



The City of New York

## Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills  
Little Neck and Oakland Gardens

**Paul DiBenedetto** Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Paul DiBenedetto, Acting East Flushing/North Bayside Committee Chair

Date: September 18, 2025

Re: ULURP Application # C240297 ZMQ – 217-14 24 Avenue

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On September 16, 2025, the CB11 East Flushing/North Bayside Committee met to discuss the above referenced ULURP application.

### **Committee Members**

Paul DiBenedetto – Board Chair

Jena Lanzetta – East Flushing/North Bayside, Committee Chair

Sam Wong – East Flushing/North Bayside, Committee Co-Chair

Henry Euler – 2<sup>nd</sup> Vice Chair

Jessica Burke

Michelle Fields

Kevin Green

Matthew Mamak

David Ro

Christina Scherer

### **CB11 Staff**

Joseph Marziliano, District Manager

Christina Coutinho, Community Associate

### **Applicants**

Issac-Daniel Astachan – Apex Development

Frank St. Jacques - Ackermen LLP

Andrew Esposito – Apex Development

Gavri Slasky

### **Elected Officials**

Jessica Mueller representing Assembly Member Braunstein

### **City Agencies**

Mary Charlotte Gitlin – Department of City Planning (DCP)

Paul Graziano, Independent Urban Planner, was present

Mr. DiBenedetto opened the meeting by stating that he would be chairing tonight's meeting.

Mr. DiBenedetto introduced the applicant who gave a presentation on ULURP application #C240297 ZMQ to the Department of City Planning for the rezoning of 217-14 24 Avenue. This is the former site of the Bay Terrace Country Club.

In 1961 the site was R2 with a rezoning change in 2005 to R1-2 (single-family home). The site is located on the south side of 24<sup>th</sup> Avenue which ends just east of the intersection with Water Edge Drive on the north side of 24<sup>th</sup> Avenue. The western edge of the site is the unbuilt portion of Little Neck Blvd. There is marked parkland adjacent to the site. South of the property is a lower density area.

The applicant is seeking two land use actions by application to the DCP, first action is a zoning map amendment to change the existing R1-2 to R6 and the second action is a zoning text amendment to establish a Mandatory Inclusion Housing (MIH) area.

The proposed development is for an electric building with 8-stories, 216,895 sq. ft. total floor area, 160,397 sq. ft. resident floor area, 183 total apartments (128 market rate and 55 MIH), a 56,498 sq. ft. community facility with 65 senior assisted living units and senior amenity space, 86 space parking garage in the cellar. The parking garage will be accessible on the mapped portion of Little Neck Blvd., and the main entrance will be on 24<sup>th</sup> Avenue.

A question-and-answer period followed:

- 1) This development is being made with affordable housing, new market rate housing, and assisted living because the applicant feels housing is needed in District 11.
- 2) There is a parkland in the area and a new school across the street that is under construction. The applicant believes this application will help the community.
- 3) This development is at the end of 24<sup>th</sup> Avenue, which is a very narrow street. The applicant stated that traffic congestion is from the construction of the school, and the pool club is still operating with 200-300 members.
- 4) The building provides a little over the required parking spaces.
- 5) North of 24<sup>th</sup> Avenue there are high buildings, Waters Edge and the Bay Club. R6 Zoning allows for affordable housing with a MIH component.
- 6) The building will be on a six-story base with the seventh and eighth floors on a setback. The total height will be estimated at 85 ft to the roof. There will be bulkheads for mechanical equipment, therefore, the total height could be over 100 ft. The building has not been completely designed yet.
- 7) The current zoning (R1-2) would allow for an estimated 7- 10 single-family homes to be built.
- 8) The school under construction across the is a 4-story school with an estimated 500 students.
- 9) This property is in Flood Zone A. The cellar will be a parking garage with no residential space and will be flood proof as required. The first floor will be above the floodplain.

Mr. DiBenedetto said a petition from residents with 234 signatures in opposition and a letter of opposition from the Bay Terrace Alliance (CB7 Queens) was received. This building is within CB11 but borders CB7.

Mr. DiBenedetto introduced Mr. Graziano who stated this was a very short presentation considering the size of the proposal. Mr. Graziano screenshared a map of the proposed site. This proposal is a 700% increase in FAR from the current zoning. The zoning currently is considered low density. This zoning change is a massive increase. South of the property is zoned with single-family homes. The presentation by the applicant shows an estimate of the height, it could be higher. The proposal is a zone breaker and does not fit the community, especially on the south side. This property is in Flood Zone. The dead-end street on the south (feeding into the Gables) cannot be used to gain access because there is a DEP sewer interceptor that runs underneath the street. Opening this street would disrupt the neighbors living in the Gables. The local Councilwoman would be opposed to access from this property through the Gables. Mr. Graziano urged the Land Use Committee and Board Members to review the Environmental Impact Statement.

Mr. Marziliano, on behalf of Kat Brezzler from the Borough President's Office, said he had two questions: (1) Will there be flood sensors in the parking garage? The cellar will be constructed with wet flood proofing since it is a parking garage. Per the applicant, sensors are not required, it would be up to the owner. (2) Will the roof be a green roof? Per the applicant, the roof will be solar and green.

Mr. Graziano spoke regarding the limited parking spaces with a school across from the site. He said that in his opinion this proposal is an inappropriate size. The property is in a flood zone. There will be ambulances and emergency vehicles, additional cars from the building and the school. This will be a traffic disaster for 24<sup>th</sup> Avenue and vicinity.

The applicant stated that several traffic and environmental studies have been done. There will also be new traffic studies as part of the ULURP process. This application was certified in June 2025.

It was stated that once this application is approved the current owner could sell the property.

A motion was made to approve the application by Mr. Euler. The motion was seconded by Ms. Lanzetta.

Discussion on the motion ensued. Mr. DiBenedetto stated that he has been on the Community Board for 21 years and he has never seen a R1-2 be rezoned to a R6. Mr. Graziano stated Douglaston Parkway was rezoned R6 by a variance and the area was surrounded by large buildings. Mr. DiBenedetto said in 2005 this area was rezoned R1-2 for a reason. Mr. DiBenedetto is opposed of this application.

A Committee vote was taken resulting in 8 opposed and 1 abstention. The Committee did not recommend approval of this application. There will be a full Board vote taken at the October 6, 2025, general meeting.

*(Opposed - DiBenedetto, Euler, Green, Fields, Scherer, Mamak, Lanzetta, Wong – Abstention – Burke)*

The meeting was adjourned.

