



EDWARD C. BRAUNSTEIN  
Assemblyman 26<sup>th</sup> District  
Queens County

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Corporations, Authorities and  
Commissions Committee

COMMITTEES  
Health  
Judiciary  
Rules  
Ways and Means

January 23, 2026

New York City Council  
250 Broadway  
New York, NY 10007

***Re: Land Use Considerations CD 11 – ULURP #240297 ZMQ; ULURP #N240298 ZRQ (217-14 24th Avenue Rezoning)***

Dear Chair Riley, Chair Louis, and Committee Members:

I am writing with regards to two of the items being considered at the January 26<sup>th</sup> meeting of the New York City Council's Subcommittee on Zoning and Franchises. Both considerations pertain to one proposed development at 24<sup>th</sup> Avenue and Waters Edge Drive, located in the Bay Terrace section of my Assembly District.

This development proposal was overwhelmingly voted down at a general meeting of Queens Community Board 11, where concerns about safety, traffic congestion, density, historical area flooding, and parking were laid out in detail. A representative from my office was present at the meeting and voiced my opposition to the current proposal for the above reasons.

The site is on a dead-end block and in close proximity to an ongoing SCA-led public school construction project which, when completed, is projected to house 547 new school seats. A New York City Parks and Recreation playground directly across the street from the proposed development site is also in development. When completed, these two new area developments will bring increased traffic to the area, as well as strain parking conditions. Ongoing construction at the school is impacting quality of life for area residents, and starting another large construction project in the immediate area is untenable.

For these reasons, I urge an unfavorable vote in reference to the two Land Use items pertaining to the proposed 24<sup>th</sup> Avenue development. If you have any questions, please contact my office. Thank you for your consideration.

Sincerely,

Edward C. Braunstein  
26<sup>th</sup> Assembly District

CC: Council Member Vickie Paladino

EB/sm

Tuesday, February 3, 2026

Dear Members of the City Council Subcommittee on Zoning & Franchises: please reject the proposed rezoning for 217-14 24th Ave in Bayside.

As CB11 Chair, I met with the applicant well over a year ago to discuss plans for the proposed building. After careful review, I told them the project would be regarded by the community as unacceptable overdevelopment. At no point during the pre-certification period did the applicant come back to us to discuss alternative designs, which would have been welcomed. CB11 voted *unanimously against* the project, both at our land use committee in September and full board meeting on October 6, 2025.

At this October full board meeting (where some 500 vocally upset residents filled the Bayside High School auditorium in opposition), CM Paladino spoke at the podium after Public Participation and stated she was *against* the rezoning. When the CM finished delivering her comments, I asked her specifically as the local council-member of record how she would vote at the City Council. She unequivocally stated she would vote “NO.” These statements are recorded on audio/video by CB11 and thus are public record.

The property lies in a documented flood zone area and as such, should not be built on. 24th Ave is actually landfill over a creek that was once an exposed waterway, draining downhill from what is now the Bay Terrace Shopping Center. The creek still exists underground and contributes to flooding that the area regularly experiences.

The property is just 150 feet away from Little Neck Bay, with an elevation of just a few feet above sea level. Thus, it is in danger of flooding from storms and rising worldwide sea levels. A development of this size at this location flies in the face of public safety.

A large, new school with 579 seats is being built just across the street from this proposed, 250,000 sf apartment. The school will also contain a District 75 school, with wheelchairs and students with disabilities coming and going. These students deserve extra time to arrive and leave the campus. The SCA provides no parking, so teachers at the new school will have to find their own spaces in an already limited parking environment with but one way in/out of the area, creating an untenable traffic and quality of life situation for residents, students and teachers.

Local elected’s Assemblyman Ed Braunstein and State Senator Toby Stavisky both submitted a vigorous letters of opposition to the project. CB11 has signatures (with addresses) of over 500 local residents in opposition.

Details/impacts of the entire project have been deceptively underreported to the community at every step by the applicant, who filed an EIS with FEMA maps showing the current and future potential for flooding at the site, but conspicuously did *not* present this data to CB11 or the CM. We had to pull this document from their own EIS and present it to the community.

The zoning change is egregious, going from R1-2 (the least dense in CB11) to R6A (the most dense in CB11). The immediate neighborhood is all R1-2. The single-family houses existing immediately adjacent to the project will be confronted with a building 100 ft. tall, right next to their homes.

