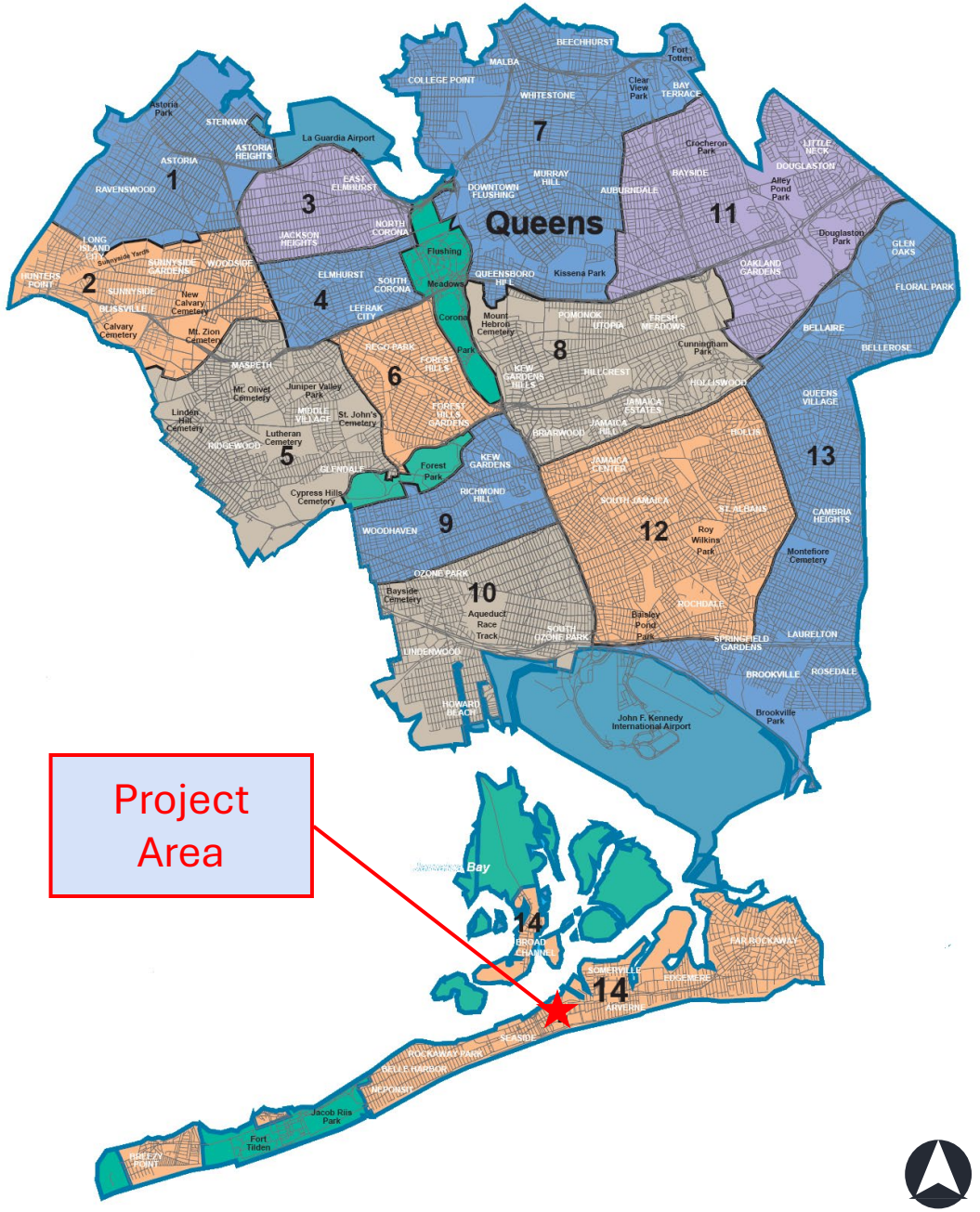
2-28 Beach 87th Street Rezoning

Review Session Presentation – September 23, 2026

Project Overview

- **Applicant**
  - Beach 87th Street Associates, LLC
- **Location**
  - 2-28 Beach 87th Street, Rockaway Beach
  - Block 16120: Lots 6, 10, 12, 14, 65, 68, 69, 70, 71, p/o 5, p/o 16, p/o 72
  - Queens Community District 14
  - City Council District 32
- **Actions Requested**
  - Zoning Map Amendment (ZM)
    - From R4-1 to R7A
  - Zoning Text Amendment (ZR)
    - Map MIH Options 1 & 2



Proposed Development

A new ten-story, approximately 50,100 square foot (5.01 FAR) residential building:

- 70 dwelling units
- Approx. 18 income-restricted units under MIH Option 1
- 17 parking spaces



For illustrative purposes only

Surrounding Context



Area Map

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

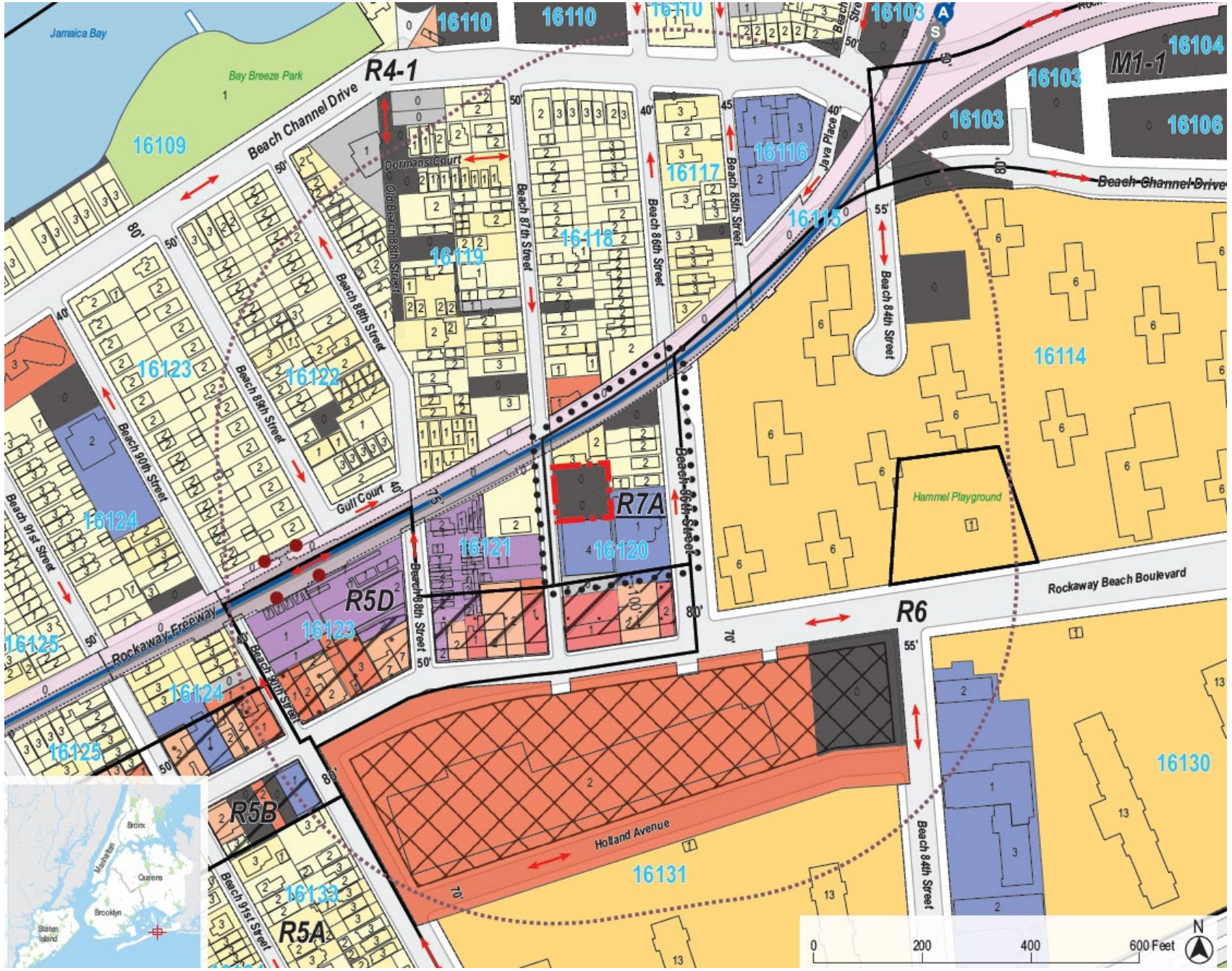
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Elevated Rail Structure / Roadway Overpass
- 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



Surrounding Context: Coastal Flood Risk (Current)

The project area is in the 1% annual chance floodplain according to the 2015 FEMA PFIRMS.

Project Area

Preliminary Flood Insurance Rate Maps (PFIRMS) 2015

V Zone of 1% Annual Chance Floodplain

A Zone of 1% Annual Chance Floodplain

0.2% Annual Chance Floodplain

Limit of Moderate Wave Action (LiMWA)



Source: NYC Coastal Flood Hazard Mapper

Surrounding Context: Chronic Tidal Flood Risk (Future)

The project area is projected to be impacted by chronic tidal flooding by the **2080s**.

