135-27 Sapphire Street Rezoning

City Planning Commission Pre-Hearing | July 27, 2026

Proposed Development

Project details

- Six-story, 186,380 SF (3.4 FAR) residential building
- Approximately 268 dwelling units, ~67 MIH (option 1)
- 118 parking spaces within the cellar

Designing for resiliency

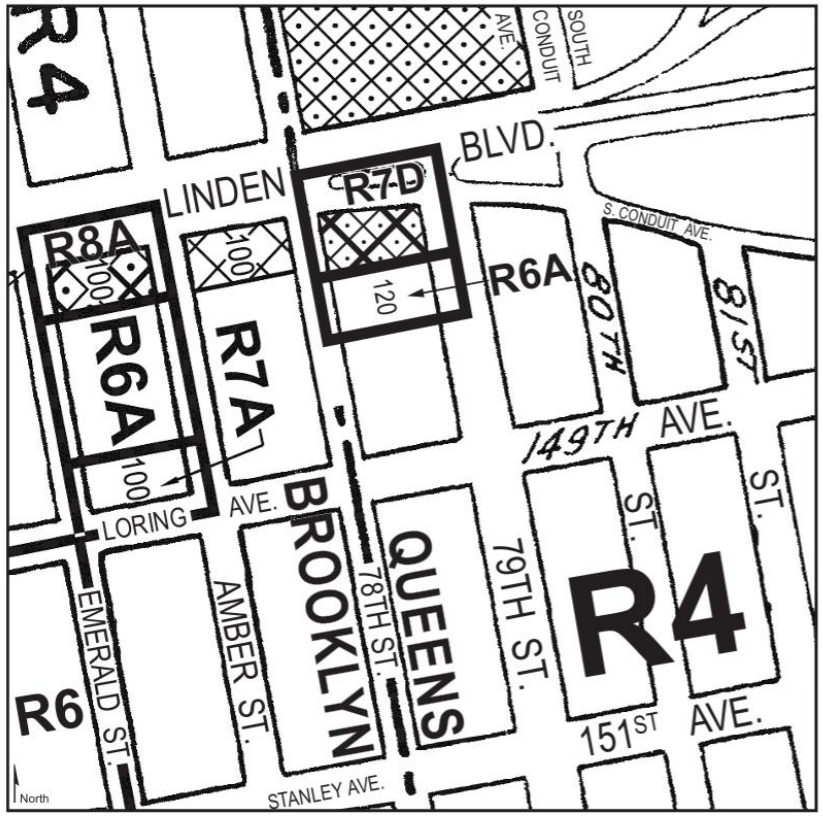
- On-site stormwater management required by the Unified Stormwater Rule
  - Rainwater retention and detention
- Raising the ground floor to approximately 14’
- Wet-floodproofed, permeable ground floor



