10-86 Cypress Avenue Rezoning
1086 & 1102 Cypress Avenue, Queens
April 1, 2026

1. Introduction

Cypress B.Z.Y. Corp. (the "Applicant") proposes a zoning map amendment and a zoning text amendment to facilitate the development of two mixed-use commercial and residential buildings along Cypress Avenue within Community District 5 in the Ridgewood neighborhood of Queens. The rezoning would encompass approximately 21,813 square feet of lot area, capturing portions of the northern blockfronts of Block 3555 (part of Lots 58, 60, and 66) and Block 3556 (part of Lots 48, 49, 51, 53 and 54) (collectively, the "Project Area").

The Applicant seeks to develop a seven-story mixed-use building on Block 3555, Lot 60 with a total of 45 units, approximately 9-14 of which would be permanently income-restricted pursuant to the Mandatory Affordable Housing ("MIH") Program, depending on the MIH Program Option chosen. Additionally, Block 3556, Lot 48 is proposed to be developed with a six-story mixed-use building with 10 units, including approximately 2-3 income-restricted units. Both lots on which the two buildings (the "Proposed Development") would be constructed are owned by the Applicant.

To accomplish this, the Applicant proposes a zoning text amendment that would change the existing zoning district of the Project Area from M1-4D to R7A/C2-4. A zoning text amendment to Appendix F of the New York City Zoning Resolution (the "Zoning Resolution") is also proposed in order to establish a new MIH Area coterminous with the Project Area.

2. Background

The surrounding area has been subject to a number of land use approvals initiated by the NYC Department of City Planning ("DCP") and by private applicants.

<u>DCP-Initiated Land Use Actions</u>

In 2000, the City Planning Commission adopted the Ridgewood Rezoning (C 000639 ZMQ) wherein DCP rezoned approximately 250 blocks of Community District 5 in the Ridgewood and SOMA (South of Myrtle Avenue) neighborhoods of Queens. As part of this rezoning, the proposed Project Area was changed from a M1-1 zoning district to a M1-4D zoning district.

The new M1-4D zoning increased conformance and compliance rates within the mixed-use portion of SOMA. Conformance rose from 76 percent to 96 percent and floor area ratio ("FAR") compliance grew to 99 percent for residential buildings, 76 percent for mixed residential and

ground floor commercial buildings, and 87 percent for purely commercial and industrial buildings. These results aligned with the land use and zoning objectives of the Ridgewood Rezoning: (1) foster new development that complements existing building bulk characteristics; (2) reduce allowable residential densities to more closely reflect existing conditions; (3) designate commercial districts to match established and emerging land use patterns; and (4) support the established mixed residential and industrial land use pattern in SOMA.

To the east of the Project Area, approximately 300 blocks were rezoned under the 2009 Middle Village – Glendale – Maspeth Rezoning (C 090382 ZMQ). The plan aimed to preserve the neighborhood's character by replacing previous zoning designations with lower density and contextual zoning districts that more closely resembled the built environment. The rezoning extended similar protections from out-of-character development to portions of these neighborhoods which had not been covered by previous actions.

Private Land Use Actions

The City Planning Commission ("CPC") has granted three Zoning Authorizations pursuant to Section 42-311 of the Zoning Resolution (Residential Uses in M1-1D through M1-5D Districts) and one special permit pursuant to Section 74-921 (Use Groups 3A and 4A community facilities in M1 districts):

- 11-12 Wykoff Avenue Authorization: In February 2022, CPC approved a Zoning Authorization under Zoning Resolution Section 42-311 (N 200271 ZAQ) to permit the development of a new three-story mixed-use building with 10 residential units at 11-12 Wykoff Avenue (Block 3542, Lot 44). This development is located one block directly south of the proposed Project Area, within the same M1-4D zoning district.

- 1718 Decatur Street Authorization: The CPC also approved a similar ZR Section 42-311 Zoning Authorization for 1718 Decatur Street (Block 3568, Lot 26) in February 2022 (N 200270 ZAQ). This application allowed for the development of a new three-story residential building with six dwelling units. 1718 Decatur Street is also zoned M1-4D and is located approximately 220 feet north of the proposed Project Area.