Project Area

NPCC 2024 Projections

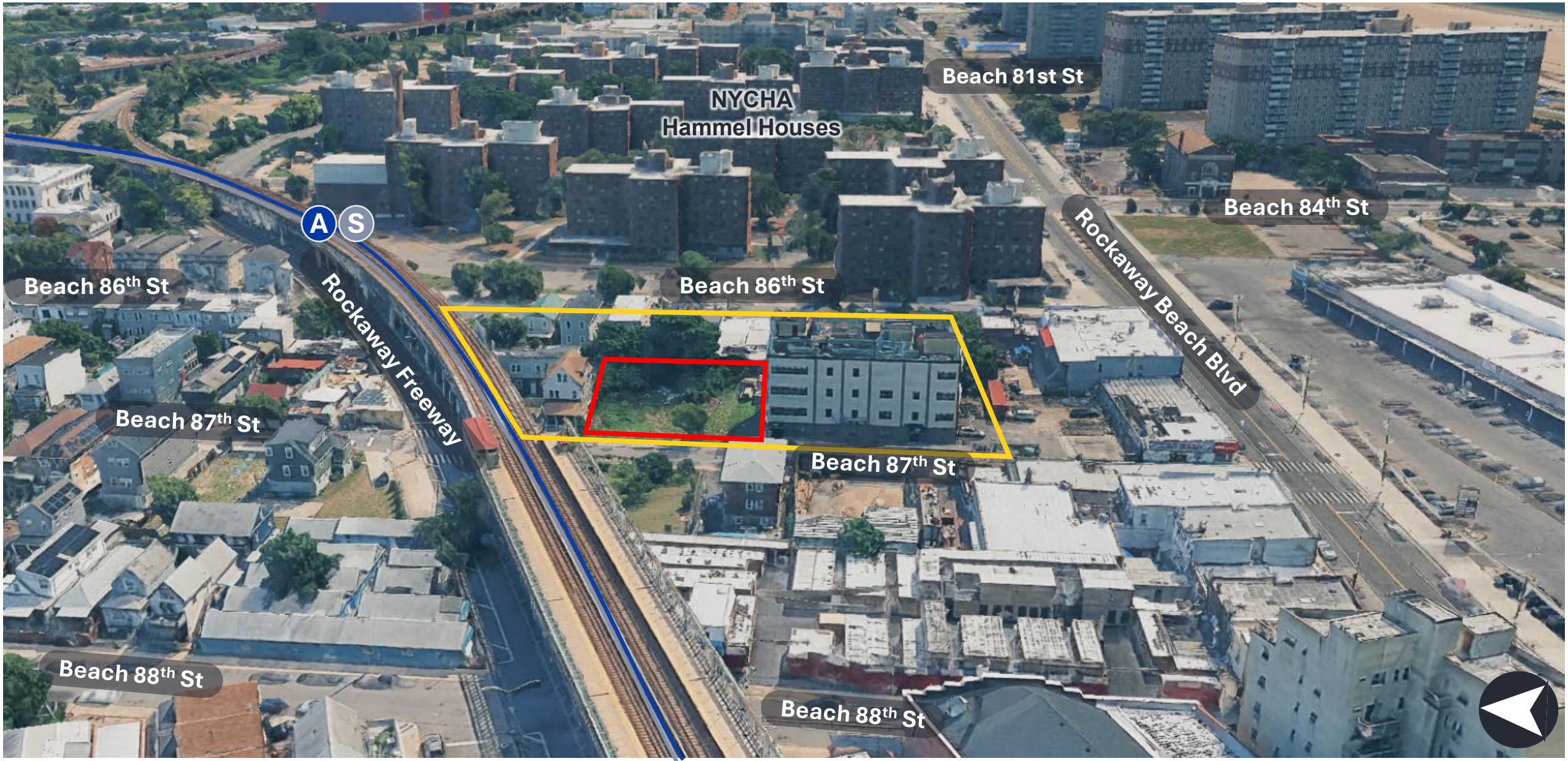
Future High Tide



2080s high tide projections

Source: NYC Coastal Flood Hazard Mapper

Local Context



Tax Map

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

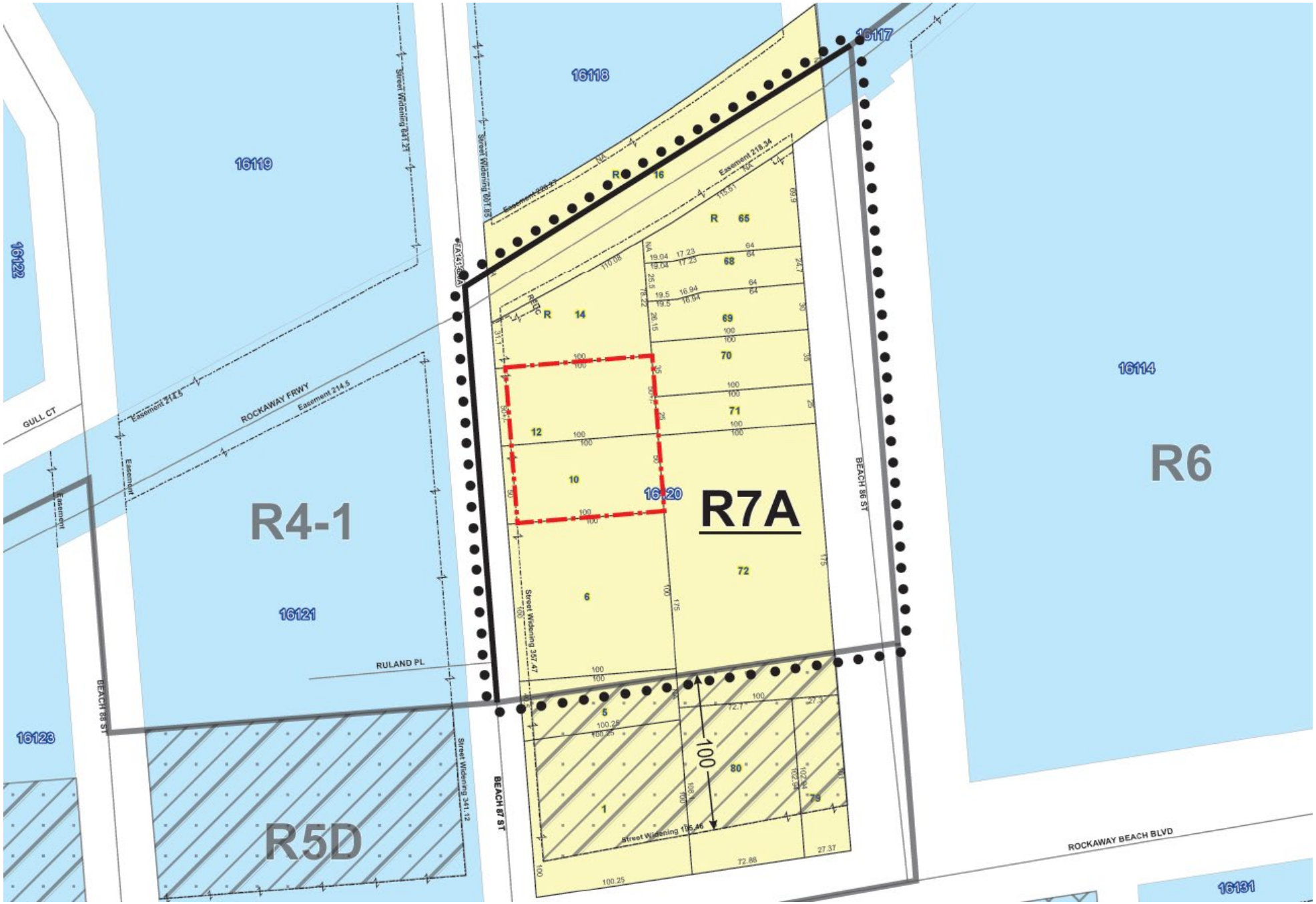
Effective Date : 12-09-2008 07:32:16
End Date : Current

Queens Block: 16120

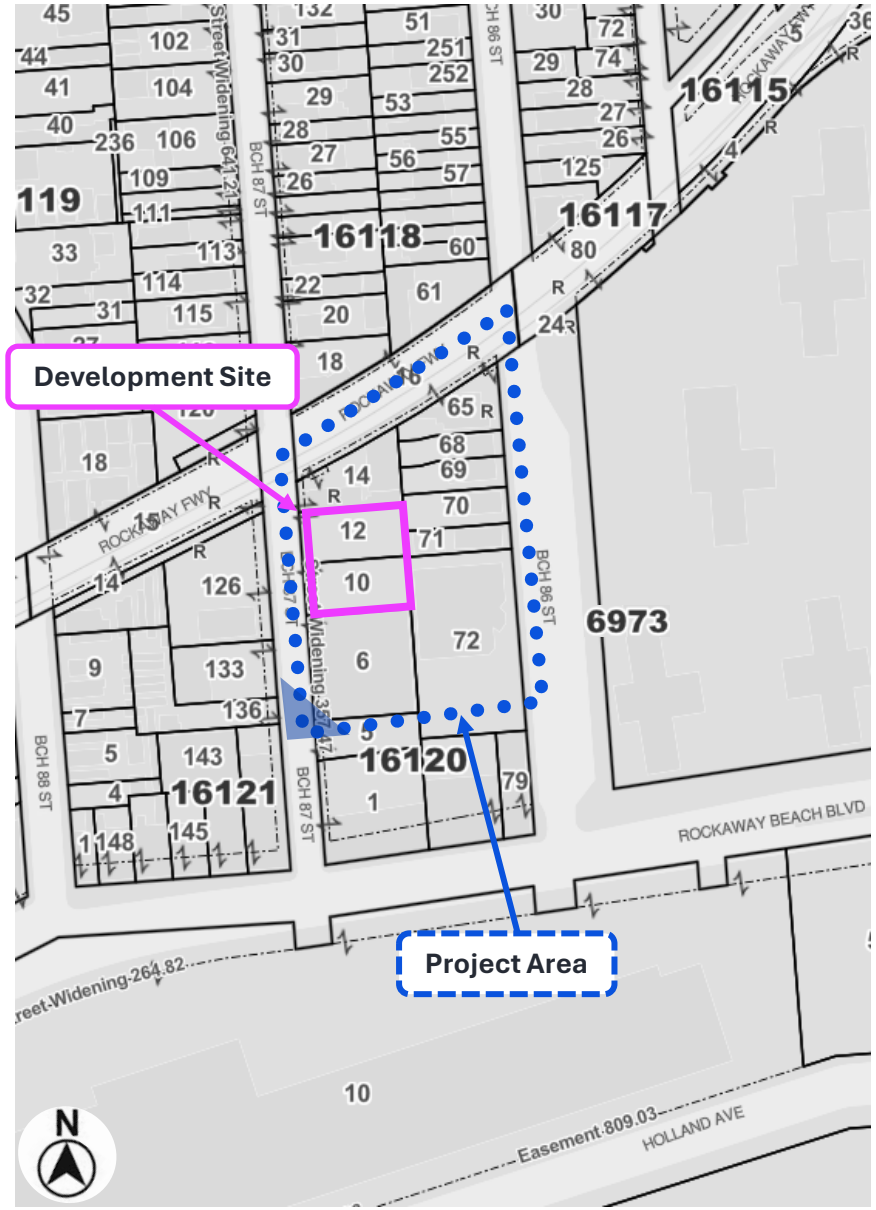
Legend

- 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
- R4-1 — Existing Zoning District
- Existing C1-2 Overlay
- Existing C2-3 Overlay
- R7A — Proposed Zoning District

