ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**135-27 Sapphire Street Rezoning**
CEQR No.	26DCP024Q
ULURP Nos.	250329ZMQ; N250330ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q10

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: 135 Sapphire LLC (the "Applicant"), requests approval of a zoning map amendment and a zoning text amendment (the "Proposed Actions") for an approximately 57,524 square foot (sf) area comprising Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42, and 45 (the Development Site") in the Lindenwood neighborhood of Queens Community District 10. The Proposed Actions would facilitate the development of a new 6-story plus cellar, 68-foot-2-inch-tall, 217,433 gross square feet (GSF) (156,431 zoning square feet (ZSF)) residential building (the "Proposed Development"). The Proposed Development would consist of approximately 176,221 GSF (156,431 ZSF) of residential uses, comprising 234 dwelling units, 20-30% (47-70 units) of which would be permanently income restricted pursuant to MIH. A below-grade off-street parking garage would contain 117 residential accessory vehicular parking spaces. For the purposes of a conservative assumption a building of 9-stories, 95 feet tall, and 287,592 gsf, including 273 dwelling units, is being analyzed.

The Build Year for the Proposed Actions is 2028.

An Environmental Assessment Statement is attached. Please contact Alexander Plackis of the Department of City Planning at aplackis@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director* — September 18, 2025
Date

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