 dwelling units (30 MIH units)
  - 4, 440 square feet of community facility space
  - 4,481 square feet of commercial space
  - 81 parking spaces



Surrounding Context



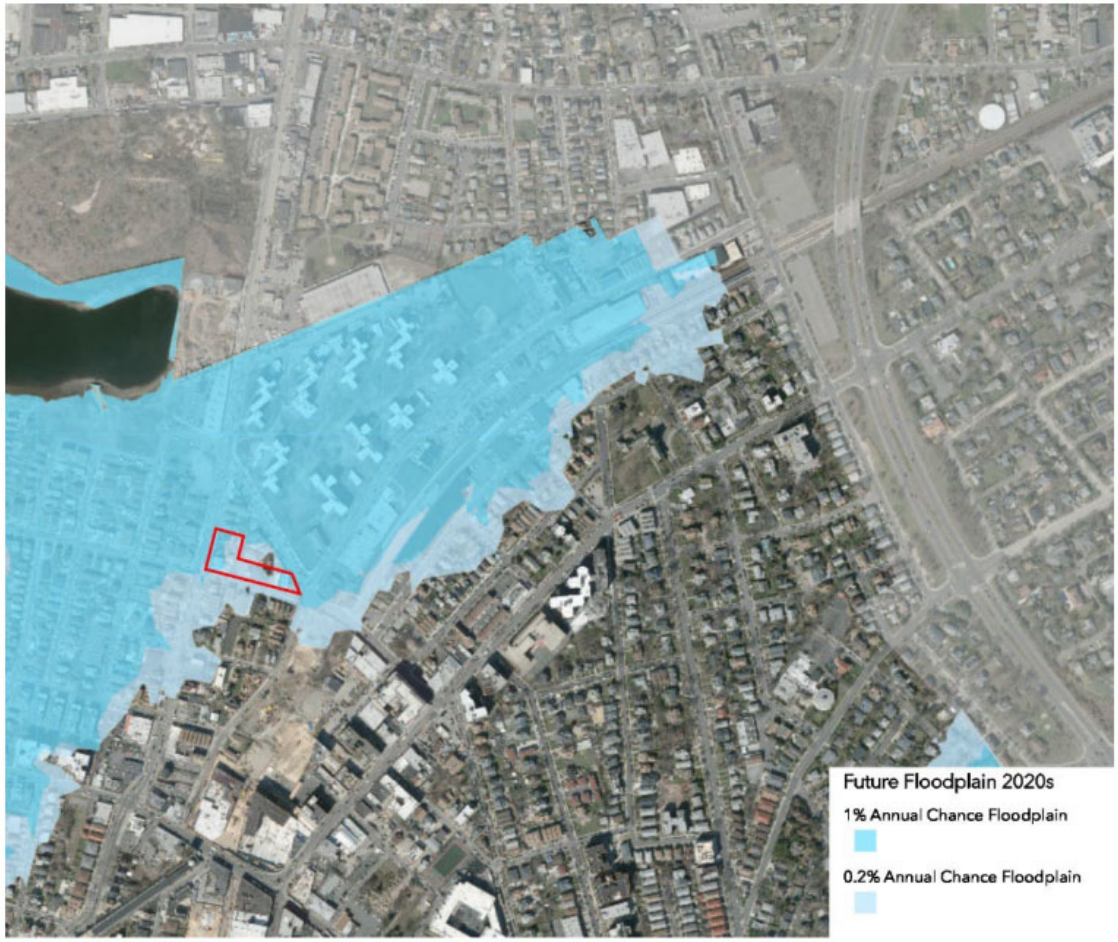
Area Map


14-10 Beach Channel Drive, Queens
Area Map
Block: 15525, Lots: 1, 40, 44, 47, 49 & 51
Project Information
600' Radius
Development Site
Area Proposed to be Rezoned
Existing Commercial Overlays & Zoning Districts
C1-1
C1-2
C1-3
C1-4
C1-5
C2-1
C2-2
C2-3
C2-4
C2-5
Zoning Districts
Special Districts
Subway Entries
5037 Block Numbers
Property Lines
5 Number of Floors
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
September 2021
Urban Cartographics
Joseph Sanford Jr. Channel
Jamaica Bay Park
Nassau County
New York City
15669
15650
15501
15653
15655
15654
15652
15651
15525
R6A
R5
R3X
M1-1
15529
15532
15534
15535
R6
15663
15662
15660
15658
15526
15659
15527
DFR
R7-1
15536
15537
15543
15661
15528
Horton Avenue
Beach Channel Drive
Battery Road
Mc Bride Street
Chandler Street
Parson Street
Hassock Street
Nameoke Avenue
Birdsall Avenue
Dix Avenue
Redfern Avenue
Brunswick Avenue
Wheatley Street
Augustina Avenue
Canal Avenue
Bayport Place
Namoke Street
0
200
400
600 Feet
N

Local context



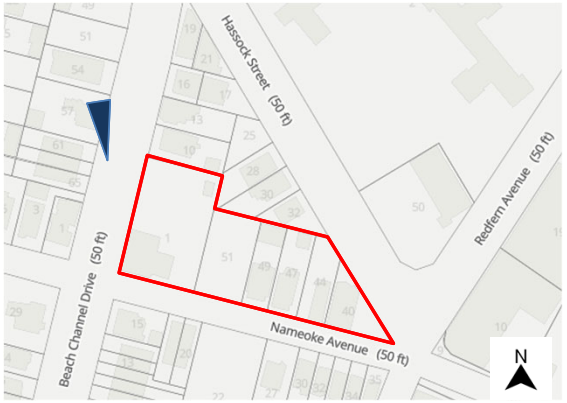
Flood Map


Future Floodplain 2020s
1% Annual Chance Floodplain
0.2% Annual Chance Floodplain
N

Site Photos



View of Development site looking south along Beach Channel Drive



Site Photos



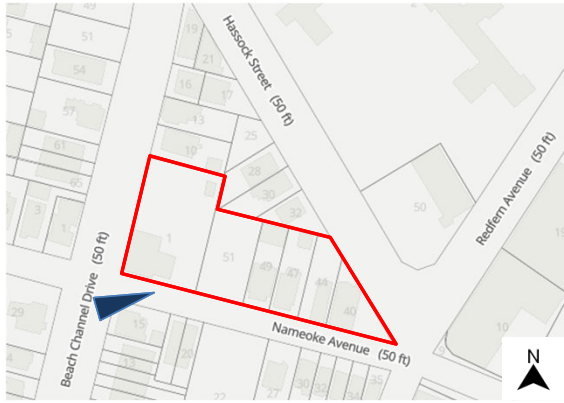
View of Development site from Beach Channel Drive at the existing house of worship



Site Photos



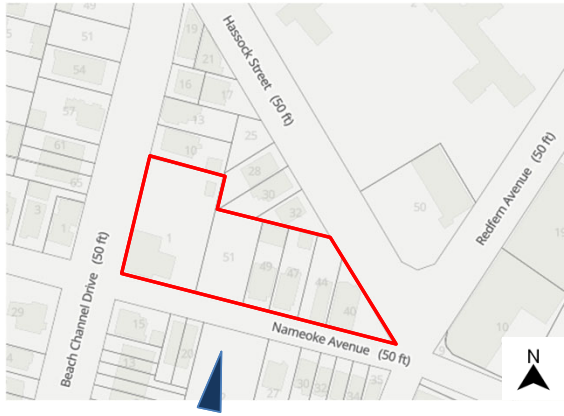
View of Development site around the corner from Beach Channel Drive on Nameoke Avenue



