



IN THE MATTER OF an application submitted by BMBT LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6A District property bounded by 24th Avenue and (at Little Neck Boulevard) its northeasterly centerline prolongation, Cross Island Parkway, a line 225 feet southeasterly of the first named course, and Little Neck Boulevard, Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 30 2025, and subject to the conditions of CEQR Declaration E-812.

This application for a zoning map amendment (C 240297 ZMQ) was filed on March 8, 2024, by BMBT LLC, in conjunction with a related application for a zoning text amendment (N 240298 ZRQ), would facilitate the development of a new eight-story building containing residential uses and a long-term care facility, including approximately 183 dwelling units, of which 55 would be income-restricted and 65 long-term care units for seniors, located at 217-14 24th Avenue in Bay Terrace, Community District 11, Queens.

RELATED ACTION

In addition to the zoning map amendment (C 240297 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 240298 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change an R1-2 zoning district to an R6A zoning district, and a zoning text amendment to designate an MIH area coterminous with the proposed R6A district to facilitate the development of a new eight-story residential and long term-care facility totaling approximately 216,895 square feet of total floor area, with 183

dwelling units, 55 of which would be permanently income-restricted, and 65 units reserved as long-term care units for seniors.

The project area is located in the Bay Terrace neighborhood of Queens and is bounded by 24th Avenue to the north, Little Neck Boulevard to the west, and the Cross Island Parkway to the east. The project area consists of Block 6008, Lot 95 and parts of Lots 84 and 150.

The development site is coterminous with the rezoning area and is comprised of Block 6008, Lot 95. It is an irregularly shaped lot totaling 55,614 square feet and is owned by the applicant. The development site is located at the eastern end of 24th Avenue, a 60-foot wide street running east-west that terminates in a cul-de-sac. Little Neck Boulevard is an 80-foot wide street running north-south of the development site. This portion of Little Neck Boulevard is unbuilt within approximately 155 feet of 24th Avenue, where it terminates. Cross Island Parkway, an approximately 210-foot-wide highway is located to the east of the development site and is separated from it by an embankment, which is owned by the Department of Parks and Recreation (DPR), and mapped parkland. The development site is improved with the Bay Terrace Country Club, a private club that features a one-story, approximately 2,800 square foot club house with concessions, an outdoor swimming pool, and playground. Pedestrian access to the club is provided from the 24th Avenue cul-de-sac with parking provided off-site. The development site also includes a small portion of parts of Lots 84 and 150 to the north and south. To the north, Block 6008, Lot 150 is an approximately 1.5-acre City-owned parcel, and the future site of the Water's Edge Playground, which is anticipated to be completed by the end of 2025. To the south, Block 6008, Lot 84 is improved with a two-story, approximately 4,627 square foot single-family home.

The surrounding area primarily consists of residential uses with a mix of densities that range from low-density single-family to multi-family residences. This range reflects the underlying R1-2 zoning district mapped immediately to the south of 24th Avenue and the R5 district mapped immediately to the north of 24th Avenue. The area to the south of 24th Avenue is primarily low-density residential and is characterized by one-story detached single-family homes on large lots. The area to the north includes a variety of housing types and community facilities, including

medium and high-density multi-family buildings. Within the R5 zoning district, there are towers-in-the-park style multi-family apartment buildings up to 16 stories north of the rezoning area on 23rd Avenue and up to 21 stories to the west of the rezoning area along 26th Avenue. North of 23rd Avenue on Bell Boulevard, Belshire Manor is a seven-story multi-family rental building with 152 units built in 1973. Immediately south of 23rd Avenue, the Bay Terrace Co-ops Section 12 is a six-story housing complex with 124 units built in 1963 and located adjacent to the Bay Terrace Shopping Center. The Bay Terrace Shopping Center is one block away from the rezoning area along Bell Boulevard in a C4-1 (R5-equivalent) zoning district. The shopping center has a mix of local and national retailers and provides both unenclosed and enclosed parking and is a primary local commercial resource in an otherwise residential neighborhood.

Community facilities in the surrounding area include a school campus located approximately four and a half blocks northwest of the project area, which consists of P.S. 169, an elementary school serving pre-kindergarten to fifth grades, and the Q294 BELL Academy, which serves sixth through eighth grades. The School Construction Authority (SCA) is currently constructing P.S. 388, a new five-story, 572-seat elementary school, located on the block immediately northwest of the project area. Moreover, the Grace Korean Presbyterian Church is approximately twenty blocks south of the project area, and St. Mary's Hospital for Children approximately ten blocks south of the project area.