If this project were to occur literally just across the street, it would be in an R5 zone, much more suitable for a zoning change. The area in question was zoned R1-2 in 2004 to contextually match the neighborhood's land use. The city specifically drew the line on the south side of 24th and 26th Avenue as low density, while north of these two avenues is zoned for medium to high density. New construction should follow this careful, purposefully drawn dividing line.

New homes or a community facility can be built here as of right — but that does not remediate flooding concerns.

The pool club that already exists here is in full operating condition and could be bought by NYC Parks to serve the community. NYC Parks already owns the land across the street and can incorporate both into this facility. A much safer and equitable use for the good of the community.

Please reject the proposed rezoning for 217-14 24th Ave in Bayside.

Respectfully Yours,

*Paul DiBenedetto*

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Paul DiBenedetto

Chair, Queens Community Board 11

**From:** [Phil Konigsberg](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Subcommittee on Zoning and Franchises - Written Testimony for 217-14 24th Avenue Rezoning (Queens, NY)  
**Date:** Wednesday, February 4, 2026 12:43:29 AM

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[REDACTED]

The following is a copy of the testimony I provided via Zoom on Tuesday, February 3, 2026.

TESTIMONY FOR THE CITY COUNCIL Subcommittee on Zoning and Franchises

February 3, 2026

Hello, my name is Phil Konigsberg. I'm a Queens Community Board 7 member and 2nd Vice-President of the Bay Terrace Community Alliance. I am speaking AGAINST the application for 217-14 24th Avenue, that would negatively impact the quality of life of my neighborhood.

I want to paint a picture for the committee. Imagine a relatively quiet side street that ends at a dead end with private homes and two small apartment buildings. Now, imagine next year a new 572 seat elementary school opens with school buses and cars double parked on this relatively narrow road with no intersecting through streets. Now, add the new public park across the street from this school. It's starting to get a little congested, right? But, wait. If the property across the street from the new school and park is rezoned to allow a 462 unit 8-story residential building with a senior care facility, can you understand the fear our community has for the grid lock situation that will occur weekdays? Do you have this picture in your mind? Great! Now imagine an emergency - medical, fire or structural. Just imagine large emergency vehicles trying to come down this street where a delayed response time could have life or death consequences for everyone on this block? Can you see this painting?? I have a name for the painting - *A Disaster Waiting To Happen*. How many on the committee agree this title is fitting?

Additional housing is fine. A senior care facility is a great idea. But the placement of so many units here is frightening. It is not suited for a

cul de sac. I beg you to please turn down this request unanimously.  
Thank you.

Phil Konigsberg  
Bay Terrace, Queens, NY

Phil Konigsberg  
Smokefree Community Advocate  
Bayside Smokefree Housing Alliance

**ST. JOHN'S Men's Basketball** - New York's Team - **Nationally Ranked**  
**#22**

**From:** [holialex](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Apartment Building  
**Date:** Friday, January 23, 2026 12:55:37 PM

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[REDACTED]

I live right across the street on 24th Ave in Bayside and am totally opposed to allowing this to happen. This is zoned as a residential area and that's why I moved here. An 8 story building would seriously impact on the traffic, parking, and congestion of my block. The infrastructure of our area would also be affected. We recently had severe flooding here. We already have a 4 story school being built down the block!

Alexandra Tarasko  
[REDACTED]  
Bayside, NY 11360

Sent from my Verizon, Samsung Galaxy smartphone

January 19, 2026

Re: 217-14 24th Avenue, Queens Rezoning Proposal from a R1-2 to a R6 District

Dear Land Use Subcommittee on Zoning & Franchises,

We are writing to express our strong opposition to a spot radical upzoning request by a private developer for construction of an 8-story apartment building with more than 240 residential units at 217-14 24<sup>th</sup> Avenue in Bayside (Queens Block 6008, Lot 95). Under current R1-2 zoning, development of the property is limited to approximately eight single-family, detached homes. Importantly, the City Council member representing the district that this site is within (CD19) has publicly stated they are against this rezoning. Furthermore, CB 11 (the local community board) has already voted unanimously against approval of the proposed rezoning. The several hundred local residents attending the CB11 meeting were also vehemently against this upzoning. For multiple reasons detailed below, we request that you also oppose this proposed rezoning on 24<sup>th</sup> Avenue.

