



ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *Director* Department of City Planning

Memorandum

To: Sarah Whitham, Lin Zeng

From: Stephanie Shellooe 

Date: 9/17/2026

Re: Qualified Action Determination

ULURP No(s): 260383ZMQ, N260384ZRQ

Project Name: 32-02 Linden Place Rezoning

CEQR No.: 27DCP016Q

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

X (Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
 - Not exceed 250 dwelling units, or
 - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than 45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

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- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.¹

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5-a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5-a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

___Otherwise exempt pursuant to _____.

¹ E-951 for Hazardous Materials will be placed on Block 4950, Lots 42, 43, 46-48, and 70

Qualified Action Determination Form

The Qualified Action Determination Form may be used for projects seeking a Qualified Action Determination under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law. If there are questions about whether a project qualifies, contact the Environmental Assessment and Review Division (EARD) Project Manager. For City guidance on Qualified Actions, see [here](#). For instructions on how to receive a Qualified Action determination from the Department of City Planning, see [here](#).

Date: September 17, 2026

Land Use Application No.: 260383ZMQ, 260384ZRQ

Project Name: 32-02 Linden Place Rezoning

CEQR No.: 27DCP016Q

Proposed Action

The Applicant, Vernon 298 LLC, seeks approval of a Zoning Map Amendment and Zoning Text Amendment (the "Proposed Actions") affecting Block 4950, Lots 40, 42, 43, 46, 47, 48, and portions of Lots 70 and 36 (the "Affected Area") in the Flushing neighborhood of Queens Community District 7. The Affected Area comprises approximately 72,498 square feet (sf), approximately 56,732 sf of which is controlled by the Applicant.

The proposed Zoning Map Amendment would change the existing M1-1 zoning district to R7A and R7A/C2-4 zoning districts, including a C2-4 commercial overlay over Lots 46, 47, and 48 to a depth of 150 feet from 32nd Avenue. The proposed Zoning Text Amendment would amend Appendix F of the Zoning Resolution to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate redevelopment of Applicant-controlled Projected Development Site 1 (Lots 46, 47, 48, and portions of Lot 70) and non-Applicant-controlled Projected Development Site 2 (Lots 42 and 43). Lot 36 and 40 are not projected to redevelop as a result of the Proposed Actions.

Description of Site and Previous Disturbance

Both Projected Development Site 1 and Projected Development Site 2 are previously disturbed sites. The sites have been substantially altered by existing or former buildings, paved parking and storage areas, and other developed uses.

Applicant-controlled Projected Development Site 1

- Lot 46 is a 3,125 sf lot fronting Farrington Street. The lot is improved with an asphalt-paved surface parking area used in connection with the commercial uses on Lot 48.

- Lot 47 is a 3,125 sf lot fronting Farrington Street. The lot contains an asphalt-paved surface parking area used in connection with the commercial uses on Lot 48.
- Lot 48 is a 46,430 sf lot with frontage on 32nd Avenue, Linden Place, and Farrington Street. The lot is improved with a two-story, approximately 32,908 Gross Square Foot (GSF) commercial building constructed in 1930 and subsequently altered in 1996 and 2000, as well as related parking uses.
- Lot 70 is a 4,375 sf lot fronting Linden Place, of which approximately 4,052 sf is within the Affected Area. The lot is improved with an asphalt-paved surface parking area.

Non-Applicant-controlled Projected Development Site 2

- Lot 42 is a 4,000 sf lot fronting Farrington Street. The lot is currently used for open storage associated with the adjacent use on Lot 43 and includes an asphalt-covered area and an open storage structure.
- Lot 43 is a 7,625 sf lot fronting Farrington Street and is improved with a one-story, approximately 7,500 GSF commercial building constructed in 1978 and currently occupied by a kitchen cabinet supplier.

Additionally, Lot 40 and approximately 141.25 sf of Lot 36 within the Affected Area are not projected to redevelop and are assumed to remain in their existing physical condition. These sites are under separate ownership and are each less than 5,000 square feet in lot area, and therefore do not meet the soft-site criteria.