- 16-11 Norman Street Authorization: In February 2012, the applicant was granted a ZR Section 42-311 Zoning Authorization (N 120094 ZAQ) to facilitate the development of a new three-story residential building with six dwelling units within the same M1-4D zoning district at 16-11 Norman Street (Block 3553, Lot 101).

- Seneca Avenue Comprehensive Care Special Permit: Located within the M1-4D zoning district at 1140 Seneca Avenue (Block 3568, Lot 60), the applicant received a special permit

(C 050083 ZSQ) to convert a vacant building into a comprehensive care management program facility, classified as a non-profit institution without sleeping accommodations facility, in December 2005.

3. Description of the Surrounding Area

The Project Area is located in the SOMA (South of Myrtle Avenue) area of the Ridgewood neighborhood in the Borough of Queens within Community District 5. The Project Area is within two blocks of the borough boundary of Brooklyn and Queens, with the Bushwick neighborhood of Brooklyn (Community District 4) to the southwest, the East Williamsburg neighborhood of Brooklyn (Community District 1) to the northwest, the Maspeth neighborhood of Queens (Community District 5) to the north, and the Glendale neighborhood of Queens to the southeast (Community District 5).

The neighborhood of Ridgewood is bisected by Myrtle Avenue, a 70-foot-wide street and significant commercial corridor that runs east to west. Myrtle Avenue is primarily characterized by medium-density mixed-use apartment buildings with ground floor commercial use. The area to the north of Myrtle Avenue is largely comprised of two- to four-story residential buildings, intermixed with a few larger residential and community facility buildings and local ground-floor retail along portions of Seneca Avenue, Woodward Avenue, Forest Avenue, and Fresh Pond Road. The area to the south of Myrtle Avenue, where the Project Area is located, features a wider variety of uses including industrial/manufacturing, mixed-use, commercial, community facility, and conforming and nonconforming residential uses.

Within 600 feet of the Project Area, the uses are divided between one- to two-family and multifamily residential in the northwest, and a mix of warehouse/light manufacturing, transportation, commercial, mixed-use, and one- to two-family and multifamily residential in the southeast. The prevailing built form of the area is a mix of mid-rise, two- to five-story residential and mixed-use buildings and low-rise, one- to two-story warehouses and light manufacturing buildings.

Recent construction in the immediate area includes a residential development on the block directly to the west of the Project Area. 16-61 and 16-71 Summerfield Street are two adjoining five-story, 50-foot-tall condominium buildings constructed in 2020-2021 with 56 total residential dwelling units. Also of note is a four-story, 49-foot-tall hotel at 1616 Summerfield Street that was constructed in 2020. It is located on the same block as the western portion of the Project Area (Block 3555, Lot 12).

There is one community facility within the Surrounding Area, Central Light Adult Day Care Center located at the intersection of St. Felix Avenue and Seneca Avenue. However, just beyond the Surrounding Area and across Seneca Avenue from Central Light is Public School 68 ("P.S. 68"), an elementary school known as the Cambridge School. P.S. 68 stands four stories tall and contains approximately 50,300 square feet of floor area. While there are no significant open space uses within 600 feet of the Project Area, there are a few of note just outside of the Surrounding Area: The Evergreens-Knollwood Park-Mt. Judah Cemeteries and Evergreen Park. The latter is approximately 126,500 square feet and is located to the rear of P.S. 68 and contains playgrounds, other paved play areas, volleyball courts, and public restrooms. The Evergreens-Knollwood Park-Mt. Judah Cemeteries are located to the southeast of the Project Area, beginning at Copper Avenue and Cypress Avenue and are part of a larger network of parks and cemeteries that extend east to the Forest Hills and Kew Gardens neighborhoods of Queens, and includes Highland Park and Forest Park.