Objections to this rezoning include:

1. A building of the scale proposed would create significant danger to neighborhood residents and school children. This is because vehicular access to this site is extremely poor. The proposed site is located at the end of both Waters Edge Drive and 24<sup>th</sup> Avenue, essentially a dead end. Consequently, there are only 2 approaches to the location: from the north by Waters Edge Drive, which is a narrow tertiary road, and from the west by 24<sup>th</sup> Avenue, which is a narrow secondary road. In addition, the only access to 24<sup>th</sup> Avenue is Bell Boulevard which is nearly a 1/4 mile away (there is no side street access to 24<sup>th</sup> Avenue). We urge you to go online and view the location on a street map. Furthermore, a primary school (PS 388) will be opening in 2028 on Waters Edge Drive and 24<sup>th</sup> Avenue, diagonally-adjacent to the proposed rezoning site. As a result, the convergence of additional vehicles of residents from the more than 240 proposed residential units, along with school buses and parents dropping off and picking up children from the school across the street, as well as the current local and residential traffic, will cause major traffic congestion and very dangerous traffic conditions.
2. Public transportation access is poor. The site is 4 blocks (1/4 mile) from the nearest public bus stop, serviced by only a single route. The nearest subway is over 4 miles away. The nearest commuter rail is 1.5 miles away. Thus, residents would inevitably own and use cars to commute, leading to more cars on city streets and the traffic hazards described above.
3. The NYC Planning Zoning and Land Use map indicates that the site is in an "A" class coastal flood zone, and its flooding risk is projected to worsen over the coming

decades. Additionally, the water table at this site is very high. This is reflected in the fact that protected wetlands are directly across the street from the site.

4. Another major issue is this site is located at the lowest elevation in the entire area so rainwater from all the surrounding area runs straight to this site. Consequently, this site always floods even after minor storms. After major storms catastrophic flash flooding occurs, as was the case after Tropical storm Ida (9/1/2021) and more recently on July 31<sup>st</sup>, 2025 (when over four inches fell in one hour), where the site was rapidly inundated under several feet of floodwater. These types of intense storms are becoming more regular, putting flood-prone areas including the site at constant risk of catastrophic flooding. Exacerbating the problem is the loss of water absorption by the 1-acre lot adjacent to the site that had been an undeveloped area covered with vegetation which provided a natural absorption buffer for storm waters. Now that the entire lot will be filled with the school building (PS 388) the loss of water absorption will lead to even worse local flooding. Given the poor vehicular access to the site, it would be completely irresponsible and unconscionable to put resident's safety at unnecessary risk by constructing housing in such a flood-prone area, particularly should emergency vehicles need access.

5. Additional vehicles from residents of the proposed apartment will cause a parking nightmare. Parking is already saturated at this site all along Waters Edge Drive and 24th Avenue. In addition, the construction of the school (PS 388) across from this site has created No Parking zones, which has exacerbated an already difficult parking situation. It is likely these zones will inevitably become school-restricted parking once the school is operational.

6. Construction of a major multistory building will involve substantial ground vibration, resulting from pile driving during the foundation creation. This will have significant adverse impact on nearby residential homes, likely leading to cracks in their foundations and walls. The pile driving from the diagonally-adjacent school construction (PS 388) as well as from previous construction of the large DEP sewage lift station directly underneath the street in front of the proposed site caused such damage to surrounding residences.

7. This will create more unaffordable housing than more affordable housing. Under the Mandatory Inclusionary Housing (MIH) options, only approximately a quarter of the units in the proposed apartment are required to be affordable. Therefore, the majority (75%) of the units in this new housing will still be unaffordable as landlords will charge high rents on these units to compensate for lower rents of the affordable units.

8. Negative impact on adjacent 24<sup>th</sup> Avenue homeowner property values. Along with the abovementioned impact on the structure of homes, the increased traffic, parking, pollution, noise, trash, etc., are major consequences of the proposed 8-story apartment building. Homes on 24th Avenue and the adjacent Bayside Gables would suffer the most.

9. An 8-story (100 ft tall) apartment building is completely out of context in this R1-2 district of single-family homes, which extends for over a square mile. The homeowners of this community, many whose home represents a large, lifetime investment, chose to live here to have a sanctuary space of their own. Integral to this sanctuary are privacy and bright, open skies. The invasion of privacy of the neighboring homes resulting from this looming structure as well as the shadows cast down on neighboring properties is completely unacceptable.

10. Infrastructure demands of this large building will exceed the already strained local capacity.

We are fully opposed to this Rezoning Proposal, and are requesting that you act on the behalf of your constituents in this community and vote against approval of the rezoning.