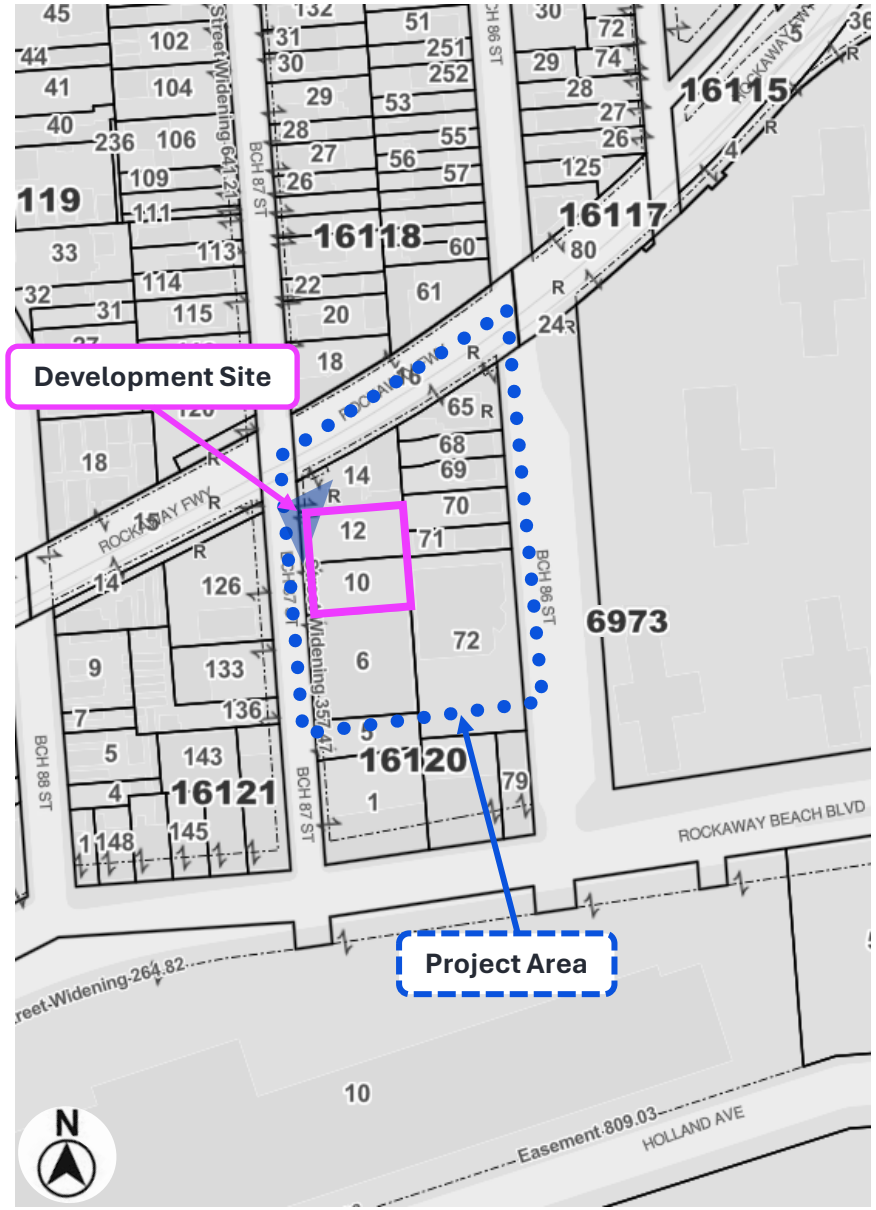


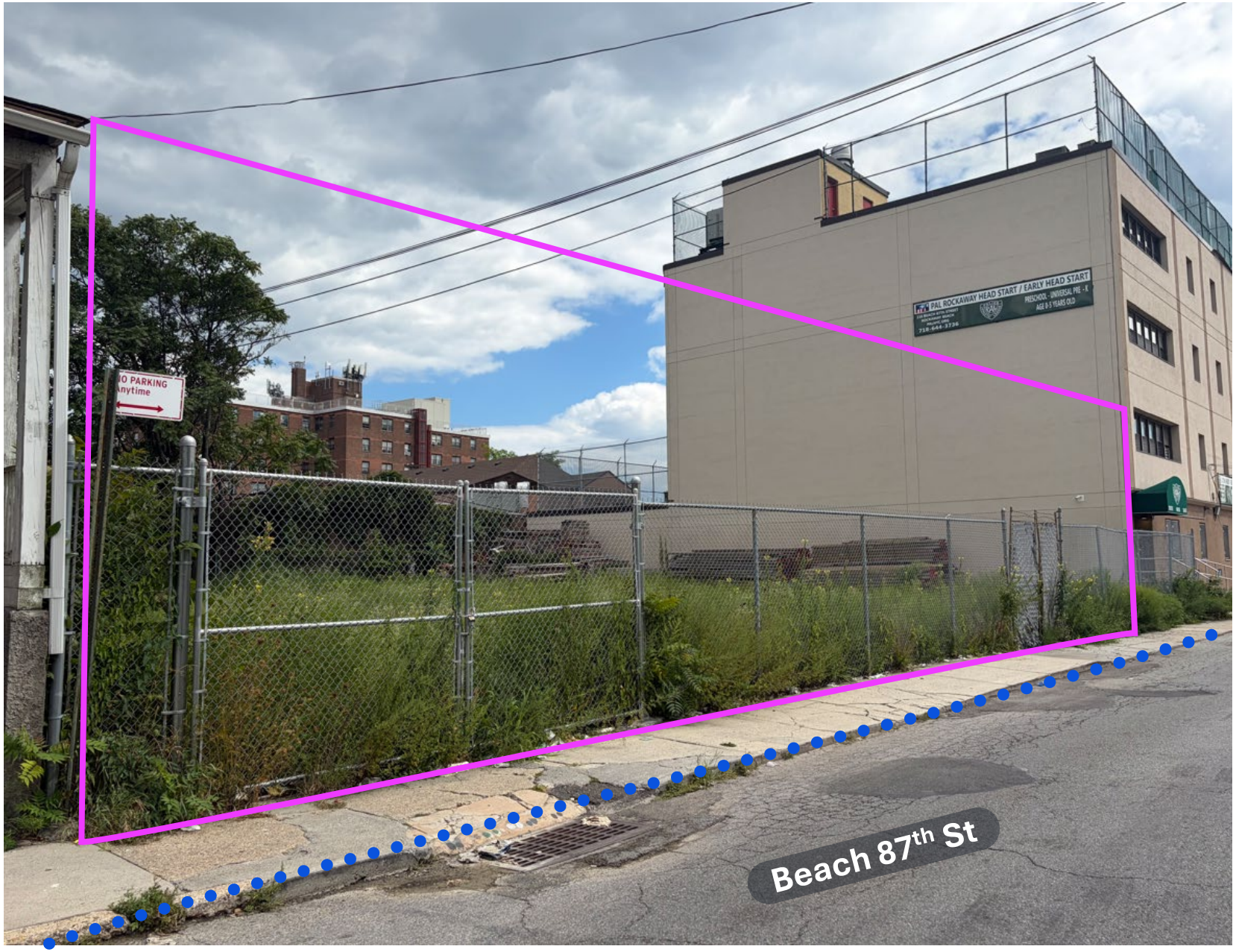
Site Photos


Development Site
Project Area
16115
16117
16118
16120
16121
6973
ROCKAWAY BEACH BLVD
HOLLAND AVE
BCH 86 ST
BCH 87 ST
BCH 88 ST
ROCKAWAY FWY
Street Widening-264.82
Easement-809.03
N

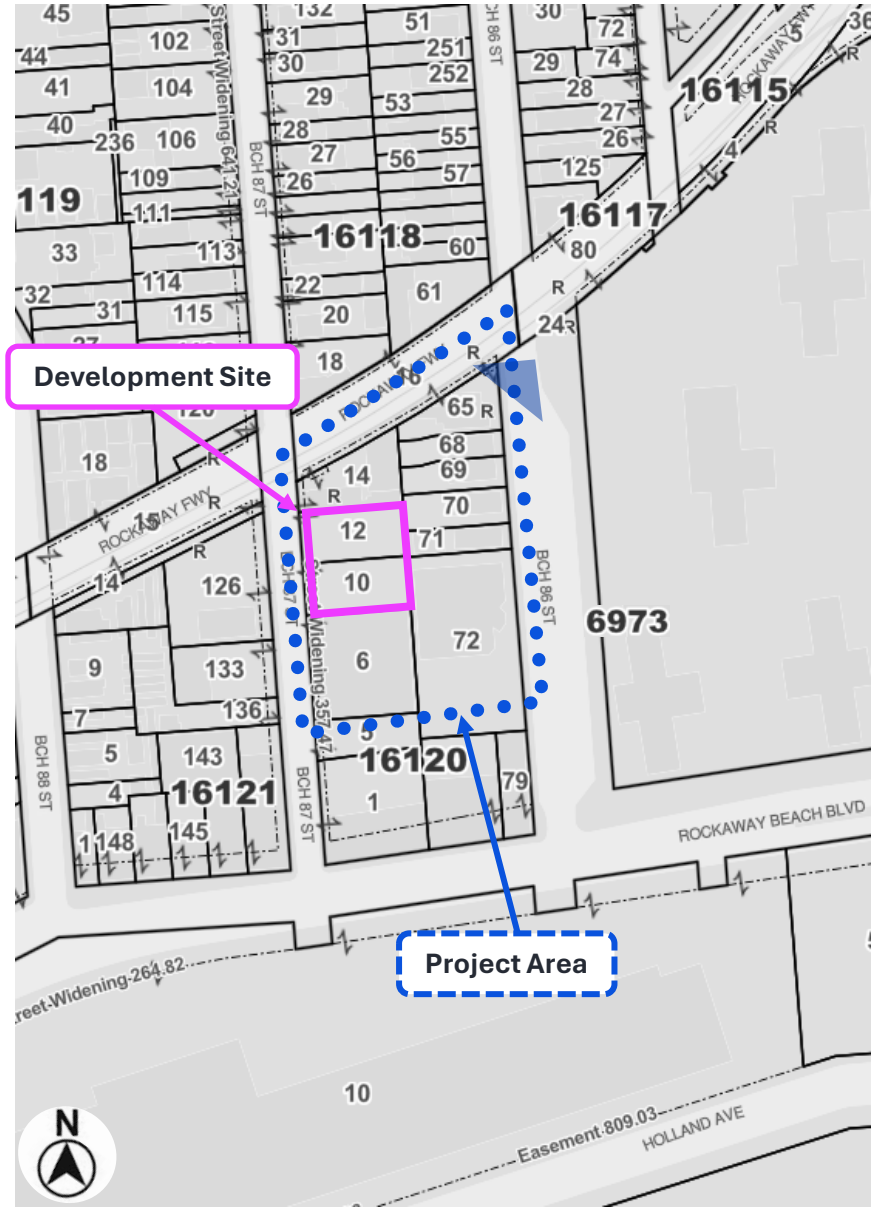

Beach 87th St

Site Photos


Development Site
Project Area
16115
16117
16118
16120
16121
6973
ROCKAWAY BEACH BLVD
HOLLAND AVE
BCH 86 ST
BCH 87 ST
BCH 88 ST
ROCKAWAY FWY
Street Widening-264.82
Street Widening-357.47
Easement-809.03
N