There is an ample amount of open space in the surrounding area. Joe Michaels Mile, a 2.4-mile paved recreational path along the shore of Little Neck Bay, is a trail for walking, running, and biking. This path is accessible from Fort Totten Park and is located across the Cross Island Parkway by the Little Neck Bay waterfront. John Golden and Crocheron Parks are located three blocks south of the project area and feature tennis courts and baseball fields. Bay Terrace Playground, located just north of 23rd Avenue near Little Neck Bay, includes a playground with swings, handball, and basketball courts, as well as a splash pad. A 3.3 million dollar reconstruction of the playground was completed in 2023.

The project area is located beyond the Greater Transit Zone and is served by the Long Island Railroad (LIRR) which connects Port Washington in Long Island to Grand Central and Penn

Stations in Manhattan and several MTA bus lines. The Q13 bus line runs along Fort Totten and Bell Boulevard, providing connections to the Bayside Long Island Railroad Station to the north and the Flushing Main Street Railroad Station approximately twenty blocks south of the project area. The QM2 and QM32 express bus lines connect Bayside to Midtown Manhattan and are accessible at Bell Boulevard and 23rd Avenue, approximately ten blocks northwest of the project area.

In 1961, the project area was mapped with an R2 zoning district. In 2005, the project area was rezoned to R1-2 as part of the Bayside Rezoning (C 050149 ZMQ) with the intention of maintaining the existing scale of single-family homes prevalent in the neighborhood. At the time, it was the largest City-led rezoning in Queens that eliminated zoning districts that permitted multi-family development.

R1-2 zoning districts are non-contextual single-family detached zoning districts with a maximum floor area ratio of 0.5 for residential uses. The dwelling unit factor is 2,850 square feet. The maximum building height is governed by the sky exposure plane. One parking space is required for each unit.

R5 zoning districts allow a variety of housing types including three-and four-story attached houses and small apartment buildings at a maximum floor area ratio of 1.25. The maximum height of the building is 40 feet. Parking is required for 85 percent of the units but requirements are lower for income-restricted housing units.

The applicant proposes a new eight-story building at a maximum height of 85 feet totaling approximately 216,895 square feet of floor area, at an FAR of 3.9. The proposed project would result in approximately 183 dwelling units, including 55 permanently income-restricted units utilizing MIH Option 2. The first and second floors would contain a senior long-term care community facility of approximately 56,498 square feet with approximately 65 senior long-term care units and associated services and amenity spaces. The building would also include 86 parking spaces located in the cellar to be accessed from Little Neck Boulevard.

R6A zoning districts are medium-density contextual residential zoning districts that allow a

maximum FAR of 3.9 within an MIH area, and a maximum 85-foot building height with a qualifying ground floor. Above a base height ranging from 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 85 feet or eight stories. Beyond the Greater Transit Zone, parking is required for 50 percent non-income restricted dwelling units and 25 percent for income restricted dwelling units.

The applicant also proposes a zoning text amendment (N 240298 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for income-restricted housing units for residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be income-restricted at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 240297 ZMQ), in conjunction with the related application for a zoning text amendment (N 240298 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is 24DCP118Q.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on June 27, 2025. The Negative Declaration includes an (E) designation (E-812) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

WATERFRONT REVITALIZATION PROGRAM

This application (C 240297 ZMQ), in conjunction with the related action (N 240298 ZRQ), was

reviewed by the Department of City Planning (DCP) for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016 pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 22-141. This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 240297 ZMQ) was certified as complete by the Department of City Planning on June 30, 2025, and was duly referred to Queens Community Board 11 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for a zoning text amendment (N 240298 ZRQ), which was referred for information and review in accordance with the procedures for ULURP matters.

Community Board Public Hearing

Queens Community Board 11 held a public hearing on this application (C 240297 ZMQ) and the related action for the zoning text amendment (N 240298 ZRQ) on October 6, 2025, and on that date, by a vote of one in favor, 31 opposed, and one abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 240297 ZMQ) and the related application for a zoning text amendment (N 240298 ZRQ) on October 16, 2025, and on November 3, 2025, issued a recommendation to approve the application with the following conditions:

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- There should be a minimum 30% goal to include MWBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and

- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above the legal requirements set out in Appendix G to mitigate coastal flooding.”