Sincerely,

Dr. William C. Drosopoulos  
Dr. Joan H.F. Drosopoulos

February 2, 2026

Re: LU 0020-2026 & LU 0021-2026  
217-14 24th Avenue, Queens Rezoning Proposal from a R1-2 to a R6 District

Dear Land Use Subcommittee on Zoning & Franchises,

We are writing to express our strong opposition to a spot radical upzoning request by a private developer for construction of an 8-story apartment building with more than 240 residential units at 217-14 24<sup>th</sup> Avenue in Bayside (Queens Block 6008, Lot 95). Under current R1-2 zoning, development of the property is limited to approximately eight single-family, detached homes. Importantly, City Council member Vickie Paladino, who represents the district that this site is within (CD19), has publicly stated she is against this rezoning. Furthermore, CB 11 (the local community board) has already voted unanimously against approval of the proposed rezoning. The several hundred local residents attending the CB11 meeting were also vehemently against this upzoning. For multiple reasons detailed below, we request that you also oppose this proposed rezoning on 24<sup>th</sup> Avenue.

Objections to this rezoning include:

1. A building of the scale proposed would create significant danger to neighborhood residents and school children. This is because vehicular access to this site is extremely poor. The proposed site is located at the end of both Waters Edge Drive and 24<sup>th</sup> Avenue, essentially a dead end. Consequently, there are only 2 approaches to the location: from the north by Waters Edge Drive, which is a narrow tertiary road, and from the west by 24<sup>th</sup> Avenue, which is a narrow secondary road. In addition, the only access to 24<sup>th</sup> Avenue is Bell Boulevard which is nearly a 1/4 mile away (there is no side street access to 24<sup>th</sup> Avenue). We urge you to go online and view the location on a street map. Furthermore, a primary school (PS 388) will be opening in 2028 on Waters Edge Drive and 24<sup>th</sup> Avenue, diagonally-adjacent to the proposed rezoning site. As a result, the convergence of additional vehicles of residents from the more than 240 proposed residential units, along with school buses and parents dropping off and picking up children from the school across the street, as well as the current local and residential traffic, will cause major traffic congestion and very dangerous traffic conditions.
2. Public transportation access is poor. The site is 4 blocks (1/4 mile) from the nearest public bus stop, serviced by only a single route. The nearest subway is over 4 miles away. The nearest commuter rail is 1.5 miles away. Thus, residents would inevitably own and use cars to commute, leading to more cars on city streets and the traffic hazards described above.
3. The NYC Planning Zoning and Land Use map indicates that the site is in an "A" class coastal flood zone, and its flooding risk is projected to worsen over the coming

decades. Additionally, the water table at this site is very high. This is reflected in the fact that protected wetlands are directly across the street from the site.

4. Another major issue is this site is located at the lowest elevation in the entire area so rainwater from all the surrounding area runs straight to this site. Consequently, this site always floods even after minor storms. After major storms catastrophic flash flooding occurs, as was the case after Tropical storm Ida (9/1/2021) and more recently on July 31<sup>st</sup>, 2025 (when over four inches fell in one hour), where the site was rapidly inundated under several feet of floodwater. These types of intense storms are becoming more regular, putting flood-prone areas including the site at constant risk of catastrophic flooding. Exacerbating the problem is the loss of water absorption by the 1-acre lot adjacent to the site that had been an undeveloped area covered with vegetation which provided a natural absorption buffer for storm waters. Now that the entire lot will be filled with the school building (PS 388) the loss of water absorption will lead to even worse local flooding. Given the poor vehicular access to the site, it would be completely irresponsible and unconscionable to put resident's safety at unnecessary risk by constructing housing in such a flood-prone area, particularly should emergency vehicles need access.

5. Additional vehicles from residents of the proposed apartment will cause a parking nightmare. Parking is already saturated at this site all along Waters Edge Drive and 24th Avenue. In addition, the construction of the school (PS 388) across from this site has created No Parking zones, which has exacerbated an already difficult parking situation. It is likely these zones will inevitably become school-restricted parking once the school is operational.

6. Construction of a major multistory building will involve substantial ground vibration, resulting from pile driving during the foundation creation. This will have significant adverse impact on nearby residential homes, likely leading to cracks in their foundations and walls. The pile driving from the diagonally-adjacent school construction (PS 388) as well as from previous construction of the large DEP sewage lift station directly underneath the street in front of the proposed site caused such damage to surrounding residences.

7. This will create more unaffordable housing than more affordable housing. Under the Mandatory Inclusionary Housing (MIH) options, only approximately a quarter of the units in the proposed apartment are required to be affordable. Therefore, the majority (75%) of the units in this new housing will still be unaffordable as landlords will charge high rents on these units to compensate for lower rents of the affordable units.