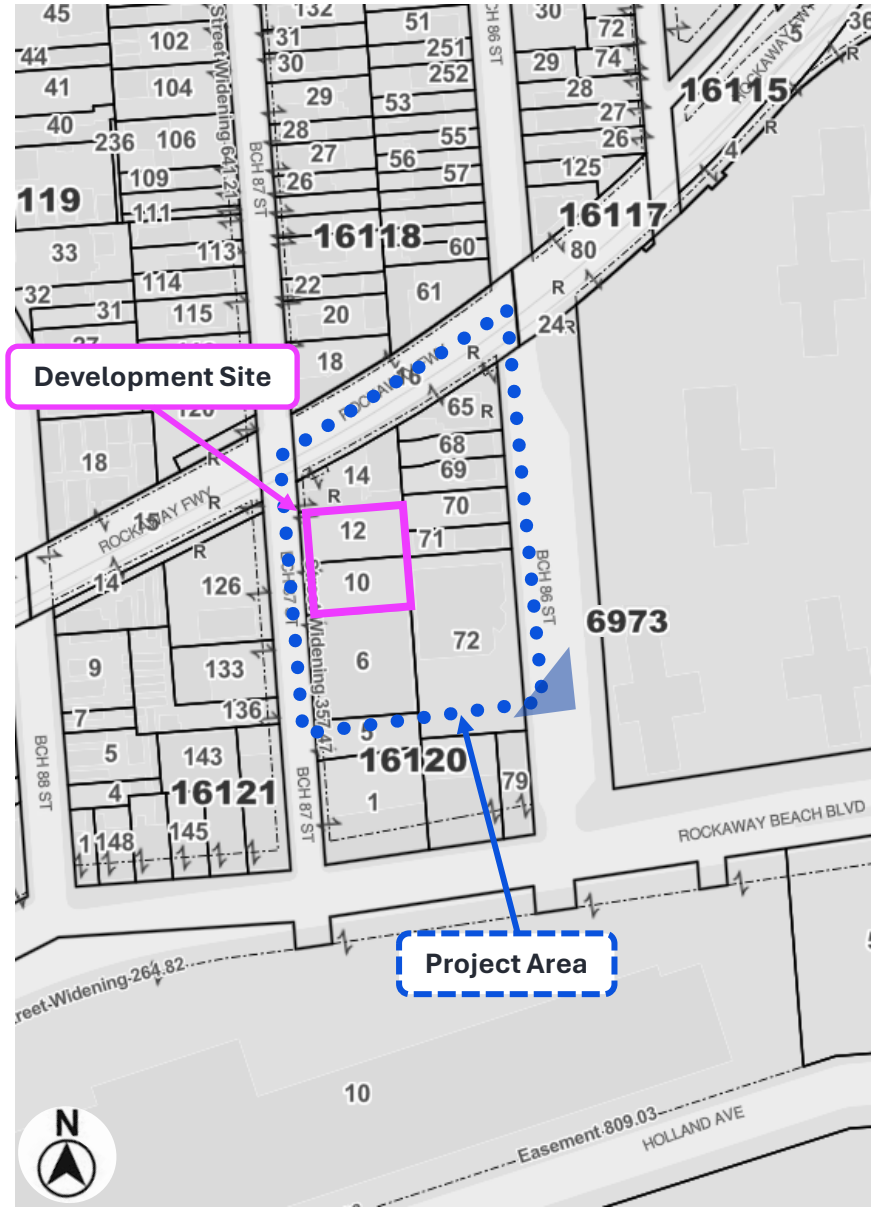

Beach 87th St

Site Photos


Development Site
Project Area
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16118
16120
16121
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ROCKAWAY BEACH BLVD
HOLLAND AVE
BCH 86 ST
BCH 87 ST
BCH 88 ST
ROCKAWAY FWY
Street Widening-264.82
Street Widening-357.47
Easement-809.03
N


Beach 86th St
ONE WAY

Site Photos

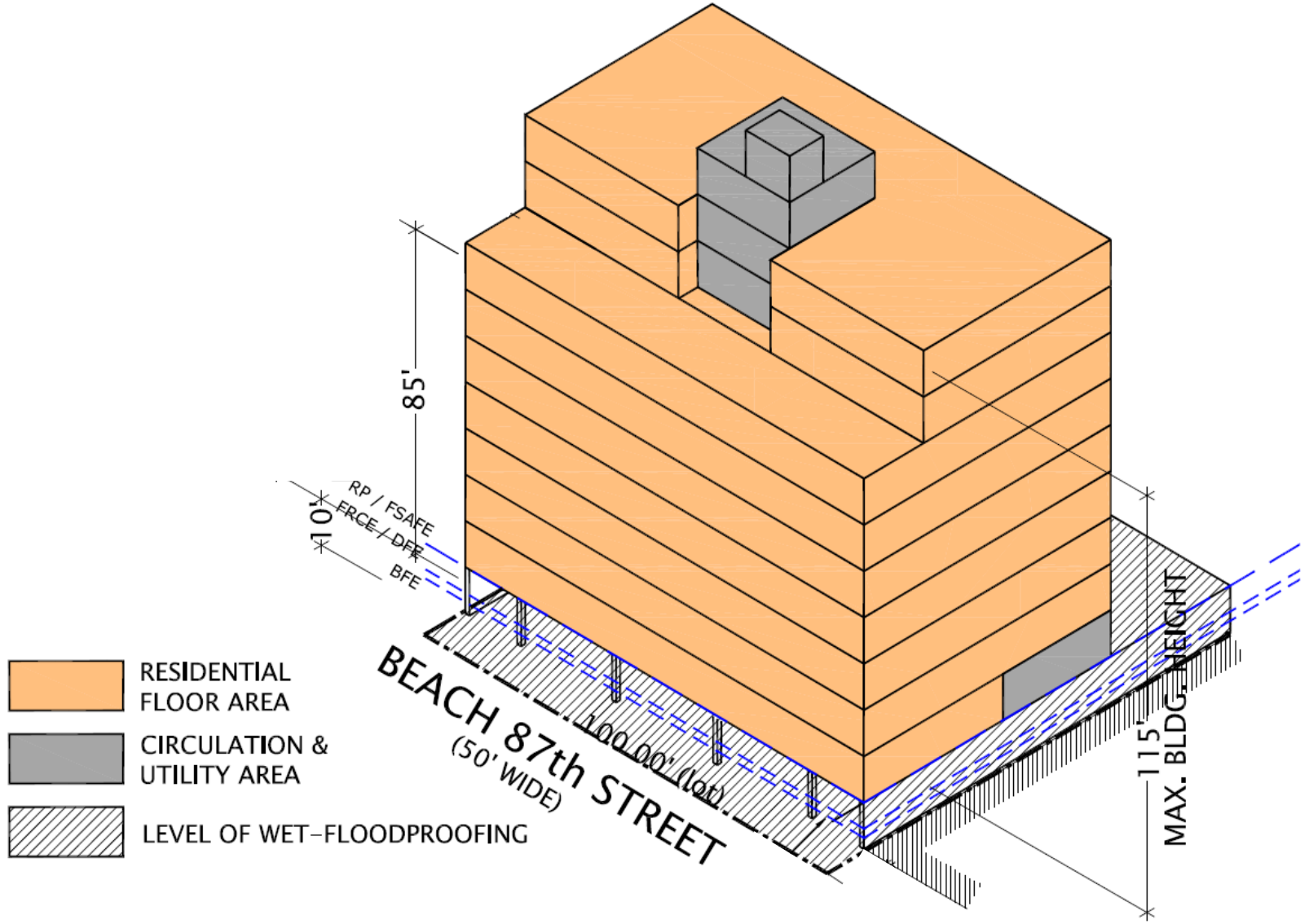

Development Site
Project Area
6973
16118
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16120
16121
ROCKAWAY BEACH BLVD
HOLLAND AVE
BCH 86 ST
BCH 87 ST
BCH 88 ST
ROCKAWAY FWY
Street Widening-641.21
Street Widening-357.47
Street Widening-264.82
Easement-809.03
N


Beach 86th St

Proposed Development

A new ten-story, approximately 50,100 square foot (5.01 FAR) residential building:

- 70 dwelling units
- Approx. 18 income-restricted units under MIH Option 1
- 17 parking spaces