The Project Area is within the Greater Transit Zone, specifically the Outer Transit Zone and is served by multiple modes of public transportation. The nearest MTA subway station is the Halsey Street L train station, which is located approximately 782 feet from the Project Area, or a six-minute walk. Additionally, the Proposed Development would be serviced by the B20 and Q55 busses. The nearest B20 bus stop is located directly across Cypress Avenue at Decatur Street, with service between Ridgewood and the East New York neighborhood of Brooklyn. The Q55 bus runs east to west along Myrtle Avenue between Ridgewood and the Richmond Hill neighborhood of Queens. The nearest Q55 bus stop is a nine-minute walk from the Proposed Development.

Existing Zoning Districts

The existing zoning districts in the surrounding area include residential, commercial, and manufacturing designations.

M1-4D

The Project Area is located in an M1-4D district that extends south from Myrtle Avenue along Decatur Street to Wyckoff Avenue, and then west a to Hancock Street. M1 districts typically permit light manufacturing, commercial, and community facility uses. M1-D districts, such as M1-4D, however, additionally permit the development of residential uses with authorization from the Department of City Planning ("DCP"). M1-4 districts permit the development of manufacturing and commercial buildings up to 2.0 FAR.

M1-4

A M1-4 district adjoins the M1-4D district to the south. M1-4 districts permit the same uses as M1-4D districts, exclusive of residential uses. Building height and setbacks are governed by a sky exposure plane. The maximum FAR in M1-4 districts is 2.0.

R4-1

A R4-1 zoning district is mapped to the southeast of the Project Area, across St. Felix Avenue. R4-1 districts are contextual residential districts that permit only one- and two-family detached and semi-detached houses. Detached residences must provide two side yards that total eight feet and semi-detached residences require one side yard of at least four feet on lots at least 18 feet wide. Zero lot line buildings are also permitted within R4-1 districts, which allow for one side yard of eight feet or greater. Houses in R4-1 districts may be built to a maximum building height of 35 feet and a maximum FAR of 0.75 plus an allowance for attics.

R5B

A majority of the remaining area within 600 feet of the Project Area is zoned R5B. R5B zoning districts allow for detached, semi-detached, and attached buildings and are primarily characterized by three-story rowhouses. Buildings are permitted to rise to a maximum building height of 33 feet, with a setback or slope at 30 feet. The maximum FAR in R5B districts 1.35. To maintain neighborhood character, front yards must be at least five feet deep and at least as deep, but not deeper than, one adjacent front yard. However, no front yard is to exceed 20 feet in depth. As with R4 districts, two side yards totaling eight feet are required for detached buildings and one side yard of at least four feet must be provided for semi-detached buildings. While side yards are not required for attached residences, buildings at the end of a row of attached homes must be separated from buildings on adjacent lots by at least eight feet.

R5B/C2-4

When a C2-4 commercial overlay is mapped in an R5B zoning district, neighborhood retail uses such as grocery stores, restaurants, and salons, are permitted in addition to residential uses. Commercial overlays mapped in R1 through R5 districts allow for a maximum commercial FAR of 1.0.

R6B

The eastern portion of Block 3554, adjacent to the western portion of the proposed Project Area, is mapped with an R6B zoning district. Similar to R5B zoning districts, R6B districts predominantly feature attached rowhouses. While side yards are not required, if provided, they must be at least eight feet wide. Quality Housing regulations are mandatory in R6B districts. The maximum FAR of 2.0 often results in four- to five-story apartment buildings that are permitted to rise to a maximum building height of 50 feet, after setting back between 30 and 40 feet. If a qualifying ground floor is provided, buildings may rise to 55 feet tall.

4. Description of the Proposed Project Area

The proposed Project Area is located in the Ridgewood neighborhood of Queens within Community District 5. The Project Area totals approximately 21,813 square feet and is composed of portions of two blocks and eight tax lots: Block 3555, part of Lots 58, 60, and 66; and Block 3556, part of Lots 48, 49, 51, 53 and 54. It is located on Cypress Avenue between Summerfield Avenue and Cody Avenue and is bisected by Decatur Street. The Rezoning Area is proposed to be mapped at a depth of 100 feet south from Cypress Avenue and to extend both east and west from Decatur Avenue to the centerlines of Blocks 3555 and 3556.