Site Photos



View of Development site of the unlicensed vacant parking lot



Proposed Development

Proposed Development:

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  - 118 dwelling units (30 MIH)
  - 4, 440 square feet of community facility space
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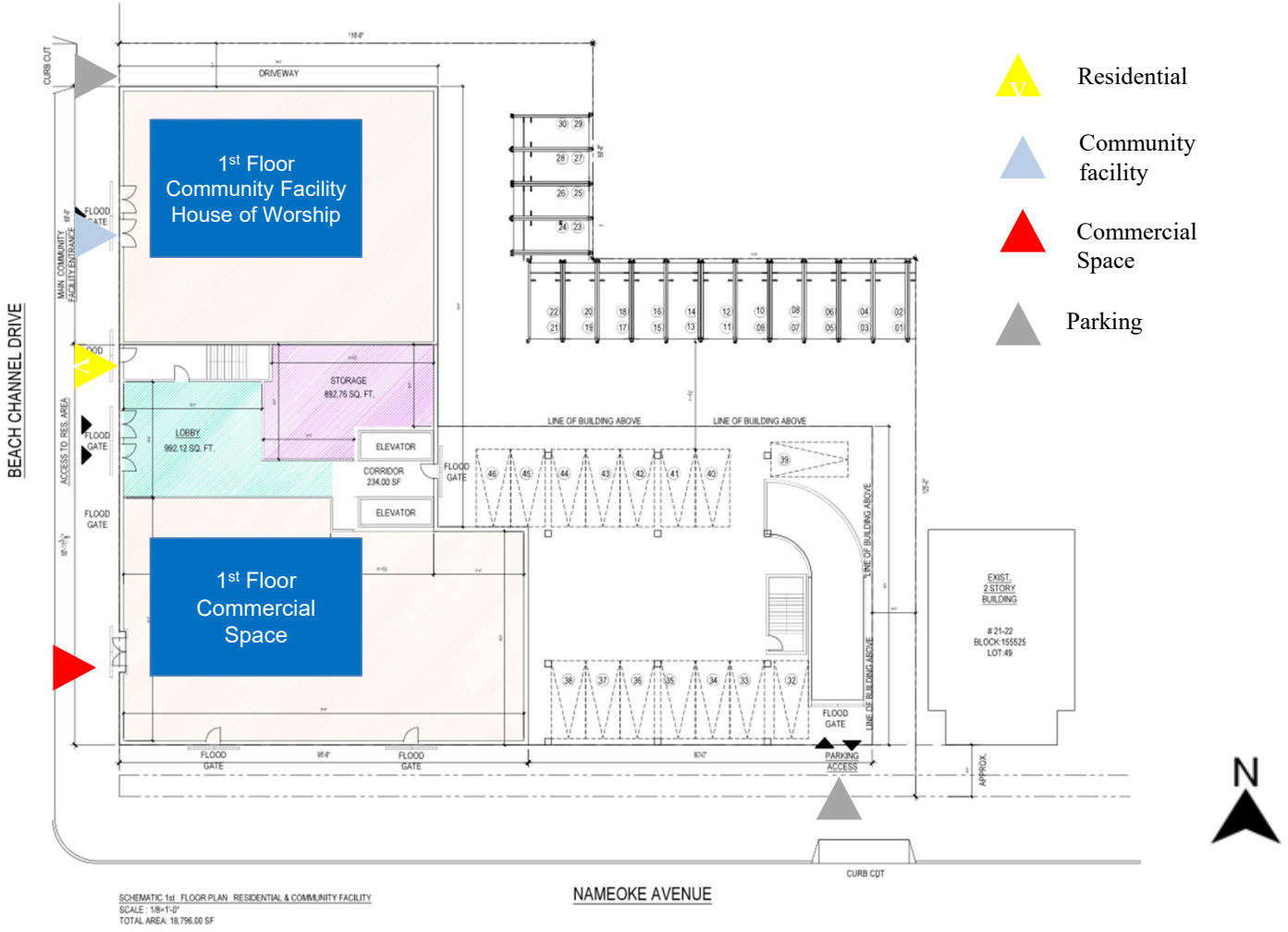
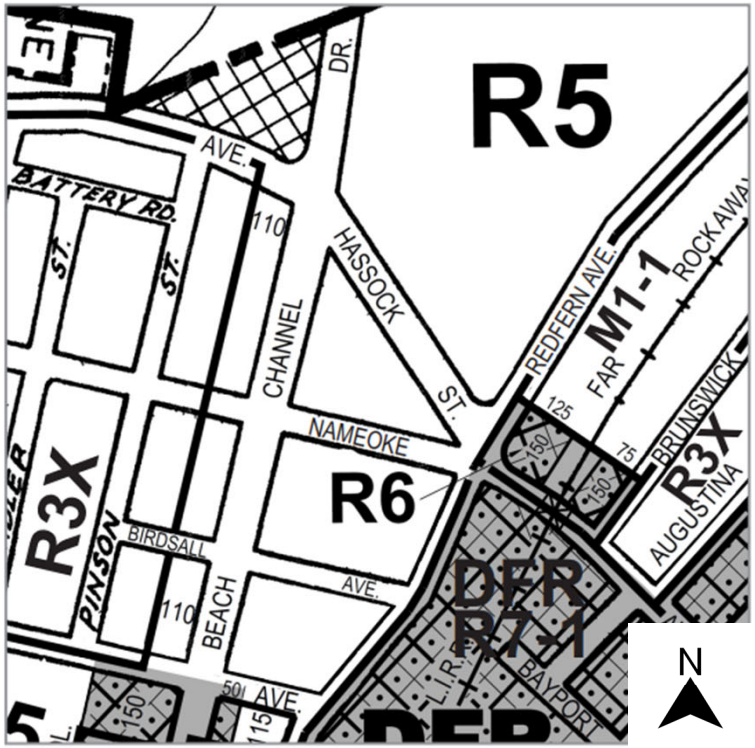
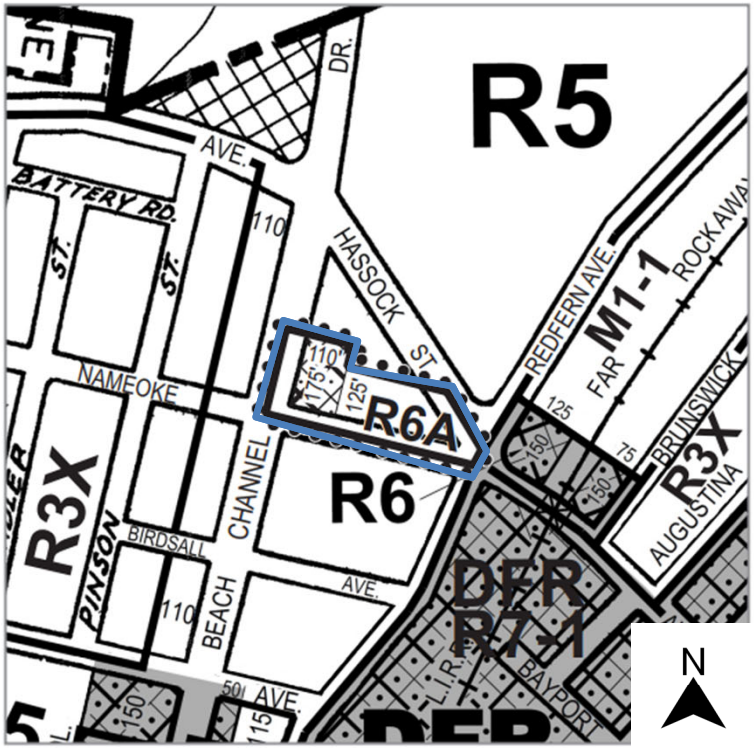