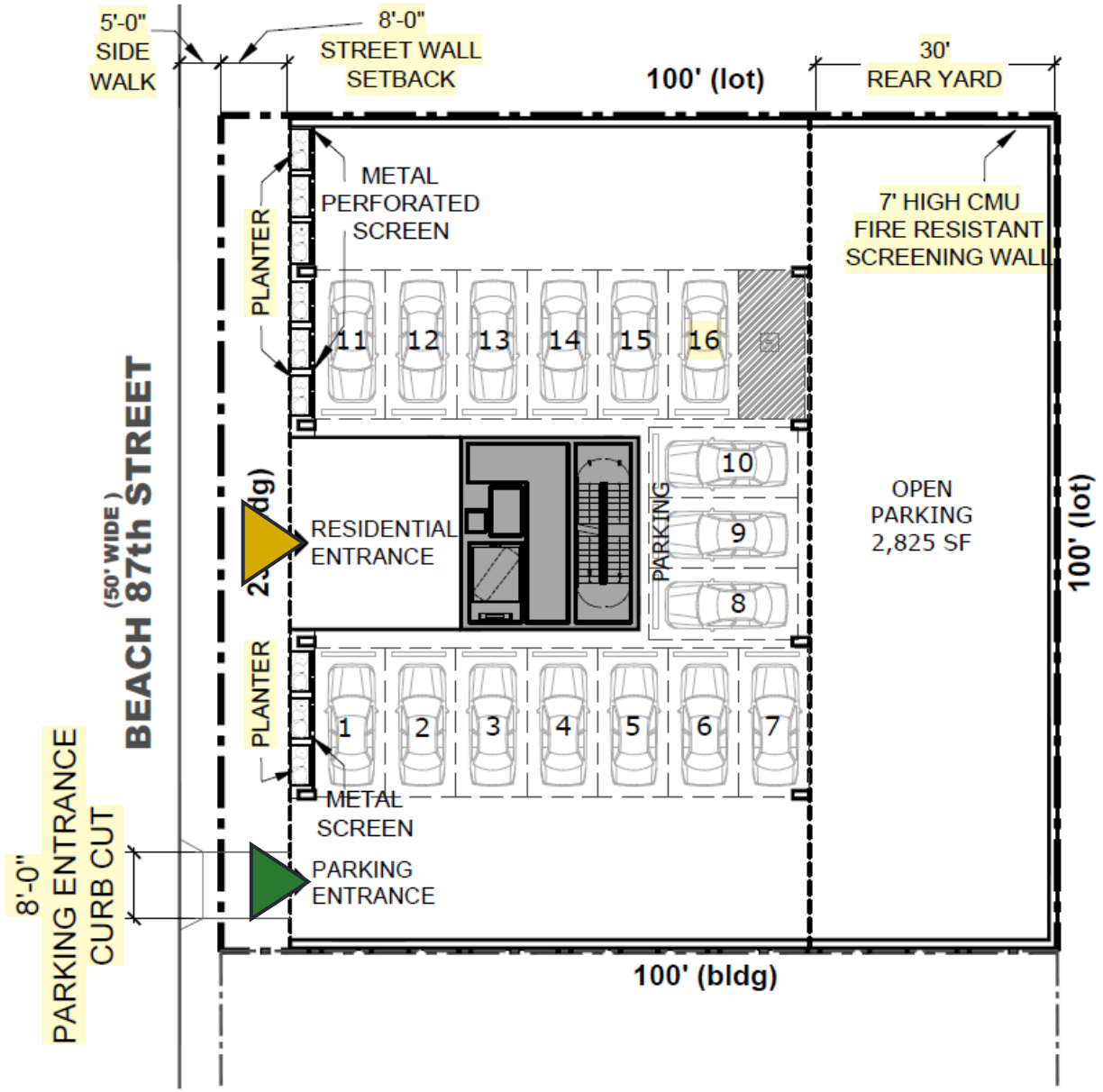


For illustrative purposes only

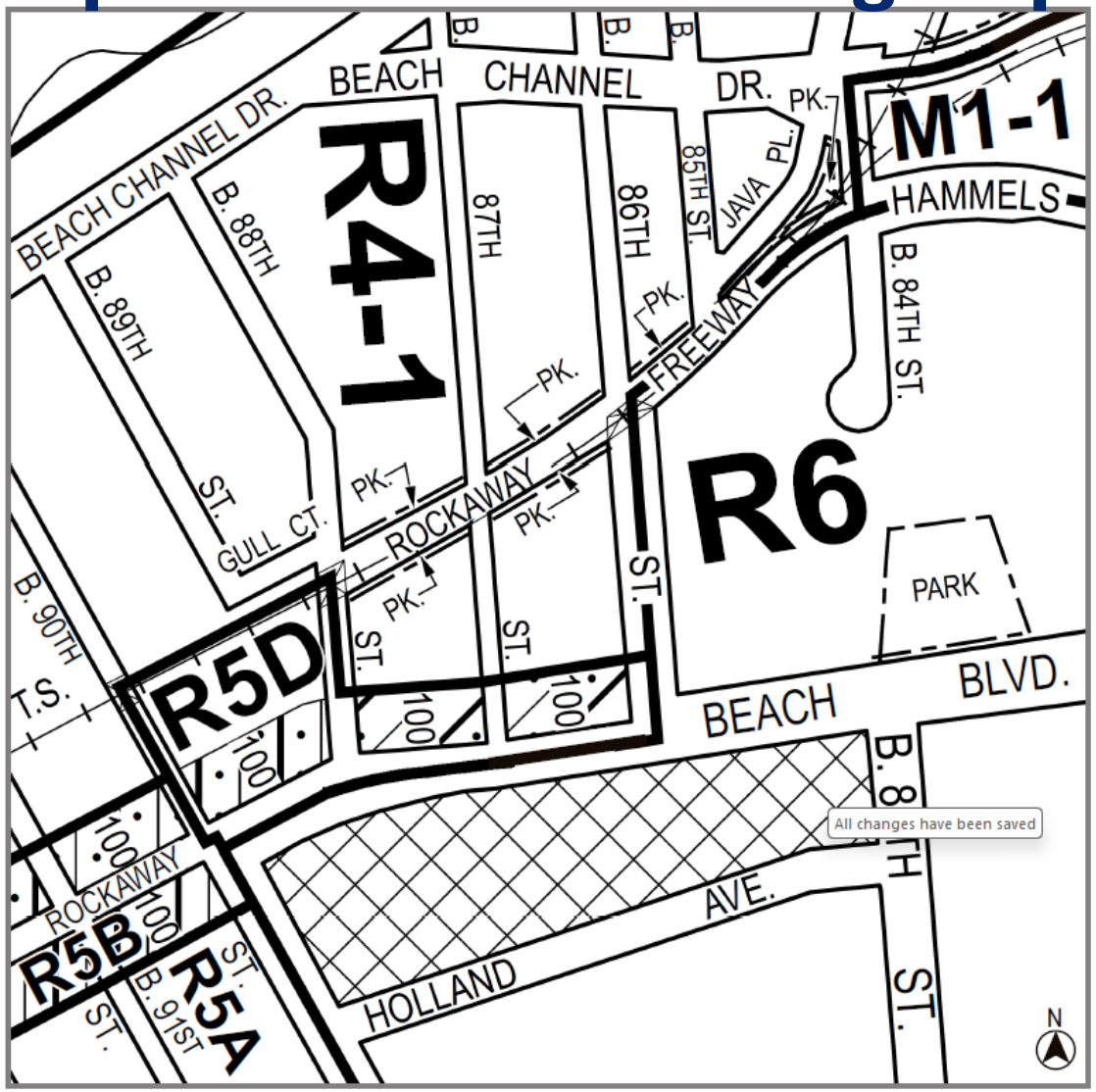
Illustrative Ground Floor

Residential Entrance

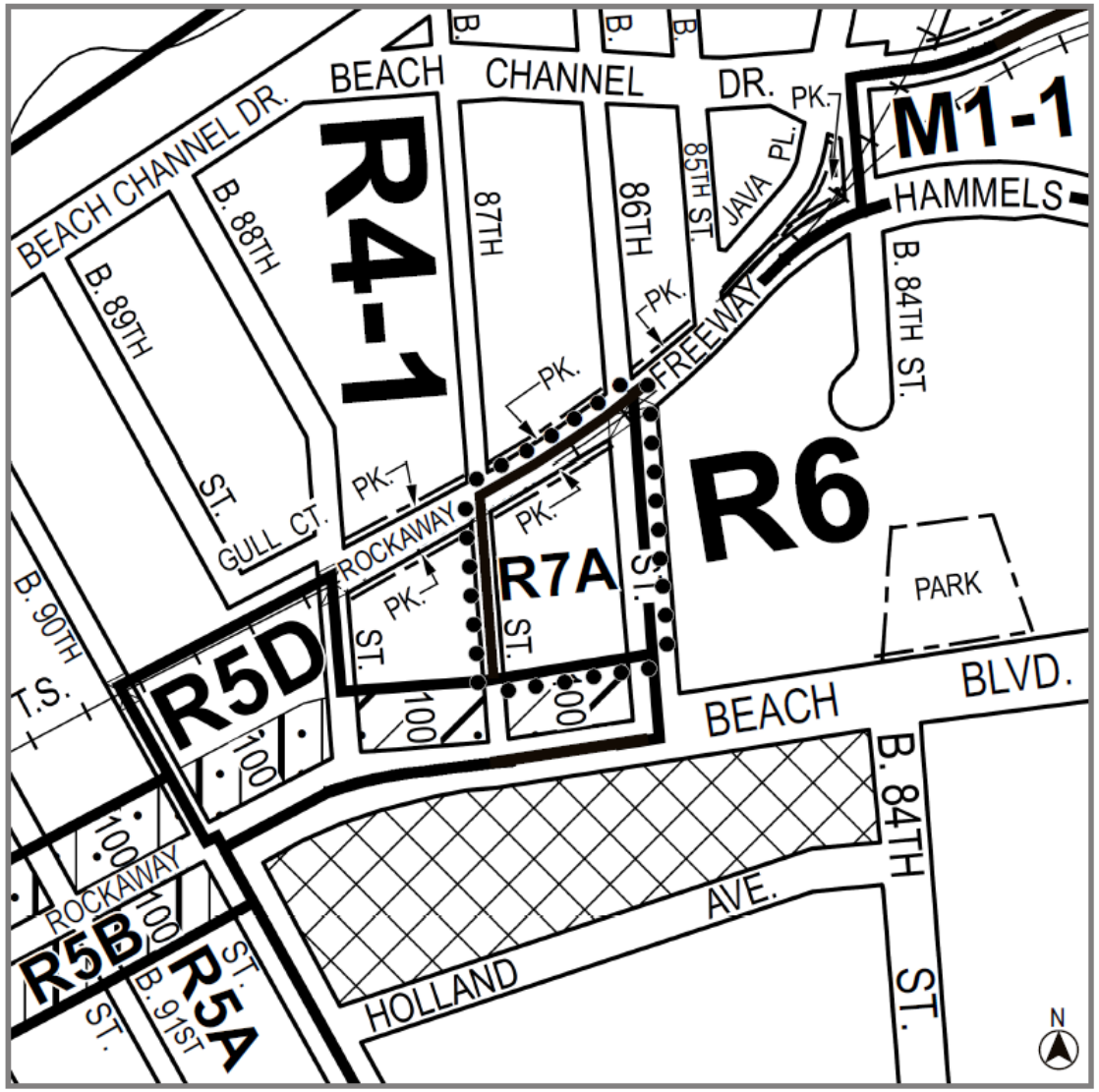
Parking Entrance



Proposed Action: Zoning Map Amendment



Current Zoning Map (30c)



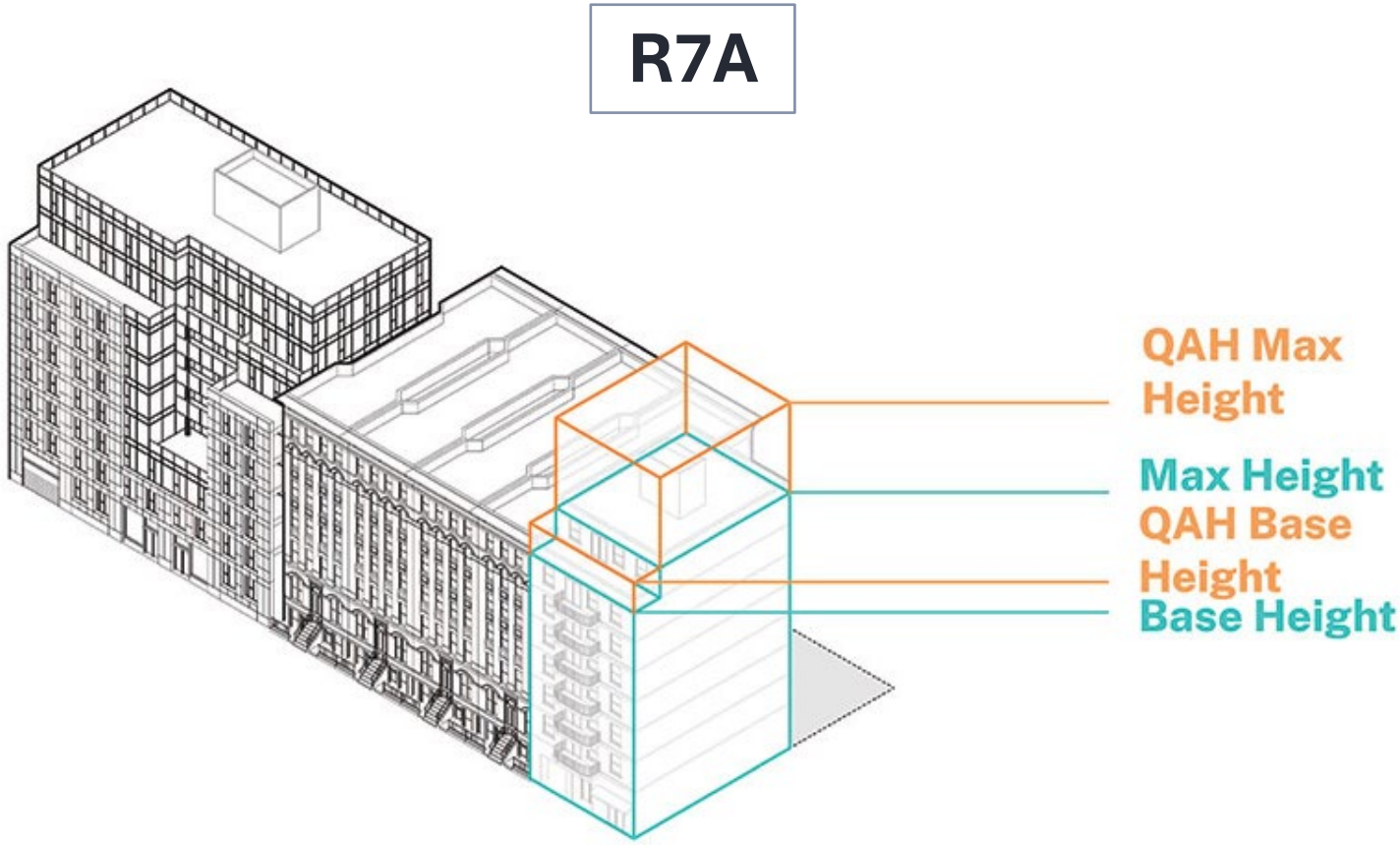
Proposed Zoning Map (30c) - Area being rezoned is outlined with dotted lines