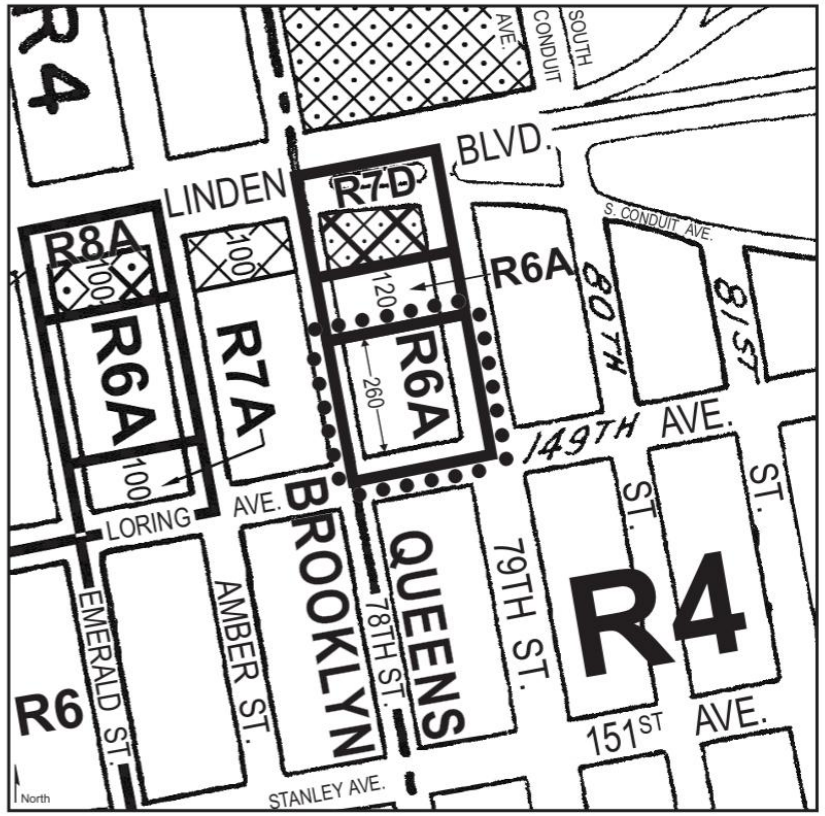
For illustrative purposes only

Proposed Actions: Zoning Map Amendment

Zoning Change Map



Current Zoning Map (18b)



Proposed Zoning Map (18b) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to R6A

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

<u>Zoning Map Amendment</u>
From R4 to R6A

<u>Zoning Text Amendment</u>
MIH Options 1 & 2

Queens Community Board 10 Recommendation

On June 4th, 2026, Queens Community Board 10 voted 29 in Favor, 1 Against, and 1 Abstaining, for a recommendation of **Approval with Conditions**.

" 1). That the Project Site Development will be limited to a new six – story plus cellar residential building with a maximum of 186,380 sf. of floor area at a 3.4 total FAR. The building to maintain its U-shaped design surrounding an inner courtyard for use by the future residents and it will also contain 118 parking spaces within the proposed cellar level. Entry into this level will be by curb cuts at the northerly portion of the building and located on 79 Street and Sapphire Street into the cellar level.

2). That the residential lobby entrance will be located on 79 Street with exterior stairs, handicap ramp access and a covered entry canopy.

3). That the proposed future development will include 268 dwelling units with 67 permanently affordable dwelling units pursuant to MIH Option 1.

4). That the building height be held to a maximum of 75 ft. to the top of the building. The sixth-floor setback would be located at the maximum proposed base height of 5 ft. to the height of the fifth floor.

5). That the proposed 10-15 ft. setbacks from the property lines on 79 St., 149 Avenue & Sapphire St. be incorporated around all three building frontages along with the proposed landscaping of planting and street trees in these areas.

6). That the design presented for resiliency incorporate on-site storm water management adhere to the Uniform Storm Water Rules. That the rainwater/& site storm water be retained and or detained per the systems presented.

7). That the wet floodproofing design with FEMA approved foundation flood vents be included in the cellar level below the Design Flood Elevation (DFE). That the gabion wall design with streetscape and planting proposed for Sapphire Street be incorporated for future development to facilitate if the City of New York elects to raise the level of the surrounding streets in the future so that the project would be able to accommodate the future street redesign.

8). That the roof be provided with either a solar photovoltaic electricity generated system or a green roof system to meet the requirements of a code compliant sustainable roof zone."

Queens Borough President Recommendation

On June 11, 2026, the Queens Borough President held a hearing for this application and on June 29, 2026, submitted a recommendation of **Approval with Conditions**.

- "There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and
- The Applicant must adhere to all of CB10's conditions; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above legal requirements with regard to sustainability."