Proposed Actions: Zoning Map Amendment

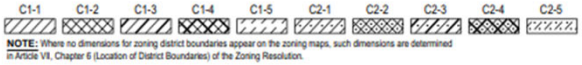


Current Zoning Map (25b)



Proposed Zoning Map (25b) - Area being rezoned is outlined with dotted lines

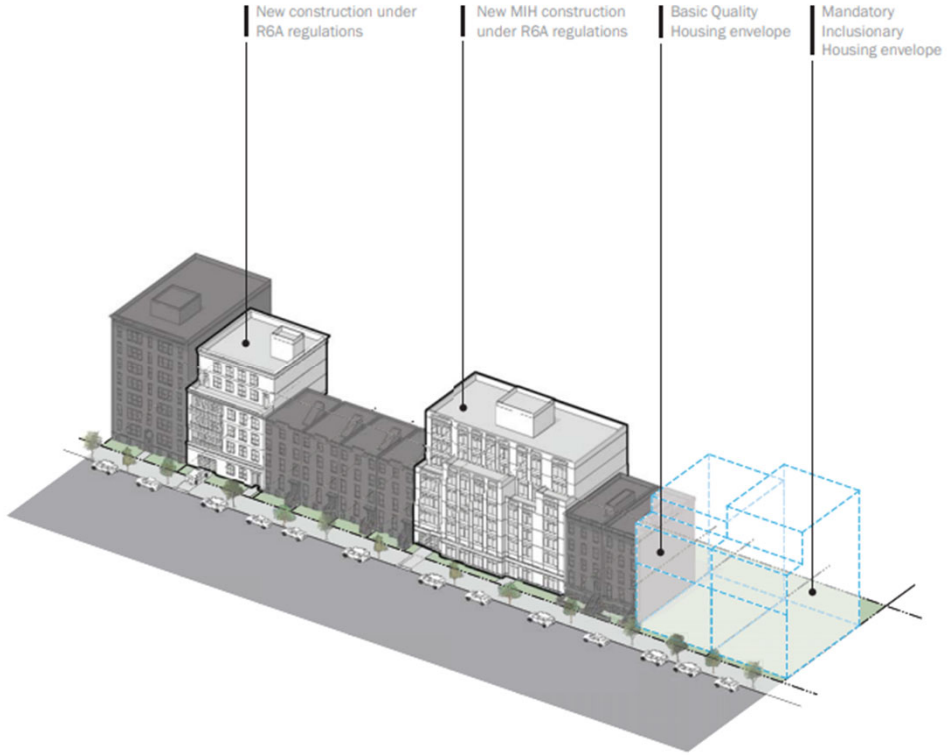
Rezoning from R5 to R6A
Rezoning from R5 to R6A/C2-4



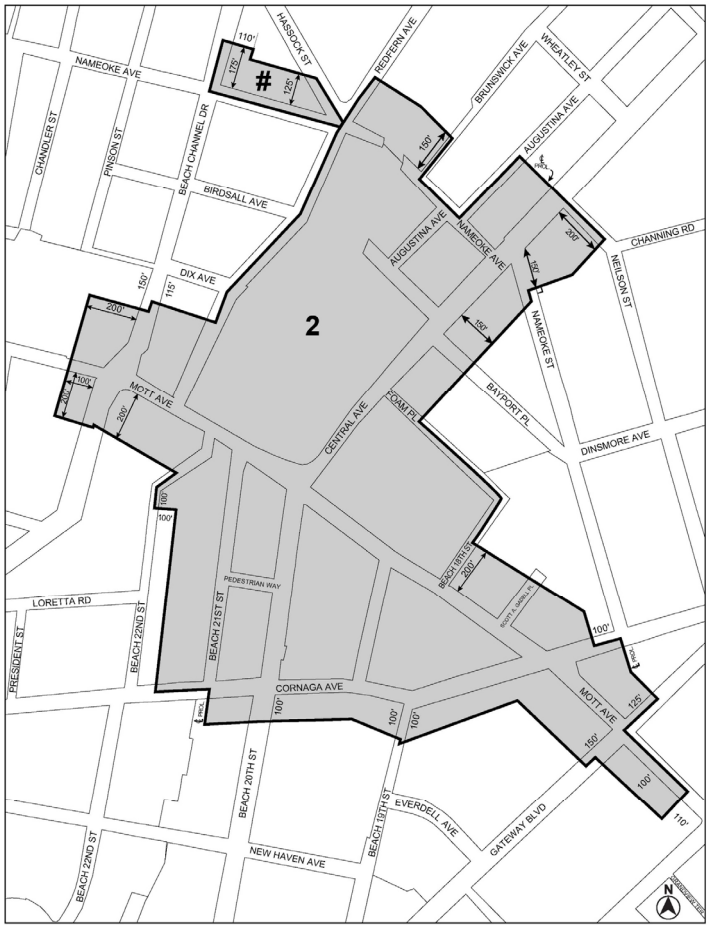
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Actions: Zoning Map Amendment

	Current R5	Proposed R6A/ C2-4
Residential FAR	2.0	3.9
Community Facility FAR	2.0	3.0
Commercial FAR	N/A	2.0 FAR
Maximum base height	45 ft	65 feet
Maximum building height	55 ft	95 feet
Parking	50%	50%



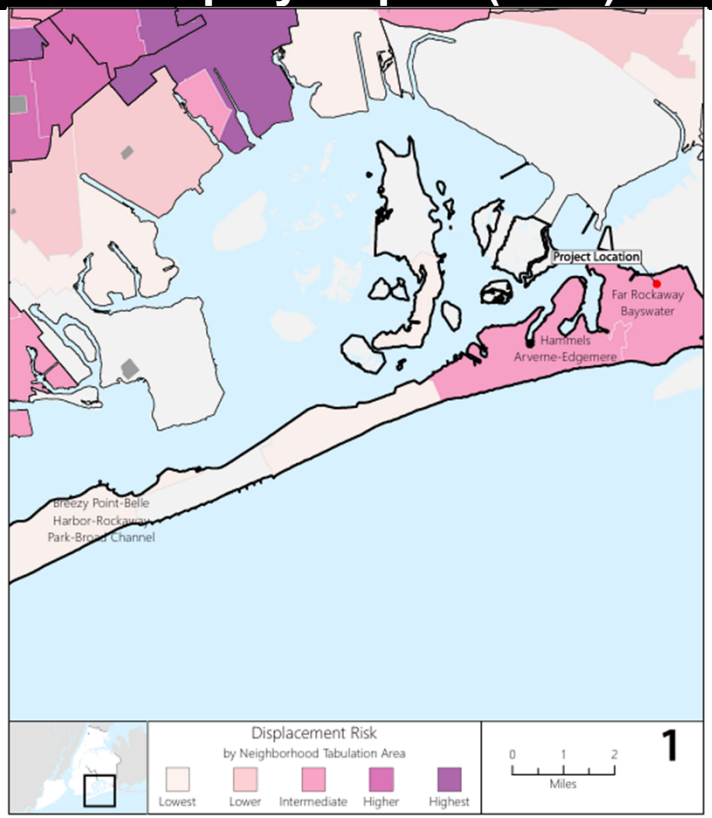
Proposed Actions: Zoning Text Amendment



Mandatory Inclusionary Housing area
Area **2** – 9/7/17 MIH Option 1, Option 2 and Option 3
Area **#** – [date of adoption] MIH Option 1 and Option 2