City Planning Commission Public Hearing

On November 5, 2025 (Calendar No. 11), the CPC scheduled November 19, 2025, for a public hearing on this application (C 240297 ZMQ) and the related application for a zoning text amendment (N 240298 ZRQ). The hearing was duly held on November 19, 2025 (Calendar No. 22). One speaker testified in favor of the application and five speakers testified in opposition.

The applicant’s representative spoke in favor of the application, providing an overview of the proposal, development site, and surrounding context. The applicant’s representative noted that while the 2008 Bay Terrace Rezoning (C 050145 ZMR) generally limited development throughout the neighborhood, there is a medium-and-higher built context in R5 and C4-1 zoning districts. The representative also stated that the proposed R6A district would result in an appropriate increase in density given the development site’s proximity to a major highway and shopping center. The applicant further described the building, stating that it would meet the requirements for flood resilient construction required by New York City Building Code Appendix G. These measures include construction of habitable space and location of mechanicals above the Design Flood Elevation (DFE) and dry-proofing the cellar parking garage. Furthermore, the applicant’s representative stated the building would be set back thirty feet from the eastern and southern lot lines and include landscaped areas designed to incorporate flood resiliency measures such as rain gardens or bioswales, along with the use of permeable pavers. Lastly, in response to the Commission’s concerns, the applicant stated the developer is still in the process of finding an operator for the assisted living senior care facility are open to working with the community on the proposed plans for the facility.

A resident of Bayside testified in opposition of the development, citing concerns regarding the development site’s location within the coastal zone, the need to protect the lower-density character of the neighborhood, and the potential for increased traffic in the area. Three other

Bayside residents representing the Auburndale Neighborhood Association, the Bay Terrace Community Alliance, and Community Board 11, also testified in opposition to the development reiterating similar concerns.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes this application for a zoning map amendment (C 240297 ZMQ), in conjunction with the related application for a zoning text amendment (N 240298 ZRQ), is appropriate.

Together, these actions will facilitate the development of a new eight-story residential and community facility building with approximately 216,895 square feet of total floor area, including 183 residential units, 55 of which will be permanently income-restricted. The first two floors of the new building will also include 56,498 square feet of community facility floor area for a senior long-term care facility with 65 senior long-term care units and associated service and amenity spaces for seniors.

The Commission believes the R6A zoning district is reflective of land use patterns that exist in the adjacent R5 district. These include several six- to twelve-story multi-family apartment buildings immediately to the north of 24th Avenue and three 17-story co-op buildings built in 1969 called “Towers at the Water’s Edge” two blocks north of the project area on 23rd Avenue and Water’s Edge Driveway adjacent to the Cross Island Parkway. The Bay Club, a gated residential community built in 1983 consists of two 21- story towers 15 blocks to the southeast of 24th Avenue. The Commission finds the increase in density will allow new residential development on Little Neck Boulevard, a wide street that is also adjacent to open space areas including Bay Terrace Playground to the north and the Cross Island Expressway to the east. The Commission further supports the increase of residential density in a location with direct access to the highway, buses, and LIRR options, that is also served by local retail uses in the nearby Bay Terrace Shopping Center. The Commission also notes that Queens Community Board 11 is among the community districts with the lowest housing production, particularly affordable

housing.

The Commission acknowledges that the current R1-2 district limits new development to only single-family detached homes which inhibits the development of much-needed income-restricted housing. The Commission appreciates that this development will provide housing in Community Board 11. The Commission also notes that the assisted living portion of the new building would provide seniors with more housing opportunities in a community district with the highest population of residents who are 65 years and older.

While the development site is located within the Coastal Zone boundary with portions in Flood Zone A and portions in Flood Zone X, the Commission is pleased that the building will be built in accordance with flood resiliency standards, including flood proofing below-grade portions of the building and raising mechanicals. In addition, the proposed development is anticipated to have a green roof and bioswales or catch basins to facilitate stormwater management.

The Commission finds the proposed zoning text amendment (N 240298 ZRQ) to Appendix F to establish a new MIH area is appropriate. The amendment to Appendix F will create a new MIH area coterminous with the project area, ensuring the development of permanently income-restricted housing on the development site. The zoning text amendment is consistent with the City's goal to promote the development of affordable housing, as outlined in the Mayor's report *Housing Our Neighbors: A Blueprint for Housing and Homelessness*.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on June 27, 2025, with respect to this application (CEQR No. 24DCP118Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration

described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6A District property bounded by 24th Avenue and (at Little Neck Boulevard) its northeasterly centerline prolongation, Cross Island Parkway, a line 225 feet southeasterly of the first named course, and Little Neck Boulevard, Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 30, 2025, and subject to the conditions of CEQR Declaration E-812.