The proposed Project Area is primarily developed with two-story mixed-use buildings containing commercial and residential uses and a singular vacant lot. Despite the Project Area's M1-4D zoning, 60% of the properties within the Project Area contain nonconforming residential uses; no zoning lot within the Project Area has obtained a ZR Section 42-311 authorization to permit residential use.

The existing conditions of the properties within the Project Area, exclusive of the Development Sites, are as follows:

Block 3555 , Lot 58(1082 Cypress Avenue) is an approximately 2,500 square foot interior lot fronting on Cypress Avenue. It is currently improved upon with a two-story mixed-use residential and commercial building with ground floor retail space that was built in 1931. The building contains approximately 2,750 square feet of floor area and an FAR of approximately 1.10.

Block 3555 , Lot 66 (1669 Decatur Street) is an approximately 2,500 square foot interior lot fronting on Decatur Street. It is currently improved upon with a two-story two-family home that was built in 1910. The building contains approximately 1,760 square feet of floor area and an FAR of approximately 0.70.

Block 3556, Lot 49 (1104 Cypress Avenue) is an approximately 4,365 square foot interior lot fronting on Cypress Avenue. It is currently improved upon with a two-story mixed-use residential and commercial building with ground floor retail space that was built in 1931. The building contains approximately 5,040 square feet of floor area and an FAR of approximately 1.15.

Block 3556, Lot 51 (1108 Cypress Avenue) is an approximately 2,500 square foot interior lot fronting on Cypress Avenue. It is currently improved upon with a two-story mixed-use residential and commercial building with ground floor retail space that was built in 1927. The building contains approximately 4,125 square feet of floor area and an FAR of approximately 1.65.

Block 3556, Lot 53 (1110 Cypress Avenue) is an approximately 2,500 square foot interior lot fronting on Cypress Avenue. It is currently improved upon with a two-story mixed-use residential and commercial building with ground floor retail space that was built in 1927. The building contains approximately 2,750 square feet of floor area and an FAR of approximately 1.10.

Block 3556, Lot 54 (1112 Cypress Avenue) is an approximately 2,500 square foot interior lot fronting on Cypress Avenue. It is currently improved upon with a two-story two-family home that was built in 1910. The building contains approximately 2,320 square feet of floor area and an FAR of approximately 0.93.

5. Description of the Proposed Development Sites

There are two proposed Development Sites: Block 3555, Lot 60 and Block 3556, Lot 48.

Block 3555, Lot 60 (1086 Cypress Avenue) is an approximately 10,369 square foot lot located at the southwest corner of the intersection of Cypress Avenue and Decatur Street. It is currently developed with a two-story commercial building with a furniture store on the ground floor and accessory offices on the second floor. The building was constructed in 1921 and contains approximately 16,580 square feet of floor area and an FAR of approximately 1.63. It was purchased by the Applicant in 2003.

Block 3556, Lot 48 (1102 Cypress Avenue) is an approximately 2,248 square foot vacant lot located at the southeast corner of the intersection of Cypress Avenue and Decatur Street. The lot was previously improved upon with a three-story mixed-use residential and commercial building with ground floor retail, but this building was demolished in the 1980s and the lot has remained vacant since. It was purchased by the Applicant in 2003.

6. Description of the Proposed Developments

1086 Cypress Avenue

The two aforementioned Proposed Development Sites have two separate corresponding Proposed Developments. The first of which would be located at 1086 Cypress Avenue (Block 3555, Lot 60) ("Proposed Development 1"). Here, the Applicant proposes to redevelop the site with an 85-foot, seven-story building with residential and commercial uses. It would contain a total of approximately 51,948 square feet of zoning floor area and a total FAR of approximately 5.01. Of this, 9,332 square feet (0.90 FAR) would be dedicated to ground floor commercial use, and the remaining 42,616 square feet (4.11 FAR) would be distributed among 45 proposed residential units. No residential or commercial parking spaces are proposed for Proposed Development 1.

Approximately 20-30% percent of the residential floor area would be dedicated to 9-14 permanently income-restricted apartments pursuant to the Mandatory Affordable Housing

("MIH") Program, depending on the Option chosen. Floors two through four of Proposed Development 1 would contain a mix of one- and two-bedroom apartments, while floors five through seven are proposed to be a mix of two- and three-bedroom apartments. Some units on the upper floors would feature terraces.