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

Racial Equity Report (RER)



Annual Median Household Income:

$61,200

Far Rockaway, Breezy Point & Broad Channel:
Public Use Microdata Area (PUMA) 4109
Less than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-bedroom	Eligible Income (2025) ** 1-person HH	Eligible Income (2025) ** 4-person HH
Very Low Income	12	10%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	9	8%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	9	8%	80%	$2,270	$2,920	$90,700	$129,600
Not Income Restricted	88	75%		$2,340	$3,250	$93,600	$130,000
Total	118	100%					

Estimated monthly rent of income-restricted units
for households earning 40% -80% AMI*:

$1,130- $2,920

Estimated average income
of a household earning 60%-80% AMI *:

$45,500 - $130,000

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

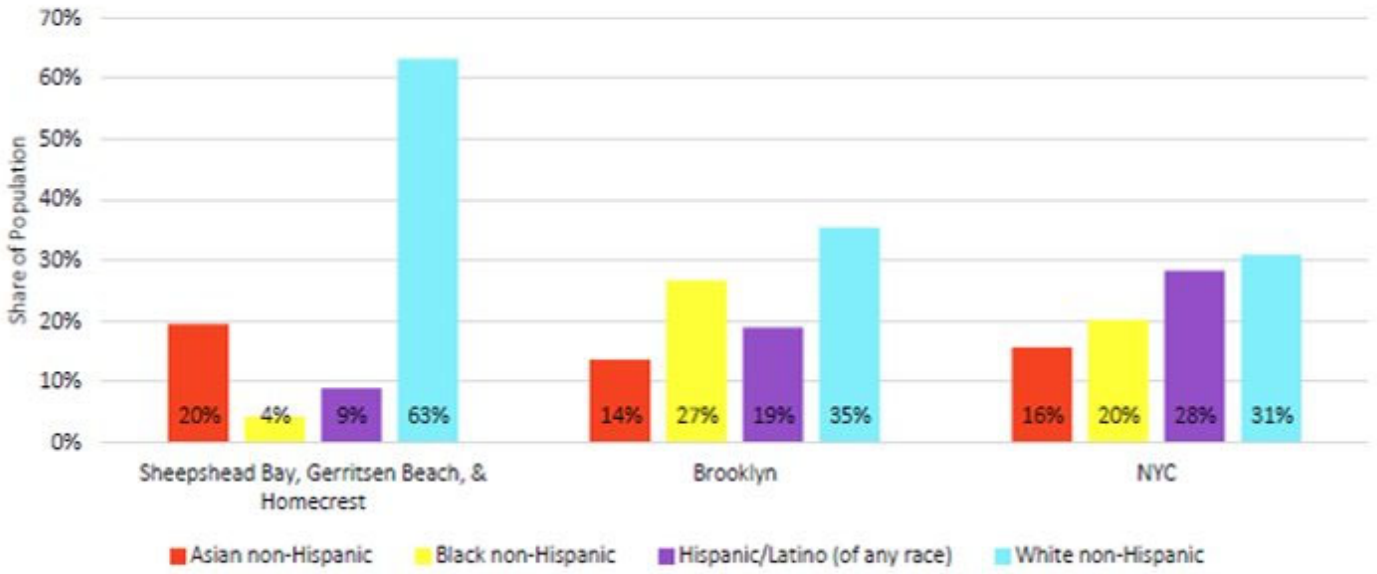
Data from Applicant's Racial Equity Report

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]."



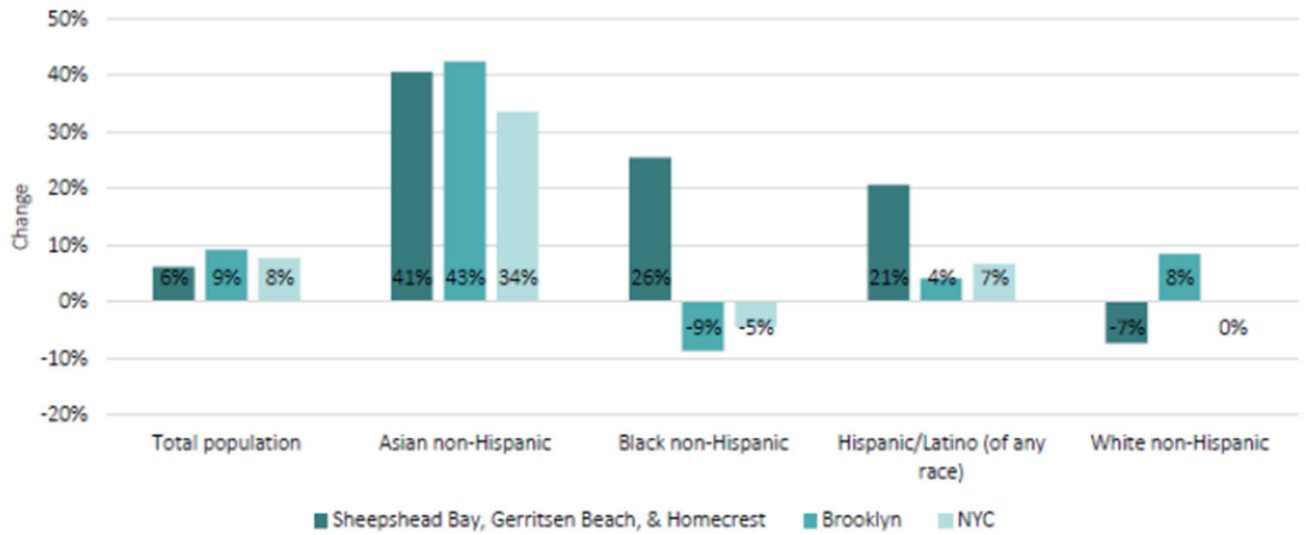
Source: Census 2020; Community Profile Table 1.01

Data from Applicant's Racial Equity Report

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)
  - From an R5 to R6A/C2-4 & R6A
- Zoning Text Amendment (ZR)
  - To establish a Mandatory Inclusionary Housing area with Options 1 and 2

Proposed Development:

- Seven-story mixed-use development
  - 118 dwelling units (30 MIH)
  - 4, 440 square feet of community facility space
  - 4,481 square feet of commercial space
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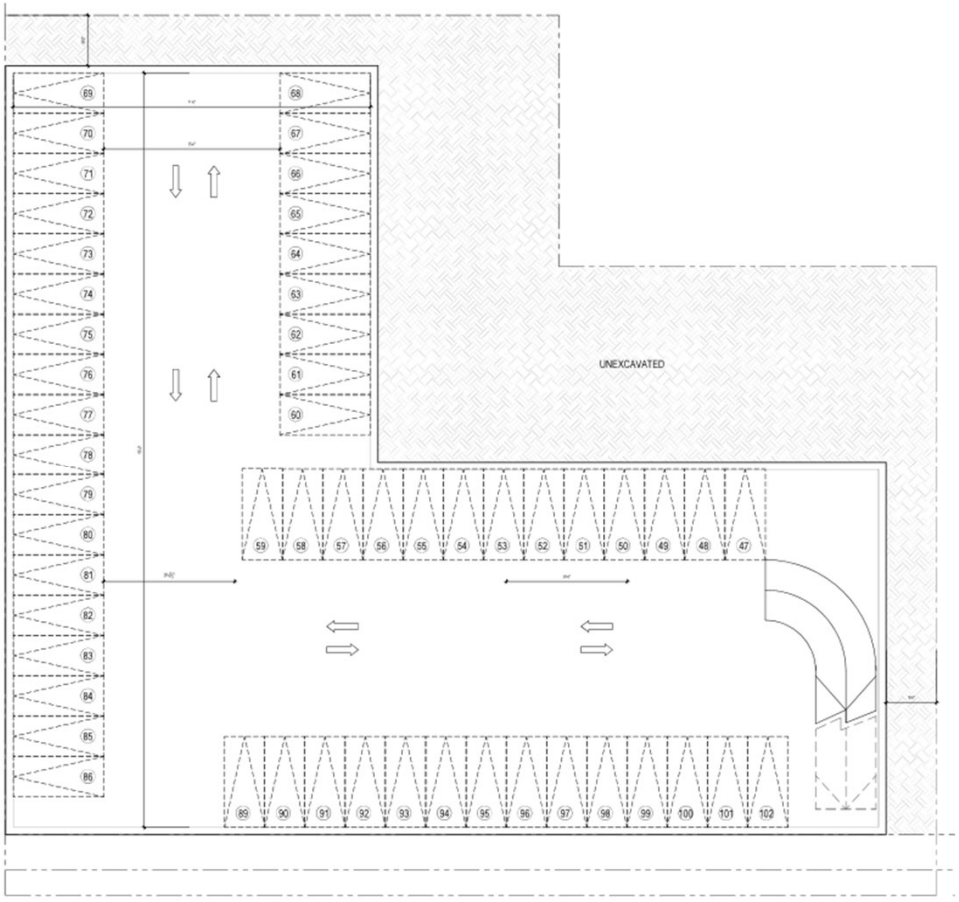
Appendix

Proposed Development Cellar Plan

Beach Channel Drive



Nameoke Avenue

Proposed Actions: Zoning Map Amendment

R4-R5 Districts

Typology			Standard								Qualifying Residential Site	
			R4	R4-1	R4A	R4B	R5	R5A	R5B	R5D	R4 QRS	R5 QRS
Single-family	Detached		•	•	•	•	•	•	•	•	•	•
Single- and Two-family	Detached		•	•	•	•	•	•	•	•	•	•
	Zero Lot Line			•		•			•	•	•	•
	Semi-detatched		•	•		•	•		•	•	•	•
	Attached		•			•	•		•	•	•	•
Multi-family	All		•				•		•	•	•	•
Bulk												
Lot Area (min.)	Detached or Zero Lot Line		2,850	2,375			2,850	2,375			5,000 sf (Additional regulations apply)[1]	
	Other		1,700		n/a		1,700	n/a	1,700			
Lot Width (min.)	Detached or Zero Lot Line		30	25			30	25			Same as underlying	
	Other		18		n/a		18	n/a	18			
Front Yard (min.)[2]			10		5		10		5		Same as underlying	
Side Yards (min.)	Detached or Zero Lot Line	Number	2									
		Each	5									
	Semi-detached or Zero Lot Line[3]	Number	1		n/a		1	n/a	1			
		Each	5				5		5			
	Other	Number	0									
		Each	0 ft									
Rear Yard (min.)	Detached		20 ft									
	Other		20/30 ft[3]									
Lot Coverage (max.)	Single and Two family buildings	Interior Lot	60%								N/A	
		Corner Lot	80%									
	Multiple Dwellings	Interior Lot	80%									
		Corner Lot	100%									
Residential FAR			1.00				1.50			2.00	1.50	2.00
Perimeter/ Street Wall (max.)	Basic		25		N/A		35	25	N/A	N/A	35	45
Building Height (max.)	Basic		35		25		45	35		45		55
Dwelling Unit Factor	Single and Two family DUS/ Qualifying Senior Housing		N/A									
	Multiple DUs		680									
Parking												
Inner Transit Zone (min. % of DU)	All Residences		0									
Outer Transit Zone (min. % of DU)	Standard		35	50			35	50	25		Same as underlying	
	Qualifying Affordable Housing/ Qualifying Senior Housing		0									
Beyond Greater Transit Zone (min. % of DU)	Standard		50	100			50	100	50		Same as underlying	
	Qualifying Affordable Housing		50				25	50	25			
	Qualifying Senior Housing		10									
	Ancillary Dwelling Unit		0									
Waived Requirements (max. number of spaces)	Inner Transit Zone		N/A									
	Outer Transit Zone		5	0[4]			10	0[4]	10		0 (all spaces waived where 75 or fewer DUs)	
	Beyond Greater Transit Zone		3	0[4]			5	0[4]	5			

1 5,000 sf unless located in the greater transit zone and includes a building that contains floor space allocated to community facility uses existing on December 5, 2024, OR is located in an R3-2 District, and contains qualifying senior housing

2 Some modifications apply depending on lot widths and neighboring lot conditions

3 20 ft for zoning lots wider than 40 feet

4 For zoning lots existing on December 5, 2024 where the lot width is 25 feet or less, no parking shall be required

R6 Districts

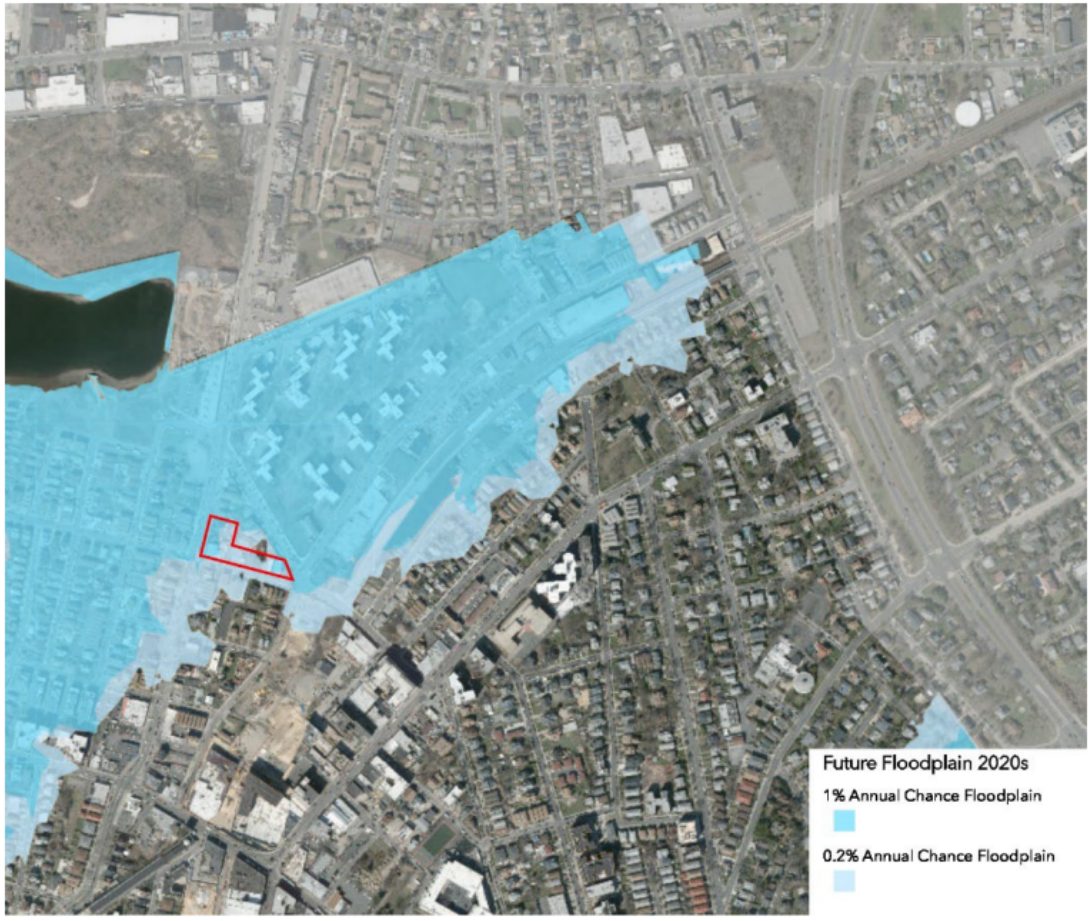
Bulk			R6A	R6B	R6D	R6	R6-1	R6-2
Lot Area (min.)	All		1,700 sf					
Lot Width (min.)	All		18 ft					
Rear Yard (min.)	All		20/30 ft[1]					
Lot Coverage (max.)	Corner Lot		100%					
	Other		80%					
	Eligible Site	Lots greater than 30,000 sf (not large sites)	65%					
	Large Site		50%					
Residential FAR	Basic	Narrow Street	3.00	2.00	2.50	2.20	3.00	2.50
		Wide Street				3.00		
	Qualifying Affordable Housing		3.90	2.40	3.00	3.90		3.00
Base Height (min.-max.)	Basic	Narrow Street	40-65 ft	30-45 ft	30-45 ft	30-45 ft	40-65 ft	30-45 ft
		Wide Street				40-65 ft		
	Qualifying Affordable Housing	Narrow Street	65 ft	45 ft	75 ft	65 ft		
		Wide Street						
Building Height (max.)	Basic	Narrow Street	75 ft	55 ft	65 ft	55	75	65
		Wide Street				75		
	Qualifying Affordable Housing	Narrow Street	95 ft	65 ft	75 ft	85	95	75
		Wide Street				95		
	Eligible Site			N/A		125		95
Dwelling Unit Factor	Special Density Areas[2], Qualifying Senior Housing, Conversions[3]		N/A					
	Other		680					
Parking								
Inner Transit Zone (min. % of DU)	All Residences		0					
Outer Transit Zone (min. % of DU)	Standard		25					
	Qualifying Affordable Housing/ Qualifying Senior Housing		0					
Beyond Greater Transit Zone (min. % of DU)	Standard		50					
	Qualifying Affordable Housing		25					
	Qualifying Senior Housing		10					
	Ancillary Dwelling Unit		0					
Waived Requirements (max. number of spaces)	Inner Transit Zone		N/A					
	Outer Transit Zone		15					
	Beyond Greater Transit Zone		10					