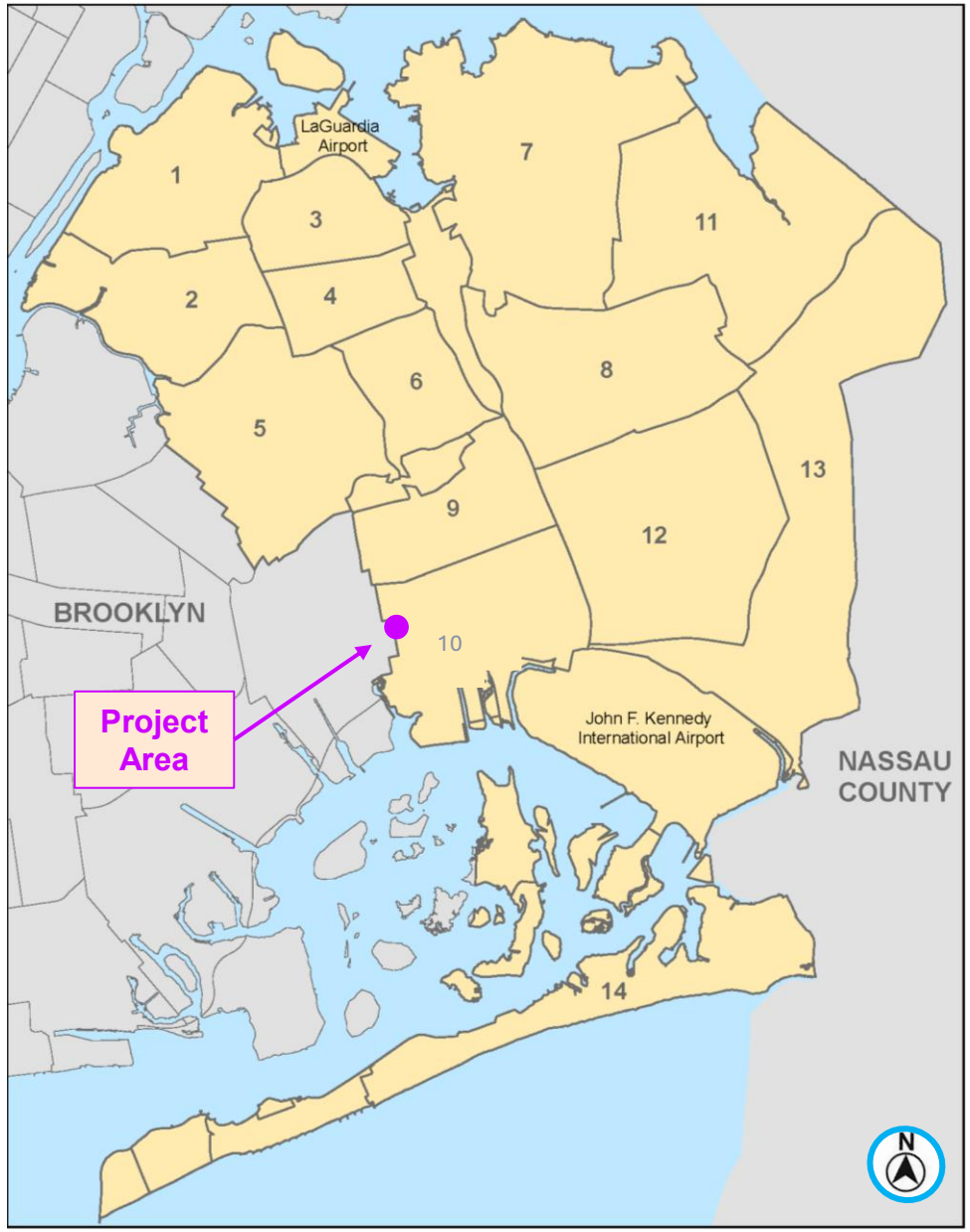
Appendix

Background

Applicant
- 135 Sapphire LLC

Location
- 135-27 Sapphire Street
- Block 11384: Lots 15, 24, 28, 29, 32, 34, 37, 38, 40, 42, and 45
- Jewel Streets, Lindenwood
- Queens Community District 10

