2-28 BEACH 87TH STREET REZONING
JANUARY 8, 2026

1. INTRODUCTION

Beach 87th Street Associates, LLC (the "Applicant") proposes the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to change an existing R4-1 zoning district to an R7A zoning district on a portion of Queens Block 16120, Lots 6, 10, 12, 14, 65, 68, 69, 70, 71, p/o Lots 5, 16, and 72 (the "Proposed Project Area") in the Rockaway Beach neighborhood of Queens Community District 14; and

2. Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 14 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Proposed Project Area.

The Proposed Actions will facilitate the development of a new ten-story residential building with approximately 50,100 square feet of floor area (5.01 FAR) (the "Proposed Development") at 2-28 Beach 87th Street, Block 16120, Lots 10 and 12 (the "Proposed Development Site"). The Proposed Development will include approximately 70 dwelling units, including approximately 18 affordable dwelling units pursuant to MIH Option 1.

2. BACKGROUND

The Proposed Project Area was mapped with an R6 zoning district in 1961.

The Proposed Project Area was mapped with an R4-1 zoning district by the Rockaway Neighborhood Rezoning (C 080371 ZMQ, N 080372 ZRQ, N 080373 ZRQ, effective August 14, 2008, which sought to rezone all or portions of 280 blocks on the Rockaway Peninsula from R2, R3-1, R3A, R3-2, R4, R4A, R4-1, R5, R6, C3, C1-2 and C2-3 districts to R2X, R3A, R3X, R4, R4A, R4-1, R5, R5A, R5B, R5D, R6A, C4-3A, R7A, C4-4, C1-3 and C2-3 districts to protect the low-scale of the peninsula's distinctive housing stock and provide for moderate retail and housing opportunities in select locations near transit.

3. DESCRIPTION OF SURROUNDING AREA

The Proposed Project Area is located in the Rockaway Beach neighborhood of Queens Community District 14. The area within a 600-foot radius of the Proposed Project Area (the "Surrounding Area") is zoned R4-1, R5D, R5D/C2-3, R6, R6/C1-2 and R6/C2-3. The Proposed Project Area is also located within the Outer Transit Zone, but is subject to special parking requirements within Queens CD 14, and within the Coastal Zone Boundary.

Zoning
The existing zoning districts in the surrounding area include:

R4-1
R4-1 zoning districts are residential districts that permit only one- and two-family detached and semi-detached houses. Within an R4-1 zoning district, community facility uses are permitted up to 2.0 FAR. R4-1 zoning districts permit a maximum residential FAR of 1.0 for standard zoning lots or 1.5 for qualifying residential sites and a maximum height of 35 feet or 45 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R5D
R5D zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R5D zoning district, community facility uses are permitted up to 2.0 FAR. R5D zoning districts permit a maximum residential FAR of 2.0 for standard zoning lots or for qualifying residential sites and a maximum building height of 45 feet or 55 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R6
R6 districts are residential districts which are widely mapped in built-up, medium-density areas. Developers can choose between two sets of bulk regulations. Height factor regulations, introduced in 1961, typically produce small multi-family buildings on small zoning lots and on larger lots, tall buildings that are set back from the street. Quality Housing regulations, introduced in 1987, typically produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. Within an R6 zoning district, community facility uses are permitted up to 4.8 FAR. Under height factor regulations, the residential FAR ranges from 0.78 to 2.43. There are no height limits for height factor buildings, although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. The Quality Housing regulations produce high lot coverage buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR is 3.0 or 3.9 with qualifying affordable housing or qualifying senior housing, the maximum base height before setback is 65 feet, with a maximum building height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing or 125 feet if utilizing eligible site provisions. On a narrow street, the maximum FAR is 2.2 or 3.9 with qualifying affordable housing or qualifying senior housing, the maximum base height before setback is 45 feet or 65 feet qualifying affordable housing or qualifying senior housing, with a maximum building height of 55 feet or 85 feet with qualifying affordable housing or qualifying senior housing or 125 feet if utilizing eligible site provisions. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

C1-2 & C2-3
C1-3 and C2-3 districts are commercial overlay districts mapped within residential districts. These districts are mapped along streets that serve local retail needs and found throughout lower- and medium-density areas and occasionally in higher-density districts. Within C 1 districts, typical retail uses include grocery stores, restaurants and salons. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. When mapped in R1 – R3 districts, the maximum commercial FAR is 1.0 with 1.6 FAR permitted when mapped in an R3-2 district. When mapped in R4 – R12 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations. Parking requirements depend on the specific use.