1 20 ft for zoning lots wider than 40 feet and for buildings or portions thereof at or below a height of 75 feet

2 Manhattan Core and Special Downtown Brooklyn District

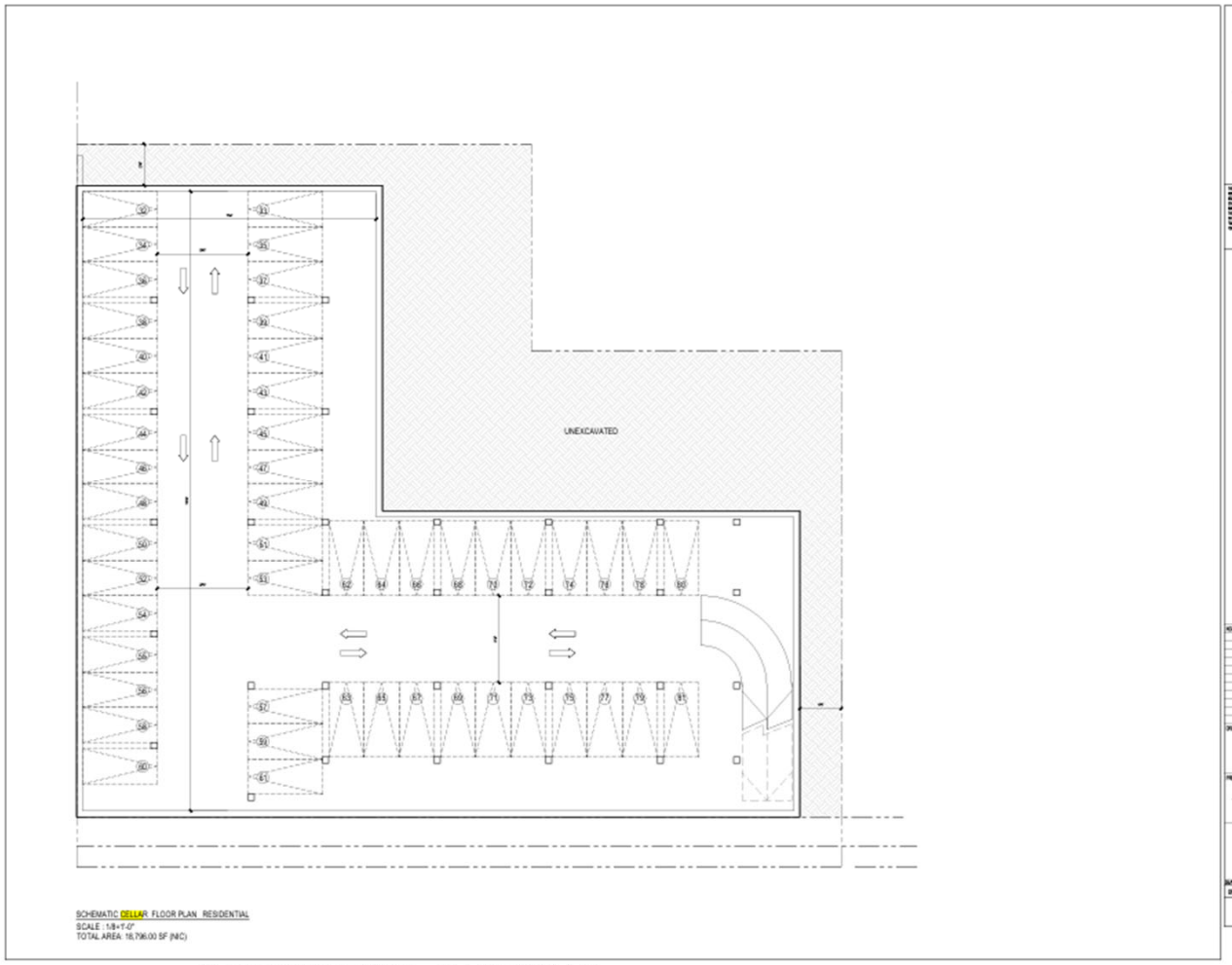
3 In special density areas: Conversions of any non-residential building (or portion of non-residential building) to residences. Outside of special density areas: conversions of community facility buildings (or portion of community facility buildings) to residences