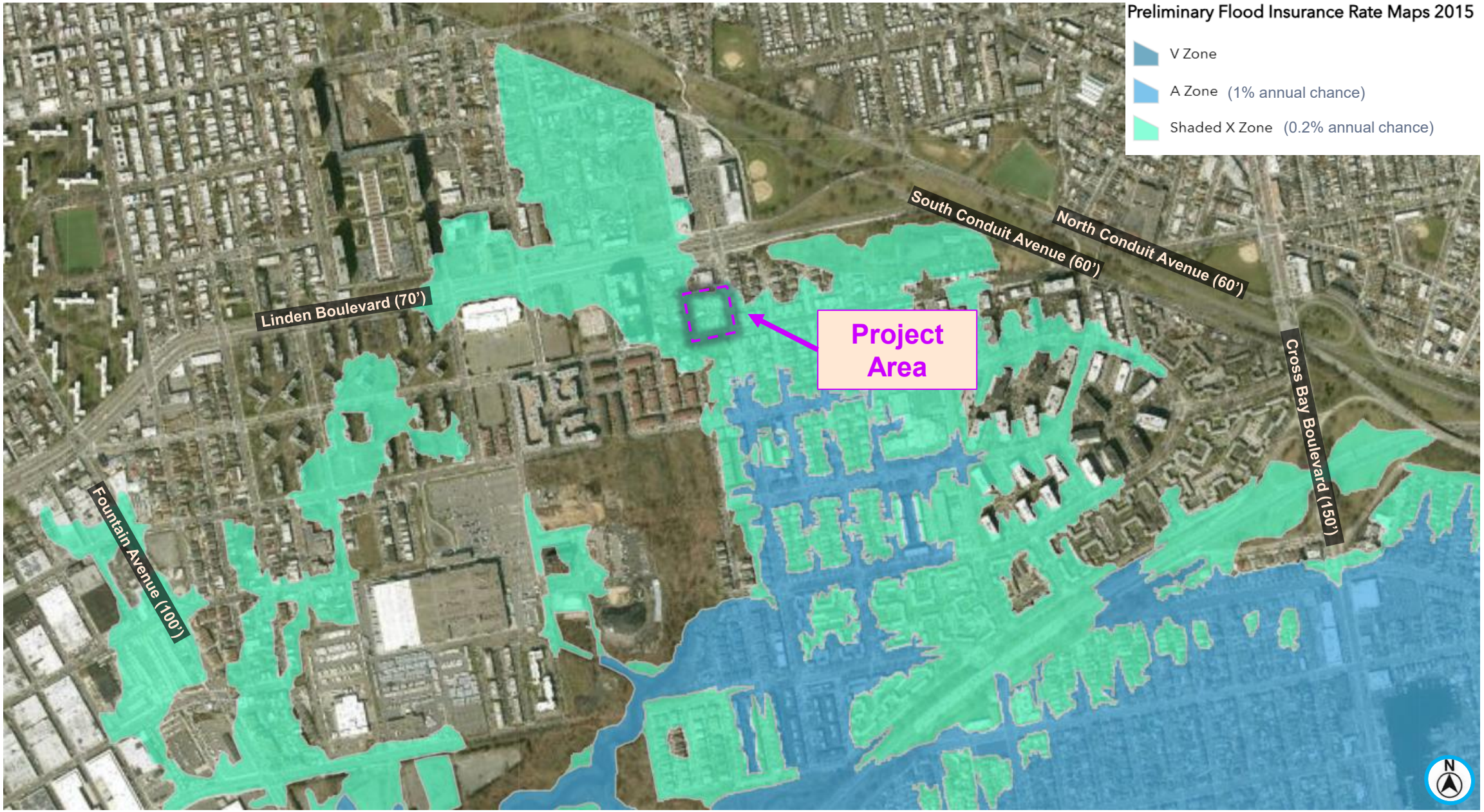
Actions Requested:
- Zoning Map Amendment (ZM)
  - From R4 to R6A
- Zoning Text Amendment (ZR)
  - To amend Appendix F to establish a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 & 2



