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Developers look to demolish Bay Terrace Country Club to build apartments



Bay Terrace Country Club in Queens is being eyed for a 257,000-square-foot mixed-use housing development.

APEX DEVELOPMENT, BARONE MANAGEMENT VIA NYC DEPARTMENT OF CITY PLANNING



By Kevin Smith – Staff Reporter, New York Business Journal
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A struggling New York City country club may soon be replaced with new housing.

New York-based Barone Management and Apex Development are looking to build an eight-story project at 217-14 24th Ave. in Bay Terrace, Queens, taking over the formerly foreclosed Bay Terrace Country Club.

Barone and Apex's 257,000-square-foot mixed-use development is planned to include 167 apartments plus 65 long-term care units, according to plans filed with the city. It would also include 53,000 square feet of community facility space, which will be used for the long-term care program.

Apex and Barone are seeking a zoning variance from the New York City Planning Commission to make way for the project, which will include about 50 income-restricted units for households making 80% of the area median income. For a one-person household, that's about \$87,000 for a one-person household, [according to NYC Department of Housing and Preservation](#).

If approved, the development would overtake the 55,600-square-foot lot occupied by Bay Terrace Country Club. A 2,800-square-foot country clubhouse is currently on the site, as well as a swimming pool, pickleball court, concession area and playground.



Apex Development and Barone Management are seeking a zoning variance from the New York City Planning Commission to make way for their project at the Bay Terrace Country Club.

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Without city planning approval of the zoning variance, Barone and Apex will instead plan to build a 259-unit development without any assisted-living facilities. Construction on the project is expected to take 22 months and conclude by 2027.

The Bay Terrace Country Club was listed for sale for \$8.1 million in early 2020 after failing to sell at a bankruptcy auction, according to [Patch](#). Last year, the country club added a pickleball court for non-members to ease its financial struggles, [Patch](#) also reported. Volunteers at the country club cited struggles with securing grant money and said that the club has reduced prices to try to attract visitors back.

Records show the owner of the property is A Real YYZ LLP, its former lender and an affiliate of Mark Mermelstein. The company took the property back from the Bay Terrace Country Club for \$5.5 million in May 2019 after a foreclosure auction for the property received no bidders.

Bay Terrace, a mostly residential area, was rezoned in 2005 to "reinforce the prevailing residential character," Apex and Barone state in their filing.

"It was the largest to date of the NYC Department of City Planning's lower density rezoning initiatives in Queens and eliminated several zoning districts that permitted multifamily development," Apex and Barone wrote in the filing.

Apex and Barone say the development fits into the city's Housing New York: A Five-Borough, Ten-Year Plan. That plan, formed in 2014, aimed to create and preserve 200,000 units of housing in New York City over the course of a decade, according to the New York City Housing Development Corp.

Apex's latest Queens development comes as the company continues to target the borough through mixed-use and residential projects such as a 314-unit housing development in Elmhurst and an eight-story development in College Point.

Apex and Barone did not return requests for comment at the time of publication.

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