8. Negative impact on adjacent 24<sup>th</sup> Avenue homeowner property values. Along with the abovementioned impact on the structure of homes, the increased traffic, parking, pollution, noise, trash, etc., are major consequences of the proposed 8-story apartment building. Homes on 24th Avenue and the adjacent Bayside Gables would suffer the most.

9. An 8-story (100 ft tall) apartment building is completely out of context in this R1-2 district of single-family homes, which extends for over a square mile. The homeowners of this community, many whose home represents a large, lifetime investment, chose to live here to have a sanctuary space of their own. Integral to this sanctuary are privacy and bright, open skies. The invasion of privacy of the neighboring homes resulting from this looming structure as well as the shadows cast down on neighboring properties is completely unacceptable.

10. Infrastructure demands of this large building will exceed the already strained local capacity.

We are fully opposed to this Rezoning Proposal, and are requesting that you act on the behalf of your constituents in this community and vote against approval of the rezoning.

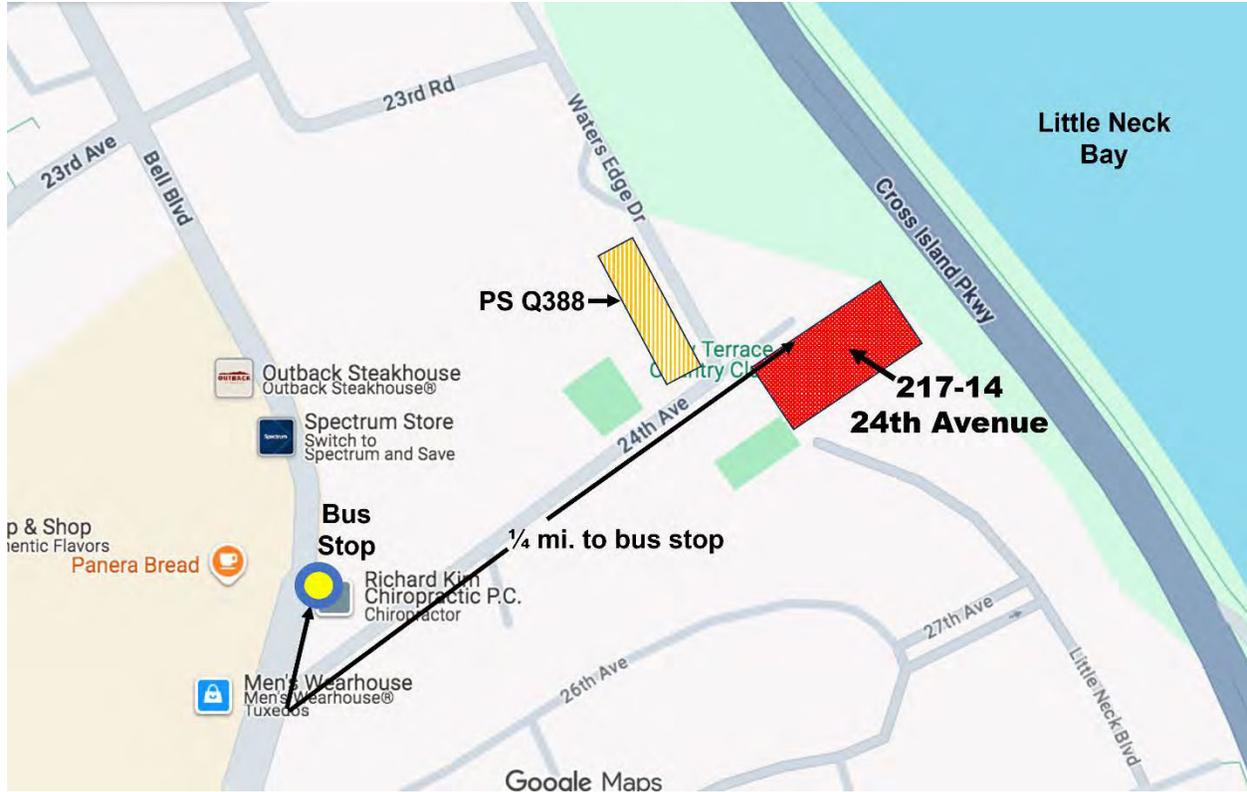
Sincerely,

Dr. William C. Drosopoulos

Dr. Joan H.F. Drosopoulos

# LU 0020-2026 & LU 0021-2026 (217-14 24th Avenue, Queens Rezoning Proposal from a R1-2 to a R6 District)

## SITE LOCATION



- **Vehicular access to this site is very poor. Site is located at the end of both Waters Edge Drive and 24th Avenue, essentially a dead end. Consequently, there are only 2 approaches to the location: from the north by Waters Edge Drive, which is a narrow (30ft wide) tertiary road, and from the west by 24th Avenue, which is a narrow (30ft wide) secondary road. In addition, the only access to 24<sup>th</sup> Avenue is Bell Blvd which is nearly a 1/4 mile away (there is no side street access to 24<sup>th</sup> Avenue). The convergence of buses and parents bringing students to school, along with local traffic, would cause major traffic congestion leading to significant student safety risk.**
- **Public transportation access is poor. The site is 4 blocks (1/4 mile) from the nearest public bus stop. The nearest subway is over 4 miles away. The nearest commuter rail is 1.5 miles away. Thus, residents would inevitably own and use cars to commute, leading to more cars on city streets and traffic hazards, including endangering students at PS Q388 across the street.**

**From:** [Georgia Gretchyn](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Paladino, Vickie](#); [Mallo, Evelyn](#)  
**Subject:** [EXTERNAL] 24th Ave. Bayside Re-Zoning  
**Date:** Monday, January 26, 2026 11:12:00 AM

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Dear City Council Members,

Regarding the proposed rezoning at 24th Ave. and Waters Edge on the site of Bay Terrace Country Club:

The proposed construction would allow for an 8-story residential building to go up, with 183 units (128 market rate and 55 Mandatory Inclusion Housing), a community facility with 65 senior assisted living units, and an 86-space parking garage in the cellar. We urge the City Council to **reject** this application to drastically up-zone from NYC's least dense zoning category, R1-2, to R6A. The site lies in a known, low-lying floodplain near the bay. In addition, the wall of the proposed building would be over 100 feet tall, yet sit immediately adjacent to single-family homes in a highly residential setting. This will be the third new building use at the same intersection and will have a significant detrimental effect on the surrounding community; as such, **it must not be approved.**