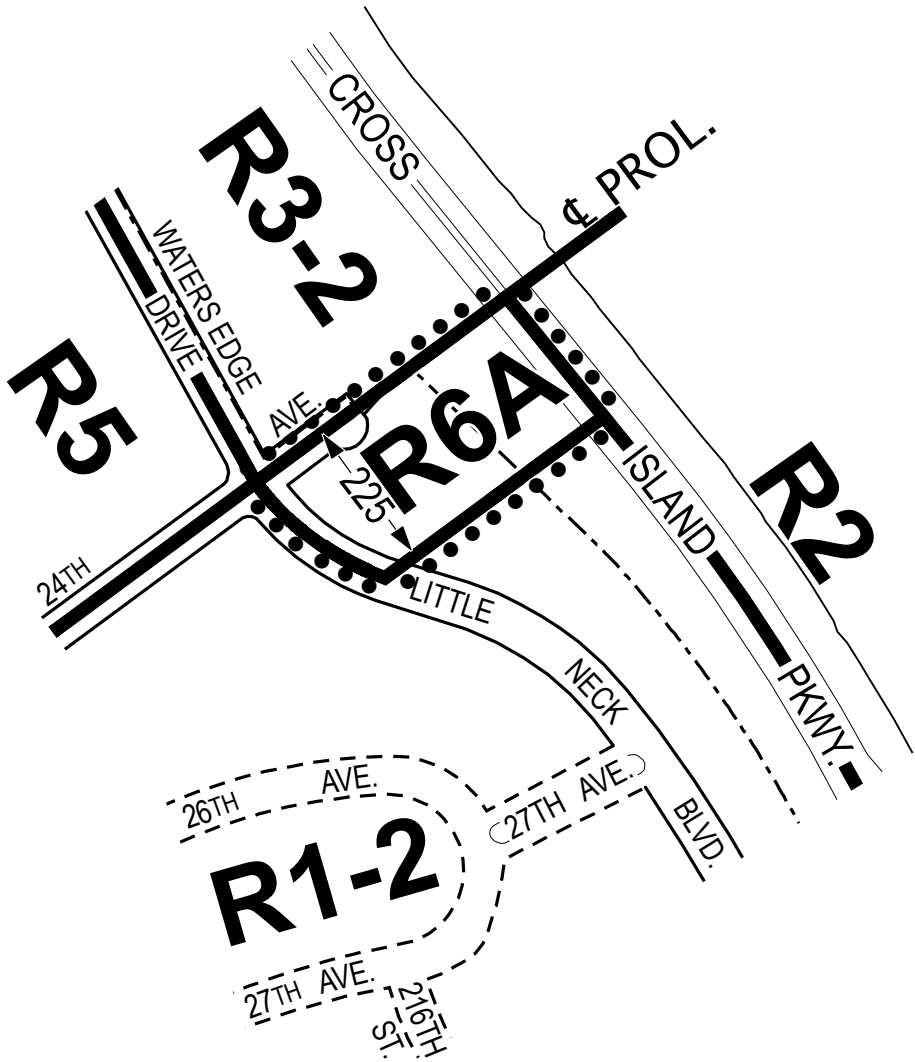
The above resolution (C 240297 ZMQ), duly adopted by the City Planning Commission on December 17, 2025 (Calendar No. 27), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., JOSEPH I. DOUEK, RASMIA KIRMANI FRYE, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD,
Commissioners

ANTHONY W. CROWELL, Esq., *Commissioner, RECUSED*

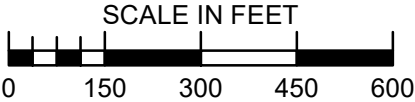


CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
11a
BOROUGH OF
QUEENS



New York, Certification Date:
June 30, 2025

[Signature]
S. Lenard, Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an R1-2 District to an R6A District.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 217-14 24th Avenue Rezoning	
Applicant: BMBT LLC.	Applicant's Primary Contact: Frank St. Jacques
Application # C240297ZMQ	Borough:
CEQR Number: 24DCP118Q	Validated Community Districts: Q11

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 1	# Against: 31	# Abstaining: 1	Total members appointed to the board: 33
Date of Vote: 10/6/2025 12:00 AM		Vote Location: 32-24 Corp Kennedy St. Bayside, NY 11361	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 10/6/2025 7:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	32-24 Corp Kennedy St. Bayside, NY 11361