Figure 2.1-2: 2020s High Tide and 1% Flood Projections



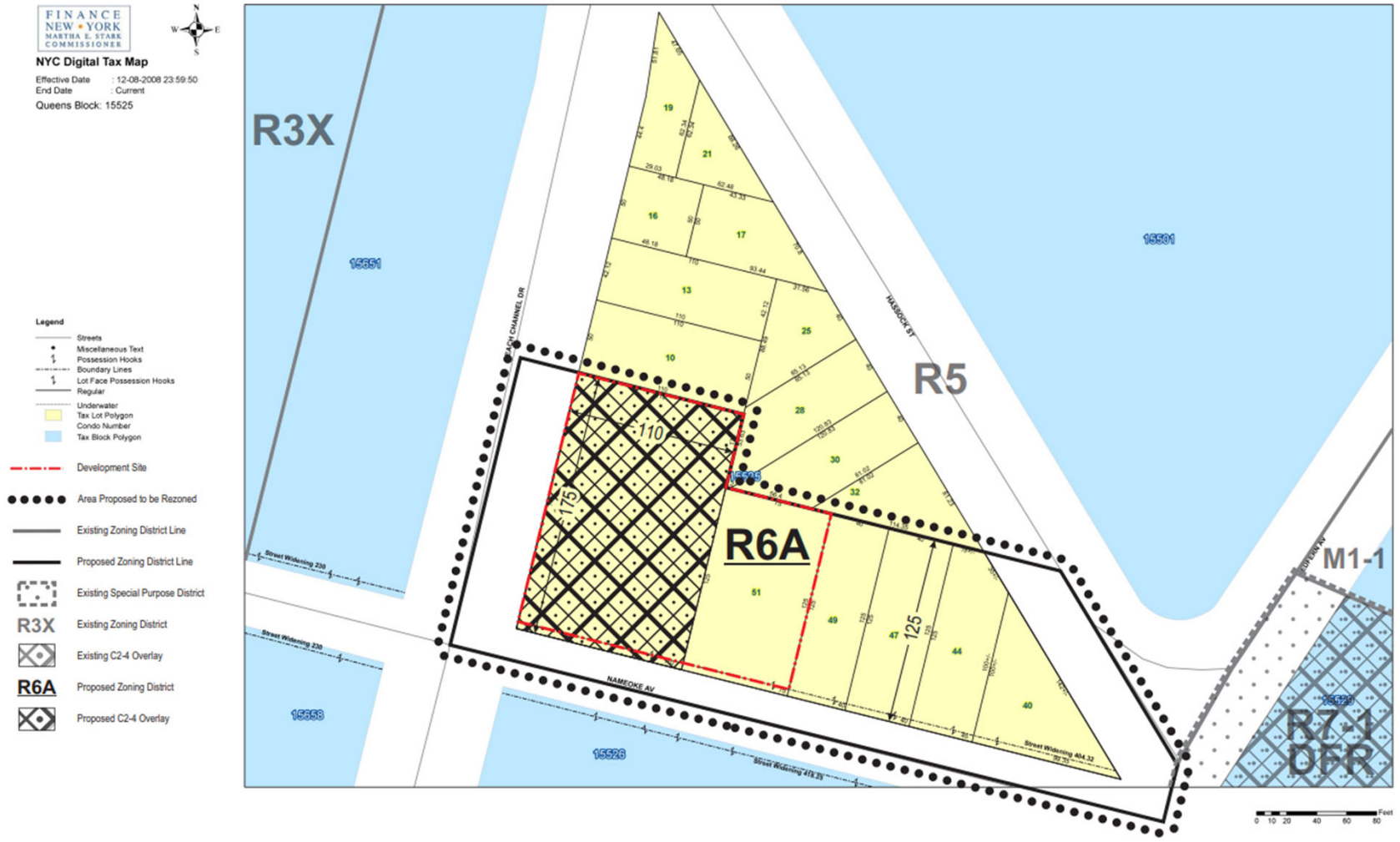
Proposed Development Cellar Plan new one

Beach Channel Drive

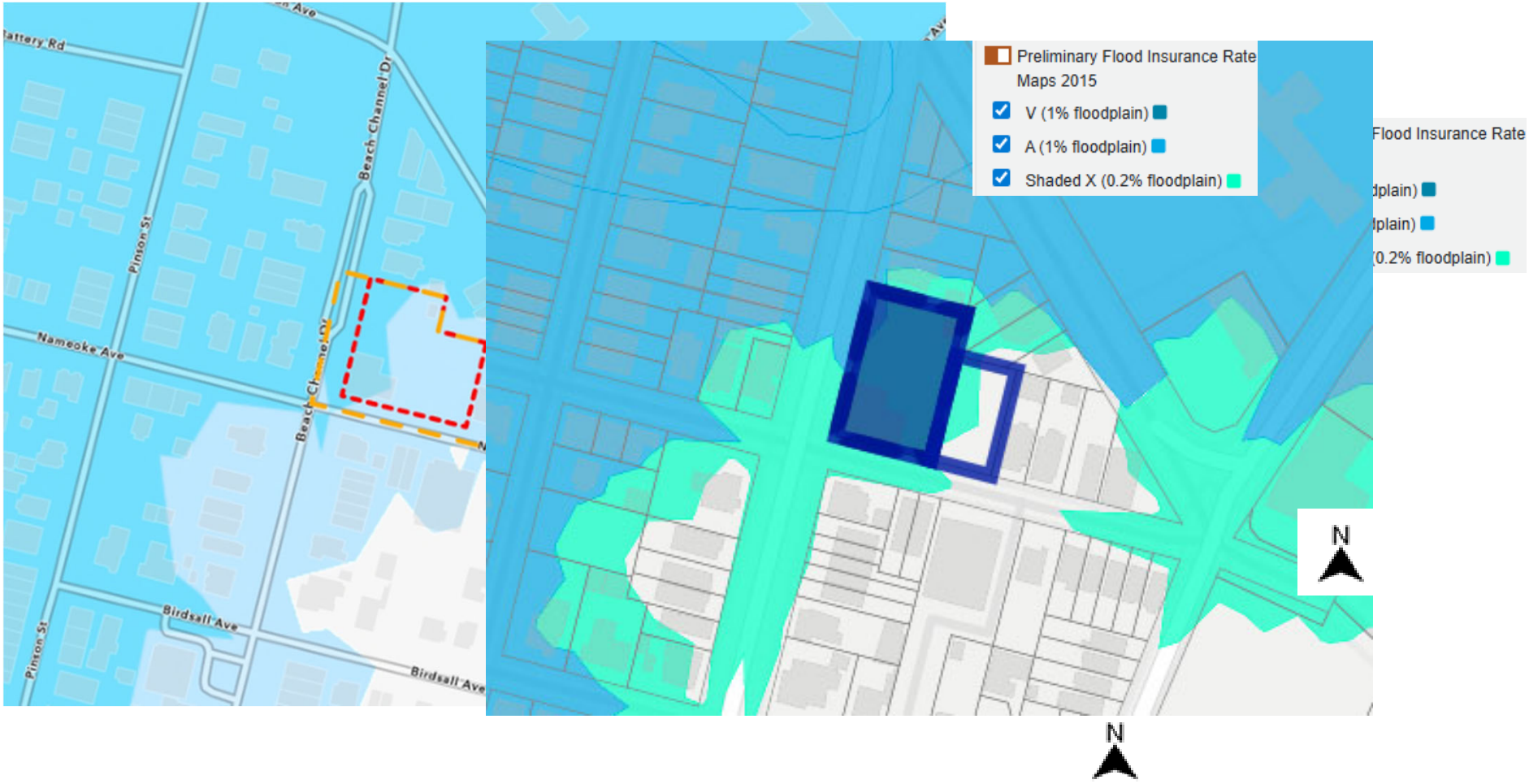


Nameoke Avenue

Tax Map


FINANCE NEW YORK
MARTHA E. STARK COMMISSIONER
NYC Digital Tax Map
Effective Date : 12-08-2008 23:59:50
End Date : Current
Queens Block: 15525
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Development Site
Area Proposed to be Rezoned
Existing Zoning District Line
Proposed Zoning District Line
Existing Special Purpose District
R3X Existing Zoning District
Existing C2-4 Overlay
R6A Proposed Zoning District
Proposed C2-4 Overlay
R3X
R5
R6A
M1-1
R7-1
DFR
15551
15501
15668
15526
BEACH CHANNEL DR
HASSOCK ST
NAMEOKE AV
Street Widening 230
Street Widening 404.32
Street Widening 478.35
110
175
125
Feet
0 10 20 40 60 80

Flood Map


Preliminary Flood Insurance Rate Maps 2015
V (1% floodplain)
A (1% floodplain)
Shaded X (0.2% floodplain)
Flood Insurance Rate
dplain)
dplain)
(0.2% floodplain)
N
N
Beach Channel Dr
Pinson St
Nameoke Ave
Birdsall Ave
Birdsall Ave
Pinson St

Miscellaneous



FRANK J. QUATELA
ARCHITECT, P.C.