Such proposals set out to punish middle class Americans who work hard and choose to live in a peaceful residential neighborhood. With few exceptions, such as Vickie Paladino, our hero fighting the good fight, the majority of City Council members are of the mindset that it is somehow unfair that we choose to live in a residential area. I sat in on a meeting two summers ago when the so-called City of Yes was being debated. Many people claimed that anyone who was against City of Yes was somehow a racist, as if only white people like to live in residential areas. That is what fascism looks like. Call people names to shut down debate. If we wanted to live in Long Island City, we would move there. Perhaps some of you live in residential neighborhoods yourselves and would not have to live with the consequences of putting up multi-story buildings: over-crowding, pollution, fewer parking spaces, fewer green spaces, and environmental hazards to name a few. Being in favor of such drastic rezoning would make you hypocrites. Perhaps others live in cramped overcrowded spaces and are jealous of those of us who worked hard to live in a neighborhood such as Bayside. And if you're perfectly happy living in a little Manhattan, good for you! That is your CHOICE. My family and I CHOOSE to live in Bayside because it is NOT a little Manhattan. And for that we are punished.

The goal is really to suffocate us out. Make life so unbearable that we all move out of New York and free up more space to build your monstrosities. The people who suffer the most under the dictatorial thumb of the City Council are the middle class, the very people you pretend to care about but really despise. Please reconsider.

Regards,

Georgia Gretchyn

**From:** [Henry Euler](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] RE: 217-14 24 Avenue, Bayside, Queens Rezoning, Heard at Subcommittee on 2-3-26  
**Date:** Wednesday, February 4, 2026 9:14:12 AM

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[REDACTED]

My name is Henry Euler. I am the President of the Auburndale Improvement Association, a civic organization near the 217-14 24 Avenue site of the rezoning application. I am opposed to this rezoning.

The huge senior assisted facility to be built on the site would contain 350 units but only 86 parking spaces. This is inadequate for the tenants at the facility who drive, as well as for the employees and visitors of the facility. 24 Avenue is a long narrow road with parking only on one side of the street. There is also a new four story school being built just across from the new senior facility being proposed at the end of 24 Avenue. The new school has no parking, so teachers and support staff will have to search for parking that really does not exist in the area. With students, including disabled children, being dropped off and picked up weekdays, the traffic congestion will be intolerable. There are residences on either side of 24 Avenue.

The site for the senior facility is in a flood zone. The area is frequently flooded during rain storms and Little Neck Bay is just 150 feet away. With rising water levels due to climate change, the senior facility could be in danger of getting flooded. This is just not the right site for this senior facility.