Rezoning from R4-1 to R7A

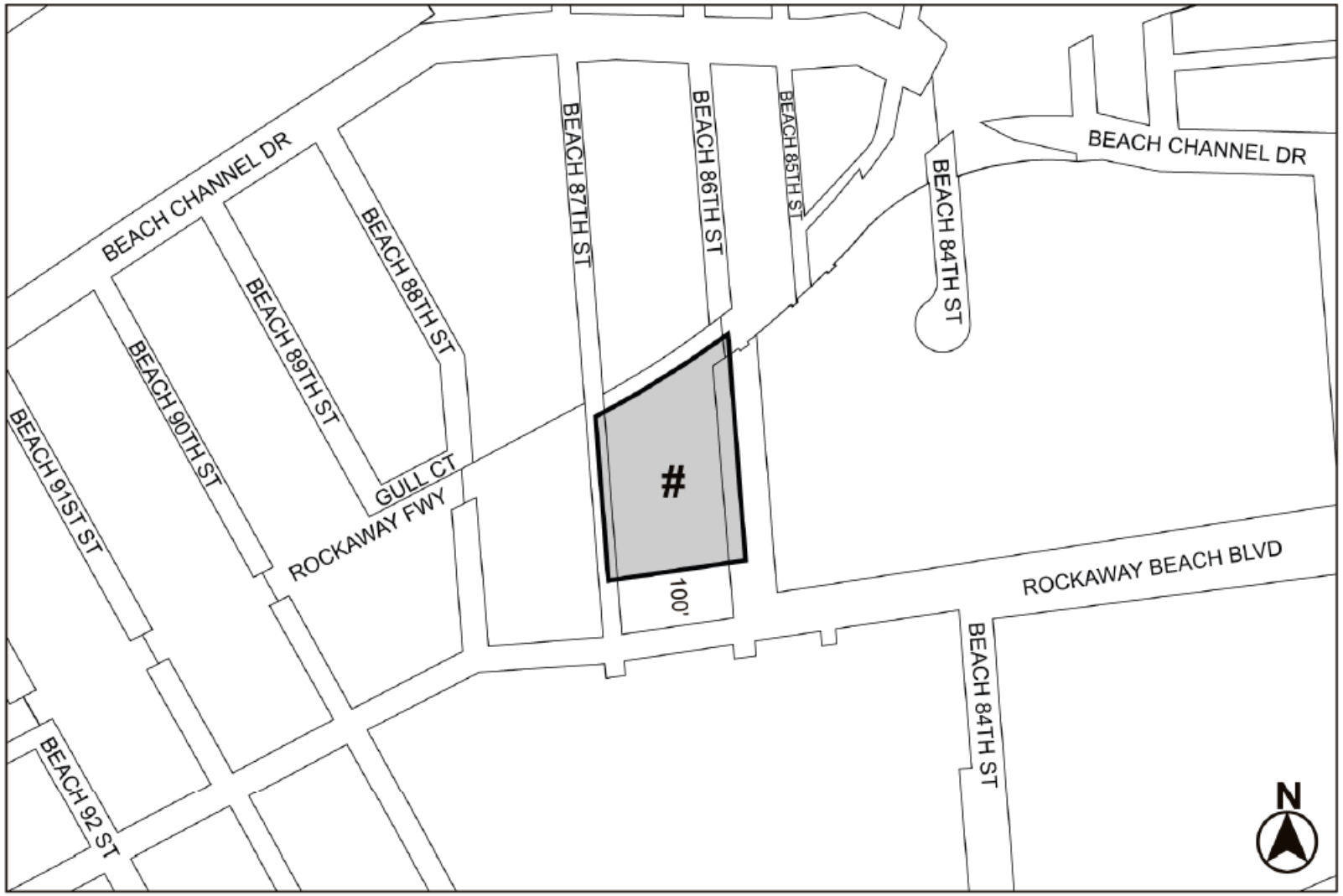
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

Proposed Action: Zoning Map Amendment

	Current R4-1	Proposed R7A
Residential FAR	1.50	5.01
Community Facility FAR	2.00	4.00
Commercial FAR	0	0
Min. front yard depth	15 feet	n/a
Max base height	35ft	85ft
Max building height	45ft	115ft
Minimum required parking (residential)	100%	30%
Minimum required parking (residential - QAH)	0%	0%



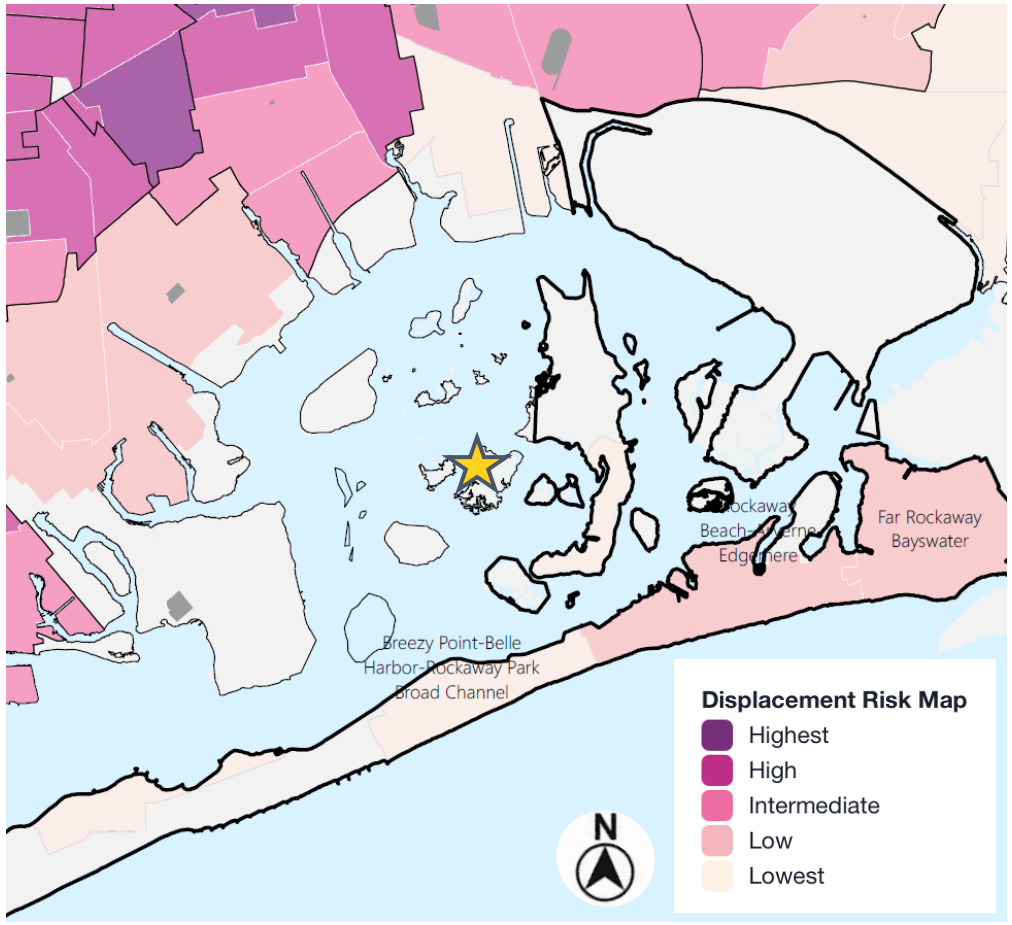
Proposed Action: Zoning Text Amendment



Mandatory Inclusionary Housing area

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

Data From Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:
$65,502
Far Rockaway, Breezy Point, and Broad Channel:
Public Use Microdata Area (PUMA) 4414
*Lower than the Borough Median (**$85,568**),*
*Higher than Citywide Median (**$79,738**)*

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent 2025		Eligible Income	
				Studio	2 Bedroom	1-person HH	4-person HH
Very Low Income	9	13%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	9	13%	80%	$2,270	$2,920	$90,700	$129,600
Not Income Restricted	52	75%	N/A	$1,840	$2,650	$73,500	$106,000
Total	70	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 40% - 80% AMI
$45,400 - $129,600