A majority of Proposed Development 1's height and bulk would be concentrated toward the corner of Decatur Street and Cypress Avenue and would step down to four stories where the building meets the neighboring two-story buildings on Decatur Street and Cypress Avenue, respectively. This design choice would help integrate the Proposed Development into the surrounding context and preserve neighborhood character.

1102 Cypress Avenue

The second Proposed Development would be located across Decatur Street at 1102 Cypress Avenue on Block 3556, Lot 48 ("Proposed Development 2"). It is proposed to contain a total of approximately 11,040 square feet of zoning floor area and a total FAR of approximately 5.01. Floors two through six would contain two residential units each, for a total of ten units and 10,060 square feet of floor area (4.57 FAR). Approximately two to three of the ten total units would be permanently income-restricted pursuant to the Mandatory Inclusionary Housing Program, depending on the MIH Program Option chosen. All apartments within Proposed Developed 2 would be two-bedroom units. The remaining 1,984 square feet are proposed to be split between two commercial units on the ground floor of the building, as well as the residential lobby. No residential or commercial parking spaces are proposed for Proposed Development 2.

7. Actions Necessary to Facilitate the Proposal

To facilitate the Proposed Developments, the following actions are necessary:

1. A zoning map amendment to create a new R7A/C2-4 within the existing M1-4D zoning district ("Proposed Zoning Map Amendment"); and

2. A zoning text amendment to Appendix F of the Zoning Resolution to map a new MIH area in Queens Community District 5 coterminous with the proposed Project Area ("Proposed Zoning Text Amendment").

Although the existing M1-4D zoning district permits residential use with an authorization from DCP, ZR Section 42-311 provides that authorizations are available for properties on zoning lots with existing residential uses. Neither 1086 Cypress Avenue, nor 1102 Cypress Avenue presently have residential uses. 1102 Cypress Avenue may qualify for an authorization under ZR Section 42-311(b), which governs new residences on vacant lots. However, residential authorizations granted under this rule are subject to the bulk regulations of a C2 district mapped with an R5 district (ZR Section 43-61). R5/C2 districts have a maximum FAR of 1.25 FAR, which, when applied to 1102

Cypress Avenue, the outcome of which would be a building with approximately one-third of the floor area of Proposed Development 2. This would result in significantly less dwelling units and no income-restricted units—two undesirable outcomes in a Community District where housing production is not keeping pace with population growth.

Proposed Zoning Map Amendment Rationale

The Proposed Zoning Map Amendment would promote the development of two new mixed-use, medium density buildings at the Proposed Development Sites, including affordable housing, in an M1-4D zoning district where the Proposed Developments would not currently be permitted as-of-right. While M1-4D districts permit residential development with DCP authorization, as previously discussed, seeking an authorization would not produce a building in line with the current neighborhood development characteristics on Development Site 2 and would not permit residential development at all on Development Site 1. Further, despite their location within a light manufacturing zoning district, each of the improved upon properties within the proposed Project Area contain nonconforming residential uses and ground floor commercial uses—and none contain manufacturing or industrial uses. It is likely that Development Site 2 at 1102 Cypress Avenue would continue to remain an underutilized vacant lot, as it has for the past four decades, without the Proposed Zoning Map and Text Amendments, as its narrow width makes it undesirable for the larger floorplates required for successful manufacturing and commercial uses and a residential building that could be developed under a DCP authorization would likely face financial feasibility hurdles.

In addition to increasing conformance within the Project Area, the proposed R7A/C2-4 zoning district would produce development that is more closely aligned with the existing character of the area as well as more recent land use and development patterns within the neighborhood. For example, the blockfront across Cypress Avenue from Proposed Development 1, zoned R5B/C2-4, contains a four-story mixed-use residential and commercial building with an FAR of 3.18. Additionally, the most recent residential development in the immediate area—two five-story residential buildings along Summerfield Street within an R6B zoning district—resemble the Proposed Developments in bulk, height, and use far more than anything that would be developed as-of-right on the properties.