I am also a member of Queens Community Board 11 and serve as second vice chair. When this case was heard by the board, hundreds of local residents attended the hearing. I would say that 25 people from the community gave testimony, all opposed. The community board unanimously opposed the zoning change. This is just the wrong site for this senior facility for so many reasons, and I oppose the zoning change.

Henry Euler

Sent from my iPad

**From:** [Karen Mazza](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Hearing on the 24th Ave. Development in Bayside Queens  
**Date:** Friday, January 23, 2026 11:35:37 AM

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[REDACTED]

Good morning-I am a member of Community Board 11, a long time Bayside resident and a City of New York retirees.

The application before you to up-zone 24th Ave should be rejected. The change takes the property from R1-2, to R6A. From the least dense to substantially more dense. The area is already being inundated by the new school being built across the street. Which will cause overcrowding as there is only one way out. It is a known, low-lying floodplain and the area has in fact flooded recently. It is a what we call an urban suburb with single-family homes. However, the wall of the proposed building will be over 100 feet tall.

In addition, there is concern about access and egress to that site and the school as the ancillary street is private.

I respectfully request that you deny this zoning change

Karen Mazza

[REDACTED]

[REDACTED]

Karen Mazza



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**[EXTERNAL] 217-14 24th Ave Rezoning**

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From Marian Ebanks [REDACTED]

Date Fri 2/6/2026 12:58 AM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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[REDACTED]

Council members,

I am writing to express my opposition to the rezoning of the property at 217-14 24<sup>th</sup> Ave for development of a giant building. Please turn this request for rezoning down. The street involved, 24<sup>th</sup> Ave, is the street I live on. It is FAR too small to accommodate the proposed development. There is already a school going up on that corner, and that will already over-strain the traffic in that area. There is not enough parking for the school-- they will take over our street-- and it just isn't wide enough. The NYC School Authority has released a rendering of the school that shows clearly that they have deluded themselves, and are attempting to delude others, about the nature of the streets involved, 24<sup>th</sup> Ave and Water's Edge Drive. The rendering make it look like it is being built on a multilane road like Northern Boulevard. THAT IS NOT THE CASE! These are small roads and a dead end. To add yet another building of the size proposed for the former pool club site is just insane. There is no parking left on the streets. There will be no parking on the streets And the addition of a building of over 100 apartments, which will need at least 200 parking spots, is crazy, The developers don't seem to think they need to consider this. They propose 80 something underground parking spots. Not enough spots, and they will be underground in a flood zone!!! PLEASE visit the area to see what the area looks like. Please don't rely on the lying renderings of developers. And PLEASE don't allow this rezoning request to pass.

Thank you,

Marian Ebanks

[REDACTED]  
Bayside NY 11360

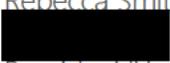
**From:** [Rebecca Smith](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Hearing on 24th Ave.and Waters Edge Rezoning, Bayside, NY, Monday 1/26  
**Date:** Friday, January 23, 2026 1:07:14 PM

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As a long-term resident of Bayside, NY I urge the City Council to reject the application to drastically up-zone from NYC's least dense zoning category, R1-2, to R6A at 24th Ave and Waters Edge in Bayside, NY. The site lies in a known, low-lying flood plain near the bay. The wall of the proposed building will be over 100 feet tall, yet it will sit immediately adjacent to single-family homes in a highly suburban setting. A large public school is being built across from it. This structure plus the proposed apartment building will severely impact parking, sewers, traffic, and schools in the area. This will be the third new building use at the same intersection and will have a significant detrimental effect on the surrounding community; as such, it must not be approved.

Rebecca Smith



Bayside, NY

**From:** [Roseann Foley Henry](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 217-14 24th Avenue Rezoning  
**Date:** Thursday, January 22, 2026 1:34:15 PM

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This written testimony is submitted in advance of Monday's hearing on the proposed rezoning.

Please don't assume that all homeowners in Eastern Queens are uniformly against all new housing development. I am a founder and officeholder of the Bellcourt Civic Association, and as such I am cautious about new development, but I am also the parent of two young adults who will be in search of places to live at some point (soon, I hope!). I am also a political progressive who recognizes the need for new housing citywide. I grew up in Queens Village and have owned a home in Bayside for 27 years, and I am a big fan of the low-density life here in eastern Queens - I lived in Brooklyn for many years, but when it was time to buy a home I chose Bayside. It's lovely here, and if you haven't visited, you should!