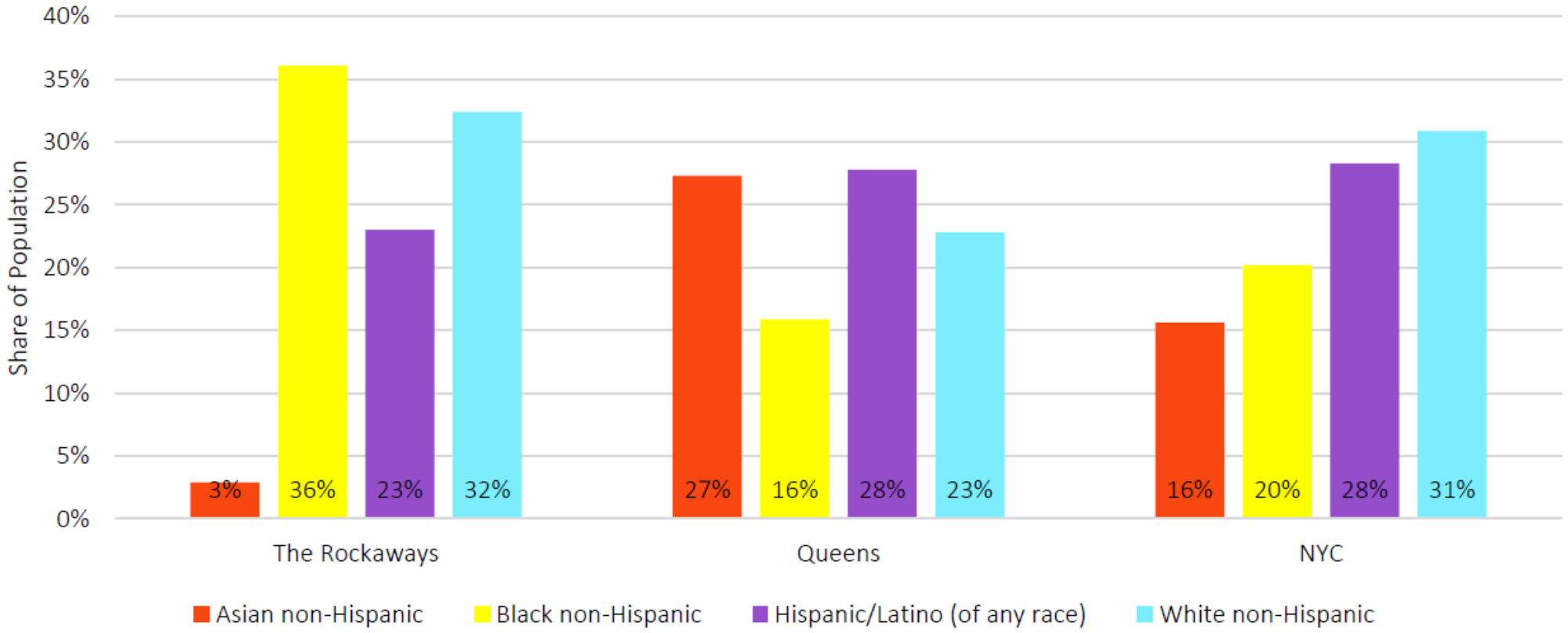
Data From Applicant's Racial Equity Report on Housing and Opportunity

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]."

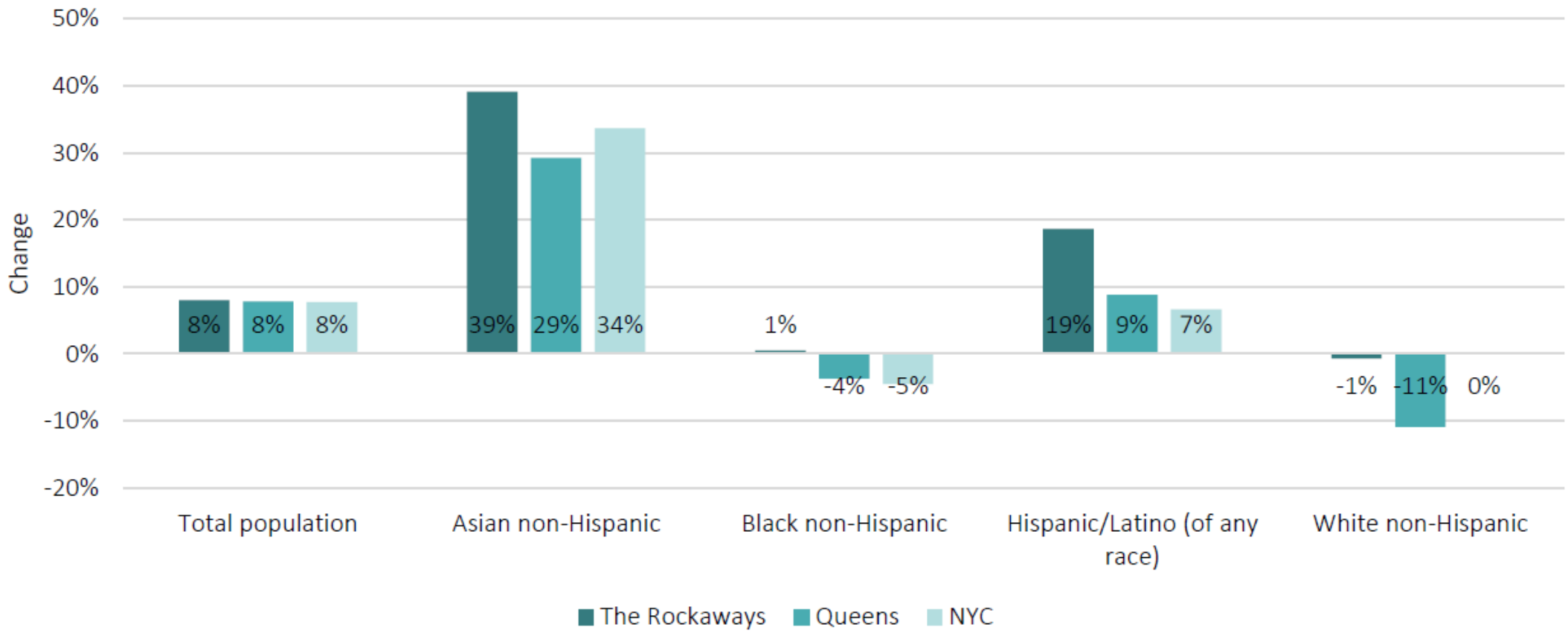


Data From Applicant's Racial Equity Report on Housing and Opportunity

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]."



Conclusion

Actions Requested

- Zoning Map Amendment (ZM)
  - From R4-1 to R7A
- Zoning Text Amendment (ZR)
  - Map MIH Options 1 & 2

A new ten-story, approximately 50,100 square foot (5.01 FAR) residential building:

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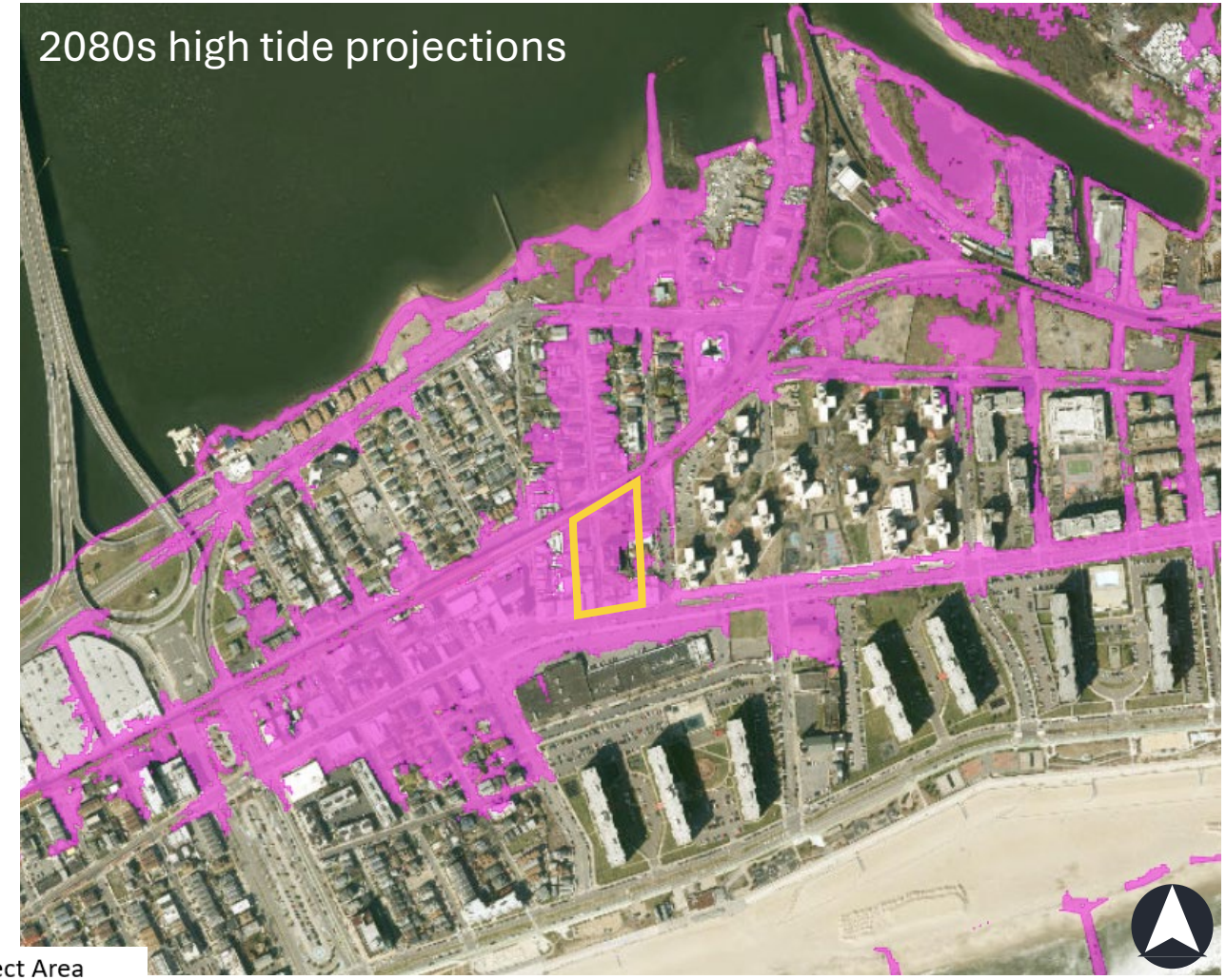


For illustrative purposes only

Appendix

Surrounding Context: Chronic Tidal Flood Risk (Future)