36-07 166th STREET
FLUSHING, NY 11358
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM
WWW.QUATELA-ARCHITECTS.COM

NO.	DATE	REVISION

DRAWING TITLE:
ELEVATION

PREMISES:
14-10 BEACH CHANNEL DRIVE
QUEENS NEW YORK

DRAWN: J.A.Q.
CHECKED: F.J.Q.
JOB NO: 23021
SCALE: AS NOTED
DATE: 05/09/2025

SEAL:

DRAWING: 7 OF 9

A-201.00

Miscellaneous



SCHEMATIC 7th FLOOR PLAN RESIDENTIAL
SCALE : 1/8=1'-0"
TOTAL AREA: 16,576.00 SF

FRANK J. QUATELA
ARCHITECT, P.C.

36-07 169th STREET
FLUSHING, NY 11358
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM
WWW.QUATELA-ARCHITECTS.COM

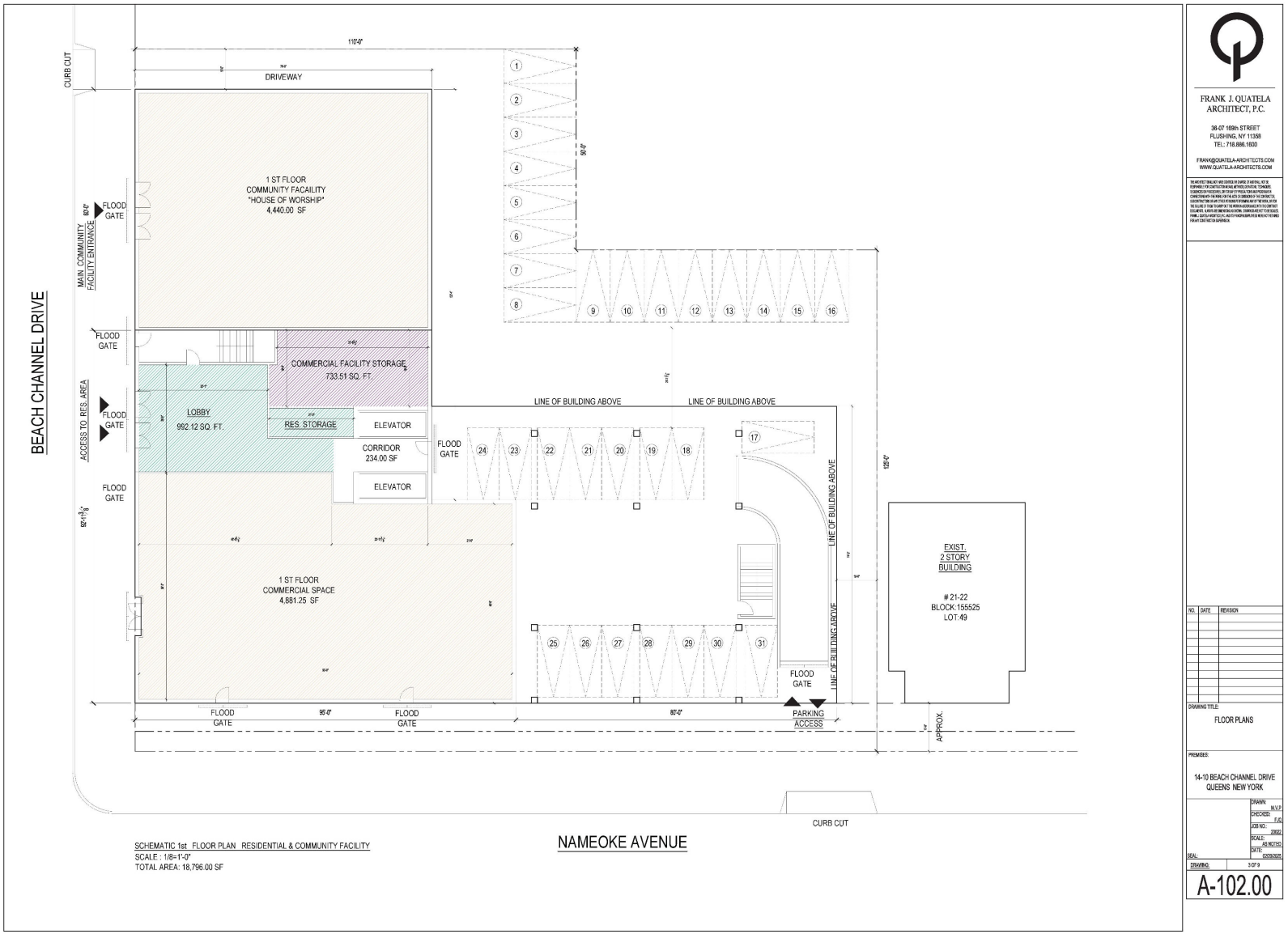
NO.	DATE	REVISION

DRAWING TITLE:
FLOOR PLANS

PREMISES:
14-10 BEACH CHANNEL DRIVE
QUEENS NEW YORK

DRAWN: M.V.P
CHECKED: F.J.Q
JOB NO.: 23802
SCALE: AS NOTED
DATE: 02/09/2025
SEAL:
DRAWING: 6 OF 9

A-105.00


BEACH CHANNEL DRIVE
CURB CUT
DRIVEWAY
110'-0"
1 ST FLOOR
COMMUNITY FACAILITY
"HOUSE OF WORSHIP"
4,440.00 SF
MAIN COMMUNITY FACILITY ENTRANCE
FLOOD GATE
COMMERCIAL FACILITY STORAGE
733.51 SQ. FT.
ACCESS TO RES. AREA
LOBBY
992.12 SQ. FT.
RES. STORAGE
ELEVATOR
CORRIDOR
234.00 SF
ELEVATOR
LINE OF BUILDING ABOVE
LINE OF BUILDING ABOVE
LINE OF BUILDING ABOVE
LINE OF BUILDING ABOVE
1 ST FLOOR
COMMERCIAL SPACE
4,881.25 SF
EXIST.
2 STORY
BUILDING
21-22
BLOCK:155525
LOT:49
PARKING
ACCESS
APPROX.
CURB CUT
NAMEOKE AVENUE
SCHEMATIC 1st FLOOR PLAN RESIDENTIAL & COMMUNITY FACILITY
SCALE : 1/8=1'-0"
TOTAL AREA: 18,796.00 SF
FRANK J. QUATELA
ARCHITECT, P.C.
36-07 169th STREET
FLUSHING, NY 11358
TEL: 718.886.1600
FRANK@QUATELA-ARCHITECTS.COM
WWW.QUATELA-ARCHITECTS.COM
NO. DATE REVISION
DRAWING TITLE:
FLOOR PLANS
PREMISES:
14-10 BEACH CHANNEL DRIVE
QUEENS NEW YORK
DRAWN: M.V.P.
CHECKED: F.Q.
JOB NO.: 23022
SCALE: AS NOTED
DATE: 02/29/2025
SEAL:
DRAWING: 3 OF 9
A-102.00