We have many locations in and around the Bellcourt section that are suitable for larger-scale development. Northern Boulevard and sections of Bell Boulevard, as well other locations along other larger streets, are all convenient to buses and the LIRR, and many are currently zoned for larger development. The parcel on 24th Street is a unique case - we don't often have 55,000 sf lots become available, and it has a long history of use as a pool club, so there is no history of single-family use. It is still zoned for single families, however, and it abuts a single-family neighborhood on one side, so we need to respect that. We also need to recognize that there are apartment buildings on the other side in CB7, so multi-family development would not be completely out of place there.

But - and this is a big but! - the proposed development is so oversized for the space that **I strongly urge you to deny this requested upzoning**. The building as proposed will loom over the adjacent single-family homes, just a few feet away. Moreover, the proposed parking barely meets the new minimum under City of Yes, for a development site that is NOT convenient to any public transportation. The location on 24th Avenue is pretty much a dead-end, has almost zero street parking available under current conditions, and the new school being built there will already be bringing in dozens of teachers, administrators, staff, and parents each day. There is no plan for those cars each day. The new city park planned for across the street (where informal parking accommodated pool club parking for decades) will not only reduce available spots, but it will also bring in more cars as park users come to enjoy the space. Now a third development on that same corner is proposed, also without an adequate plan for parking.

We homeowners get a bad rap when it comes to parking complaints, I know. But you simply cannot ignore the fact that those who live in a residential neighborhood that is not accessible by subway, and a long walk to a bus or LIRR, will have cars. We are told to believe that the market will dictate how much parking will be provided, but this new proposal shows how

inaccurate that is. The proposed building will accommodate 80-something cars for 200-plus residences (plus staff, workers, visitors, and others). The developers may be telling prospective tenants that street parking is available, but that is patently untrue. If this third use of the same corner is approved, the block will see an influx of literally hundreds of cars seeking parking on a block that will also have school buses, parents, parkgoers, and contractors coming in daily.

**If you were looking for a way to send a message of contempt for residents, you would not find a better way than to approve this proposal.** This is an egregious example of a developer who wants to squeeze the most money possible out of a project, then walk away to leave residents to deal with the mess left behind. Make no mistake - this one would leave a terrible mess behind.

**I strongly urge the City Council to reject this proposal and send the developer back to the drawing board to come up with an alternative that better suits the site and the neighborhood.**

Thanks for your NO vote on this misguided proposal,

**Roseann Foley Henry**



2/3/2026

Good afternoon, Subcommittee Chair and Members of the Subcommittee.

My name is Megan Rha, and I serve as a member of Community Board 11 which covers the area involved in the 217-14 24th Avenue Zoning project in Bayside, Queens. And a resident of the area for the last 30 years.

I am here to express my strong opposition to the proposed development that would add 183 dwelling units and 65 long-term stay units in the heart of a single-family residential community.

While the goal of the developers to build senior assisted living units is commendable, where they want to build the facility is the problem. Based on everything I have researched and studied, this proposal is fundamentally incompatible with the character, infrastructure, and safety realities of our neighborhood.

If I could help you imagine what the developers want to do, imagine an elephant and dropping it on top of a flock of baby chicks. The elephant won't feel a thing but the baby chicks will get crushed and either die or be unable to breathe. That is how this proposal will impact the community.

The project site sits at the nexus of Bell Boulevard, our community's primary commercial and transportation corridor, and the Cross Island Parkway, whose entrance and exit ramps already funnel heavy traffic directly into local streets. Introducing hundreds of new residents, vehicles, service trucks, and long-term stay traffic into this constrained area will create \*\*severe congestion and dangerous conditions for drivers, pedestrians, and commuters.

Our streets are narrow. They were never designed to absorb this scale of density or the volume of cars, ambulances, delivery vehicles, and transport vans that a development of this magnitude would generate. A new public school (with 500 plus students expected) is also being constructed nearby, which will bring daily waves of parents and students during drop-off and pick-up. The cumulative impact is not theoretical—it is predictable and unavoidable.

In October 2025, Community Board 11 held a public meeting at Bayside High School, where the entire auditorium was filled with residents, families, and stakeholders, including seniors. Their message was unified and unequivocal: this development is unsafe, unsustainable, and out of step with the fabric of our community. Their concerns were detailed, well-reasoned, and grounded in lived experience.

To approve this application despite the overwhelming, clearly articulated objections of the people who actually live here would send a devastating message—that the voices of residents matter less than the interests of developers who do not live in this community and who will not bear the consequences of their proposal.

I urge the Council to stand with the people of the community and reject this application. Our community deserves thoughtful planning, not a project that would upend its safety, character, and quality of life.

Thank you for your time and consideration.

Submitted by Megan Rha