FRESH
The Proposed Project Area is located in a FRESH zone allowing zoning tax incentives.

Coastal Zone Boundary
The Proposed Project Area is located within the Coastal Zone Boundary, partially within Zone A (1% floodplain) according to the 2015 PFIRM FEMA maps.

Land Uses
The existing land uses within the surrounding area consist of a mix of uses and density. To the north, within an R4-1 zoning district, are primarily one- to three-story one-, two- and multi-family dwellings. To the west, within R4-1, R5D and R5D/C2-3 zoning districts, are one- and two-story non-conforming manufacturing buildings, one- to three-story commercial and mixed-use buildings, and a two-story two-family dwelling. To the south, on the subject block within an R5D/C2-3 zoning district, are one- and two-story commercial and mixed-use buildings. Further south, across Rockaway Beach Boulevard within R6/C1-2 and R6 zoning districts, is a large one-story commercial strip mall with several retail stores, eating and drinking establishments and a supermarket, as well as the Dayton Beach Park cooperative with three 13-story residential

buildings and a total of 687 dwelling units. To the east, on the subject block within an R4-1 zoning district, are two-story one- and two-family dwellings, a one-story community facility and a vacant parcel. Further east, across Beach 86th Street, within an R6 zoning district, are NYCHAS's Hammel Houses consisting of 14 six-story residential buildings with a total of 712 dwelling units.

Community facilities within the surrounding area include a four-story community center located adjacent to the Proposed Development Site to the south on Lot 6, and a one-story house of worship located adjacent to the Proposed Development Site to the east on Lot 72.

Mass Transit
The Proposed Project Area is well served by public transportation, including bus and subway service. The Beach 90th Street subway stop serving the A and S trains is located on Rockaway Freeway two blocks west of the Proposed Project Area. Bus services are also found just south of the Proposed Project Area at Beach 88th Street and Beach 84th Street on Rockaway Beach Boulevard with access to the Q22 (Rockaway Beach Bl. - Beach Channel Dr.) and Q52-SBS (Woodhaven Bl. - Cross Bay Bl.) lines.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Proposed Project Area consists of Block 16120, Lots 6, 10, 12, 14, 65, 68, 69, 70, 71, p/o Lots 5, 16, and 72, located on the northern portion of Block 16120 bounded by Beach 87th Street (a 50-foot narrow street) to the west, Rockaway Freeway (a 75-foot wide street also designated as Lot 16) to the north and Beach 86th Street (an 80-foot wide street) to the east.

2-28 Beach 87th Street (Block 16120, Lots 10 and 12, the "Proposed Development Site"), has a combined lot area of 10,000 square feet and is vacant land.

2-14 Beach 87th Street (Block 16120, Lot 5) has a lot area of approximately 3,753 square feet and is utilized for parking.

2-16/20 Beach 87th Street (Block 16120, Lot 6) has a lot area of approximately 10,000 square feet and is improved with a four-story community facility with approximately 27,597 square feet of floor area (2.76 FAR).

2-36 Beach 87th Street (Block 16120, Lot 14) has a lot area of approximately 10,832 square feet and is improved with a 2.5-story multi-family residential building and a rear building with approximately 1,964 square feet of floor area (0.18 FAR) and three dwelling units.

Block 16120, Lot 16 is part of the bed of the mapped street, Rockaway Freeway.

239 Beach 86th Street (Block 16120, Lot 65) has a lot area of approximately 4,242 square feet and is vacant land.

237 Beach 86th Street (Block 16120, Lot 68) has a lot area of approximately 2,500 square feet and is improved with a two-story two-family residential building with approximately 1,260 square feet of floor area (0.5 FAR) and two dwelling units.

235 Beach 86th Street (Block 16120, Lot 69) has a lot area of approximately 2,800 square feet and is improved with a two-story two-family residential building with approximately 1,260 square feet of floor area (0.45 FAR) and two dwelling units.

235 Beach 86th Street (Block 16120, Lot 70) has a lot area of approximately 3,500 square feet and is improved with a two-story two-family residential building with approximately 1,722 square feet of floor area (0.49 FAR) and two dwelling units.