CONSIDERATION: CB 11 recommends denial of this application.		
Recommendation submitted by	Joseph Marziliano (CB)	Date: 10/7/2025 11:25 AM

Queens Borough President Recommendation

APPLICATION: 217-14 24th Ave Rezoning
COMMUNITY BOARD: Q11

DOCKET DESCRIPTION

ULURP #240297 ZMQ – IN THE MATTER OF an application submitted by BMBT LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6A District property bounded by 24th Avenue and (at Little Neck Boulevard) its northeasterly centerline prolongation, Cross Island Parkway, a line 225 feet southeasterly of the first named course, and Little Neck Boulevard, Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 30 2025, and subject to the conditions of CEQR Declaration E-812.

ULURP #N240298 ZRQ – IN THE MATTER OF an application submitted by BMBT LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 30, 2025, and subject to the conditions of CEQR Declaration E-812.

PUBLIC HEARING

A Public Hearing was held by the Land Use Director on behalf of the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on queensbp.nyc.gov on Thursday, October 16, 2025 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. Six (6) speakers testified on this application. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Applicant is proposing to rezone a R1-2 District to a R6A District. The area to be rezoned (Block 6008, p/o lots 84, 95 and 150) is bounded by 24th Avenue and its easterly centerline prolongation, the Cross Island Parkway, Little Neck Boulevard, and a line 225 feet south of and parallel to the 24th Avenue centerline. The zoning map amendment would facilitate the development of a new eight-story residential and senior long-term care facility;
- The Proposed Development would include a new 8-story (85 feet), 216,895-SF building with approximately 160,397-SF of residential space and 56,498-SF of community facility space for a 65-unit senior long-term care facility. Within the residential space, the Development would generate 183 dwelling units, including up to approximately 55 affordable units pursuant to MIH Option 2. There will be a 30-ft yard along the southern lot line of the Development Site to provide landscaped open space for building residents and maintain separation from existing lower density context to the south. There will be an 86-space accessory off-street parking garage located on the cellar level;

- The Development Site (Block 6008, Lot 95) is a 55,614-SF lot improved with the Bay Terrace Country Club, an approximately 2,800-SF private clubhouse. Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R1-2, R5, C4-1. The surrounding uses mainly consist of residential buildings, mostly one-family homes and some apartments, and commercial uses. The Q13, QM2, and QM32 buses are nearby;
- On October 6, 2025, Community Board 11 (CB11) voted to disapprove this application at their Full Board Meeting with a vote of one (1) in favor, thirty-one (31) against and one (1) abstention. The Board raised concerns regarding the Proposed Development's location in the City's 2050 flood plain, potential traffic and noise pollution from emergency vehicles going to and from the long-term care facility, loss of neighborhood character, and overcrowding in local schools from the influx of new residents. Within their disapproval of this application, they also requested that the Applicant team remove the long-term care facility from their plans, which would result in a net gain of more residential units;
- At the Borough President's Land Use Public Hearing, the Land Use Director held the hearing on the Borough President's behalf. Most of the discussion was centered around flood protection and resiliency with regard to the Site's proximity to the 2050 and 2100 projected flood plain, as identified on NYC Flood Mapper. The Applicant team said they would build the Proposed Development in accordance with Appendix G of the building code, which dictates wet- or dry-flood proofing on lower floors and other mitigating designs against sea level rise and flooding. In one public testimony, the CB11 Chair advocated for the Applicant team to sell the Proposed Development's land to the New York City Parks and Recreation Department to create a larger park and update the existing pool for public use. Six (6) members of the public in total spoke in disapproval of the Proposed Development. The hearing was closed;
- The Office of the Queens Borough President received four letters of written testimony, all of which were against the Proposed Development. The reasons for opposition echoed CB11's sentiments from their October 6th meeting.

RECOMMENDATION

As Borough President, it is my job to balance multiple opinions and facts when it comes to building more affordable housing. With the passing of the City's 2020 zoning text amendment, "Zoning for Coastal Flood Resiliency," developers are able to build in flood-prone areas by raising properties, flood-proofing cellars, and incorporating as much green infrastructure as possible to absorb storm run-off.

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above the legal requirements set out in Appendix G to mitigate coastal flooding.



PRESIDENT, BOROUGH OF QUEENS

11/03/2025

DATE