Proposed Project

The Proposed Actions would facilitate a 10-story plus cellar mixed residential and commercial building on Projected Development Site 1 containing approximately 385,576 GSF (285,767 Zoning Square Foot (ZSF)), including 278,756 GSF of residential uses, 35,829 GSF (32,954 ZSF) of ground-floor local retail, and 70,991 GSF of enclosed parking. The Proposed Development would result in 296 dwelling units (DUs), 59-89 (20-30%) of which would be income-restricted pursuant to MIH Options 1, 2, or 3. In total, 194 parking spaces would be provided, including an attended garage in the cellar (153 spaces) and a ground floor unattended residential garage (41 spaces).

Future Without the Proposed Actions (No-Action Condition)

Under the Future No-Action Condition, existing conditions would remain on both Projected Development Sites. Projected Development Site 1 would continue to contain approximately 32,908 GSF of commercial floor area and parking uses, and Projected Development Site 2 would contain 7,500 GSF of commercial floor area and open storage.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site 1

With the Proposed Actions, Projected Development Site 1 would be developed with the Proposed Project described above, which maximizes the permitted R7A floor area. However, it is assumed the project would be developed to the maximum permitted height under the proposed R7A zoning of 115' (11 stories). The With-Action condition, similarly to the Proposed Project, assumes 940 GSF per DU. Under the proposed R7A zoning, within the Outer Transit Zone, parking would be required for 15% of market-rate units and 0% of income-restricted units. Therefore, the Applicant's proposed off-street parking (194 spaces) would be greater than the required (67 spaces).

Projected Development Site 2

As lots 42 and 43 have common ownership and feature 11,625 SF of lot area, it is assumed that they would redevelop in the With-Action Condition with an approximately 62,318-GSF (58,241 ZSF), 11-story residential building containing 73 dwelling units (15-22 income-restricted pursuant to MIH).

The With-Action condition assumes residential development with the maximum permitted floor area and building height under the proposed zoning district. A dwelling unit factor of 850 GSF of residential floor area per DU is assumed, with 20-30% of DUs income-restricted. Projected Development Site 2 is located within the Outer Transit Zone. As the required off-street parking would be below 15 spaces, all off-street parking would be waived for Projected Development Site 2. Therefore, no off-street parking is assumed.

Table 1. RWCDs Development Framework and Increment

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	0	341,074	+341,074
DUs ²	0	369	+369
Income Restricted DUs	0	74-111	+74-111
Commercial ZSF	33,835	32,954	-881

See attached for Applicant Hazardous Materials Certification

² Average DU size is 940 GSF per unit (Projected Development Site 1) and 850 GSF per unit (Projected Development Site 2).

Vernon 298 LLC
3202 Linden Pl.
Flushing NY 11354

August 31, 2026

Re: Applicant Hazardous Materials Certification

Pursuant to Subdivision 5-a of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualified Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 32-02 Linden Place Rezoning

Applicant Name: Vernon 298 LLC

Contact: Yihua Chen

Date: August 26, 2026

CEQR Number: 27DCP016Q

Project BBLs (the "Parcel"): 4049500046, 4049500047, 4049500048, and 4049500070.

I, Yi Hua Chen, am President of Vernon 298 LLC, the applicant ("Applicant") for the Zoning Map Amendment from M1-1 to R7A and R7A/C2-4 and Zoning Text Amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5-a of Section 8-0111 of the Environmental Conservation Law (the "Qualified Action"). Applicant is the fee owner of 4049500046, 4049500047, 4049500048, and 4049500070.

Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials and the completion of a Phase 1 Environmental Site Assessment.

Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) Where applicable, a Phase I Environmental Site Assessment has been conducted for the Parcel in accordance with all appropriate inquiries and regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of the Phase I Environmental Site Assessment; and

(4) Applicant will report contamination at, on, or under the Parcel as required by applicable laws, rules and regulations.

Vernon 298 LLC

Chen yihua

By: Yi Hua Chen

Title: President