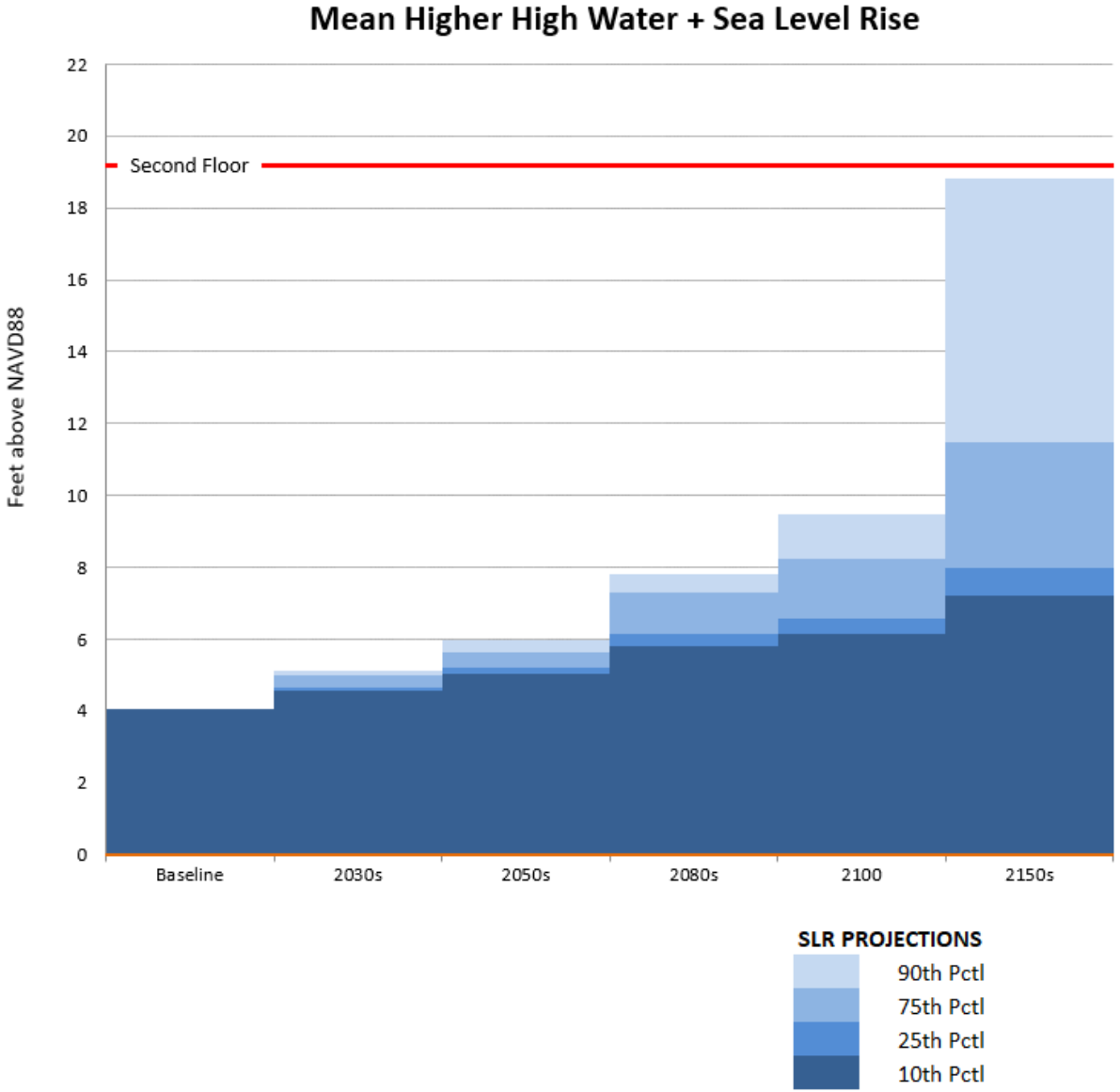
Project Area

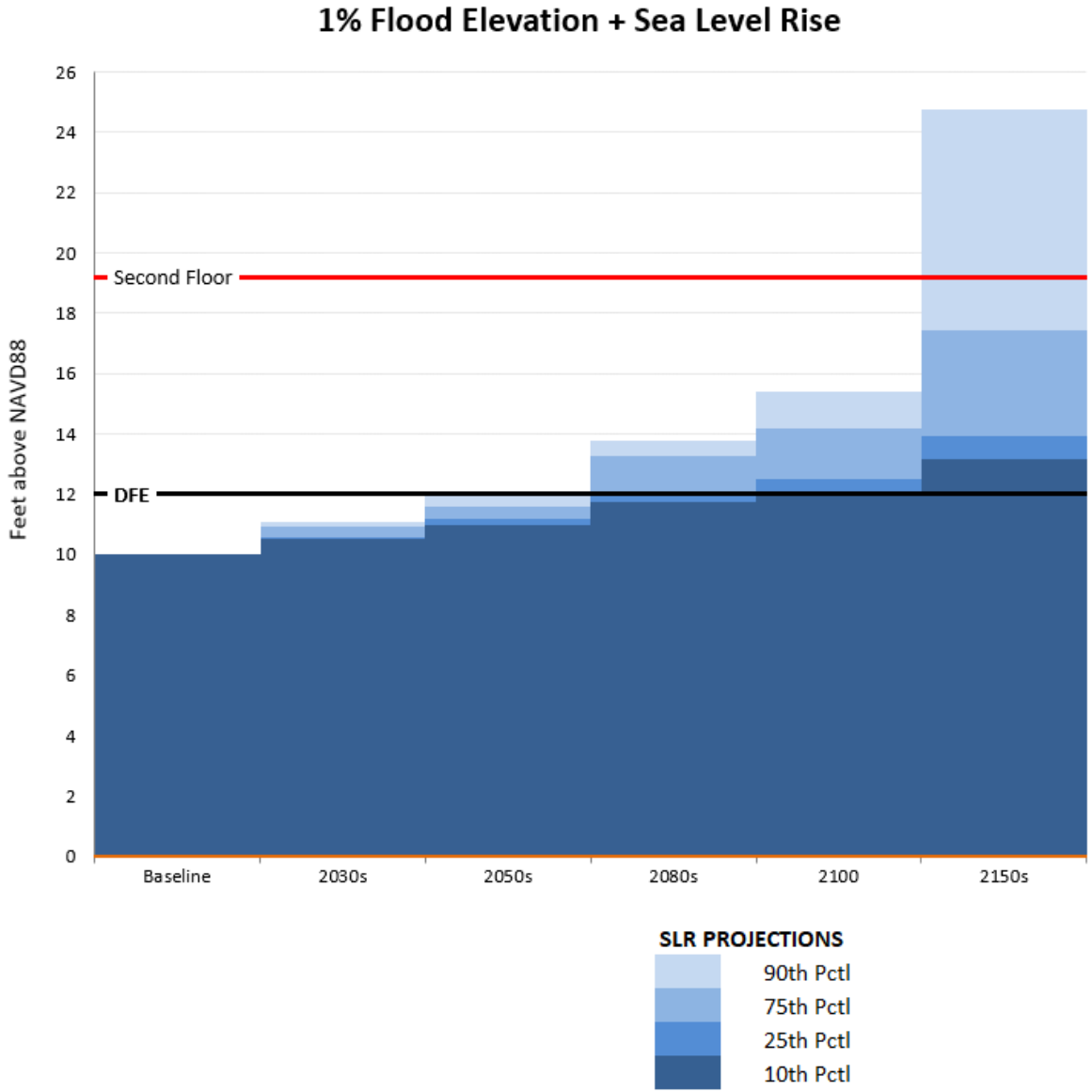
NPCC 2024 Projections

Future High Tide

Source: NYC Coastal Flood Hazard Mapper

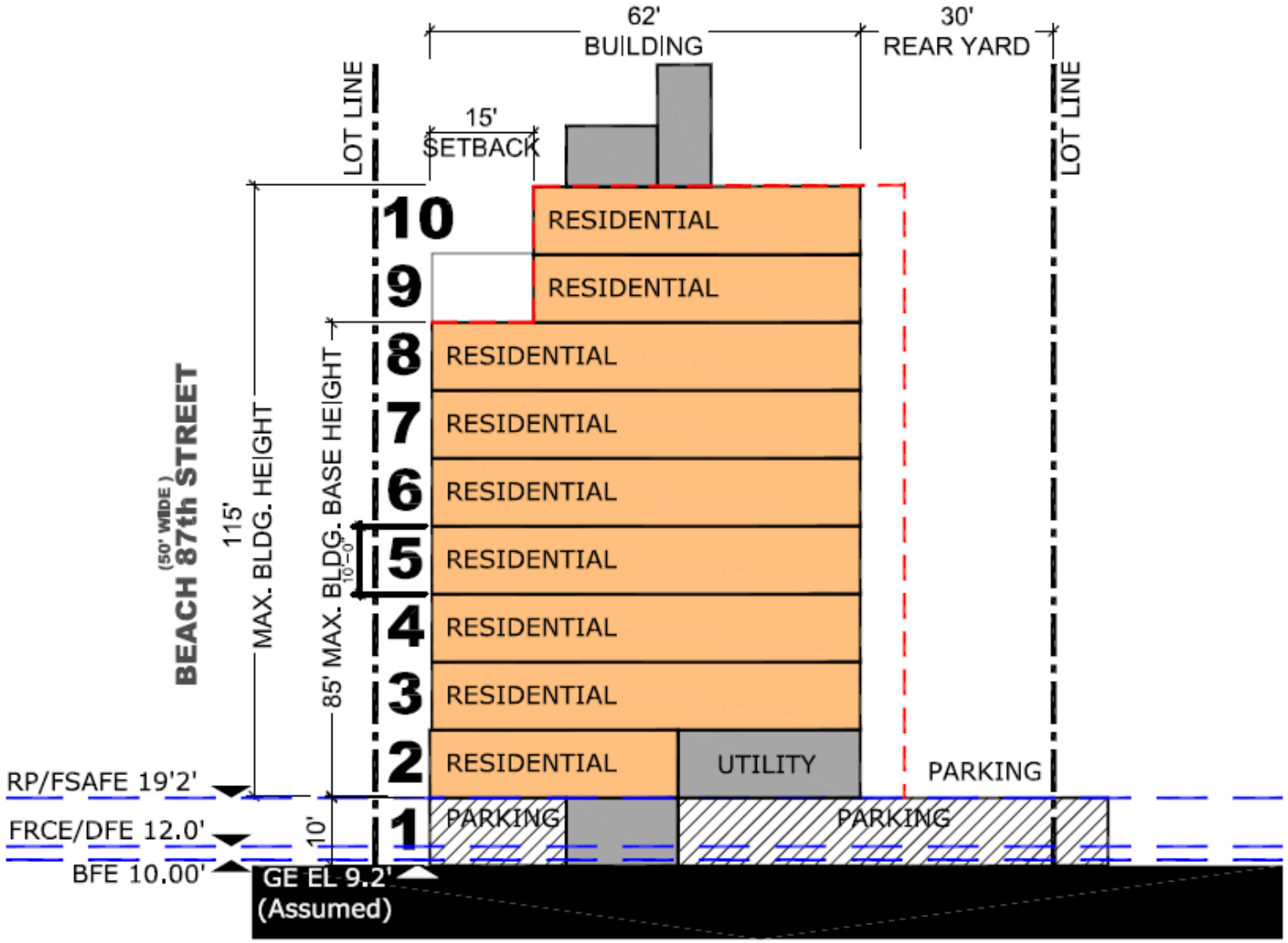
Appendix G Compliance





AXONOMETRIC DIAGRAM

NOT TO SCALE



SECTION

NOT TO SCALE

For illustrative purposes only

PLANNED AREA-WIDE MITIGATION

- The proposed development will be behind the line of protection of the Army Corp's planned Jamaica Bay High Frequency Flood Risk Reduction Features (HFFRRF).

- This project is designed to protect against current 10-year and future 5-year flood events.



Information: US Army Corps of Engineers