227 Beach 86th Street (Block 16120, Lot 71) has a lot area of approximately 2,500 square feet and is improved with a two-story single-family residential building with approximately 1,147 square feet of floor area (0.46 FAR).

219 Beach 86th Street (Block 16120, Lot 72) has a lot area of approximately 17,500 square feet

and is improved with a one-story community facility with approximately 4,000 square feet of floor area (0.23 FAR).

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE

The Proposed Development Site consists of 2-28 Beach 87th Street, Block 16120, Lots 10 and 12, and is controlled by the Applicant. The Proposed Development Site has a total combined lot area of approximately 10,000 square feet with approximately 100 feet of frontage on Beach 87th Street. The Proposed Development Site is currently vacant land.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Proposed Development Site is a new is a new ten-story residential building with a total floor area of approximately 50,100 square feet (5.01 FAR). The Proposed Development will include approximately 70 dwelling units (20 studio, 38 one-bedroom, 8 two-bedroom and 2 three-bedroom) with approximately 18 affordable dwelling units pursuant to MIH Option 1.

A total of 17 self-parking spaces are proposed at grade accessed by a new curb cut on Beach 87th Street. The mechanical equipment and proposed residential units will be located above the flood plain on floors two through ten. Residents will enter the building on the ground floor are proceed to the elevator/stairs in the lobby to access the dwelling units on the upper floors. The Proposed Development will have a base height of 85', will set back 15' at the 9th floor and will rise to a total height of 115'.

7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the project are: 1) Zoning Map Amendment to rezone the Proposed Project Area from an R4-1 zoning district to an R7A zoning district, and 2) a Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 14 to establish an MIH Area coterminous with the Proposed Project Area.

<u>Zoning Map Amendment to an R7A Zoning District</u>
The Proposed Project Area is well suited for additional residential development due to its proximity to transit and its location within an existing residential community supported by nearby commercial and institutional uses.

The proposed R7A zoning district is appropriate within the Proposed Project Area. R7A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R7A zoning district, community facility uses are permitted up to 4.0 FAR and residential uses are permitted up to 4.0 FAR or 5.01 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 75 feet or 85 feet with qualifying affordable housing or qualifying senior housing a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 85 feet or 115 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

The proposed R7A zoning district is consistent with the scale of existing buildings located within the immediate area. These buildings include the existing six-story Hammel Houses located east of the Proposed Project Area and the existing 13-story Dayton Beach Park cooperatives located south of the Proposed Project Area. The proposed R7A zoning district will connect to the existing R6 zoning district located just east of the Proposed Project Area across Beach 86th Street, an 80-foot wide street and would promote the development of medium-density, contextual housing that includes affordable housing within the Proposed Project Area that would be consistent with the scale and character of the surrounding area and would further the City’s goals for additional

housing. The proposed zoning map amendment would also provide for the productive use of underutilized property and provide for moderate growth in a transit-accessible area located approximately two blocks from the subway.

Zoning Text Amendment to ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

The proposed zoning text amendment would provide the Rockaway neighborhood with new permanently affordable housing, which would support the City's effort to increase the overall supply of affordable housing.

The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. *Housing New York 2.0* is an extension of the City's comprehensive housing development policy (*Housing New York: A Five-Borough, Ten-Year Plan*) that includes a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The proposed zoning text amendment to ZR Appendix F will support the policies and goals of *Housing New York 2.0* by creating permanently affordable dwelling units within the Proposed Development, will permit the applicant to develop the Proposed Development Site in accordance with the MIH program and will ensure that any future residential development at the Proposed Project Area will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Proposed Project Area to provide maximum flexibility for non-applicant-controlled sites. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 18 affordable housing units pursuant to Option 1 of the MIH program. The applicant will seek additional input from Queens Community Board 14 and the local City Council Member regarding the level of affordability for the Proposed Development.

8. CONCLUSION

The Applicant proposes a Zoning Map Amendment to rezone the Proposed Project Area from an R4-1 zoning district to an R7A zoning district. The proposed Zoning Map Amendment will facilitate the development of a new ten-story residential building with approximately 70 dwelling units. The applicant also proposes a Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 14, to designate the Proposed Project Area as an MIH Area. The proposed Zoning Text Amendment will facilitate the development of approximately 18 permanently affordable housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.