The R7A/C2-4 zoning district proposed for the Project Area would be mapped at a depth of 100 feet from the southern street line of Cypress Avenue, with the western and eastern boundaries of the new district running along the centerlines of Blocks 3555 and 3556, respectively. R7A/C2-4 zoning districts allow for medium-density apartment buildings at a maximum FAR of 5.01 for developments that provide qualifying affordable housing. The maximum building height for qualifying affordable housing buildings with qualifying ground floors is 115 feet. Buildings must

set back above a maximum base height of 85 feet to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to the maximum building height.

In the Outer Transit Zone, off-street parking is required for 15 percent of standard dwelling units, but none is required for income-restricted dwelling units. The proposed C2-4 commercial overlay permits a maximum commercial FAR of 2.0 and requires active ground floor uses. C2-4 districts permit uses from Use Groups I-X, with some uses requiring additional conditions or restrictions. The proposed C2-4 overlay district generally requires one accessory parking space per 1,000 sq. ft. of commercial floor area for general retail or service uses.

However, a combination of site conditions makes the Proposed Developments eligible for certain parking waivers that reduce the number of required parking spaces for residential and commercial uses to zero. Pursuant to ZR Section 25-222, zoning lots within R7A zoning districts must provide parking for 15 percent of standard dwelling units but may waive up to 15 residential parking spaces. With 34 and 7 standard dwelling units proposed for Proposed Developments 1 and 2, respectively, only five residential parking spaces would be required for Proposed Development 1 and only one space would be required for Proposed Development 2. Because five and one are both less than the allowable 15 space waiver, neither Proposed Development is required to provide residential parking. Similarly, both Proposed Developments are eligible for commercial parking waivers under ZR Section 36-26. According to ZR Section 36-26(a), non-residential parking requirements may be waived for uses within mixed-use buildings containing residences that are located within the "special mixed use parking area." According to ZR Appendix I, Transit Zone Map 9, both Development Sites are located within the special mixed use parking area, and therefore, no commercial parking is required for either.

Summarily, mapping a R7A/C2-4 zoning district in this area provides opportunities for medium-density housing development under the MIH program while allowing for active commercial uses on the ground floor in an area well-served by public transit. The proposed C2-4 overlay would support the development of mixed residential and commercial uses and would strengthen Cypress Avenue as a retail and service corridor. The increase in density to the proposed R7A/C2-4 district would facilitate the development of greatly needed housing, including income-restricted housing in Community District 5.

The Proposed Developments fully conform and comply with the proposed zoning districts. The proposed buildings on both Development Sites comply with the bulk regulations of the proposed R7A/C2-4 zoning district. Similarly, the proposed residential and commercial uses conform with the use provisions of the proposed R7A/C2-4 zoning district. The proposed R7A/C2-4 zoning district would bring the existing nonconforming residential uses on both blocks into conformance with the use provisions of the Zoning Resolution.

Proposed Zoning Text Amendment Rationale

The Proposed Text Amendment would require the Applicant to develop the Development Site in accordance the amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 5, Queens. Pursuant to the MIH program, a percentage of the new dwelling units in the proposed development must be income-restricted units, resulting in an affordable housing set-aside for varying percentages of the residential floor area depending on which MIH Program Option is chosen. The MIH program ensures that new development within the Project Area would address the need for housing that serves low-income levels. These permanent income-restricted dwelling units are a demonstrated need in Ridgewood, providing approximately 11-17 total income-restricted dwelling units between the two Proposed Developments (approximately 9-14 units at 10-86 Cypress Avenue and 2-3 units at 11-02 Cypress Avenue) .

8. Conclusion

As discussed above, the Applicant proposes a zoning map amendment and text amendment to facilitate the development of two mixed-use buildings in the Ridgewood neighborhood of Queens within Community District 5. The proposed zoning map amendment to establish an R7A/C2-4 zoning district would allow residential development, which is not permitted as-of-right within the current M1-4D zoning district. The proposed text amendment to ZR Appendix F would establish the Project Area as an MIH Area. Furthermore, the Proposed Actions would improve the Project Area's conformance and compliance with zoning, while also increasing housing capacity and requiring new income-restricted dwelling units.