Surrounding Area: Context



Surrounding Area: Flood Hazard Map

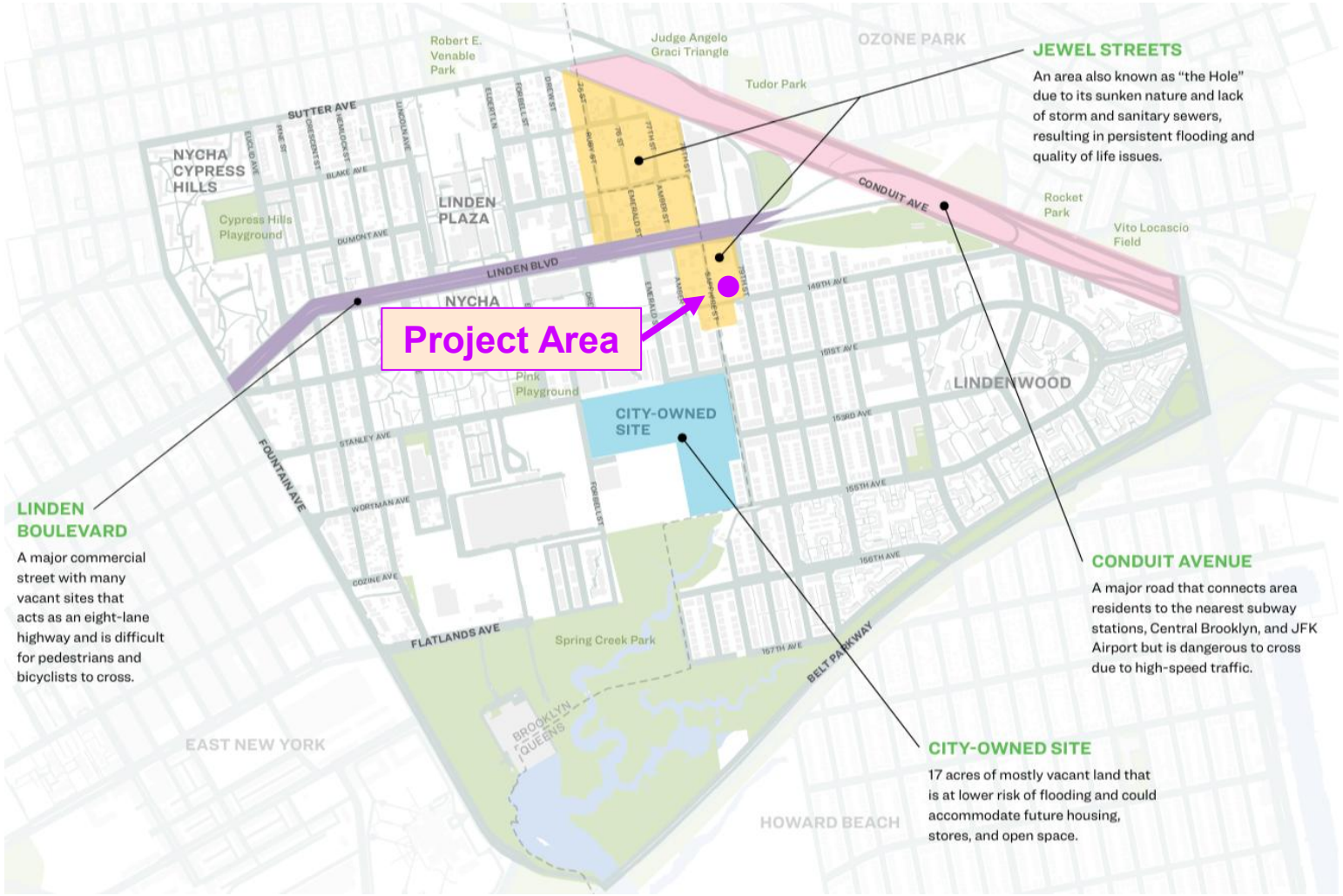


HPD Jewel Streets Neighborhood Plan

Department of Housing Preservation and Development (HPD)-led neighborhood plan.

Planning Goals

- Reduce flooding now and in the future
- Ensure residents have access to safe, resilient, and affordable homes
- Make streets safer and better connected
- Encourage redevelopment of vacant land with new affordable housing, stores, and open space
- Increase access to essential business, job, and social services



Jewel Streets Neighborhood Plan Study Area

Surrounding Area: Land Use and Zoning

135-27 Sapphire Street, Queens
Area Map

Block: 11384, Lots: 15, 24, 28, 29, 32, 34, 37-40, 42 & 45

Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Borough Boundary
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

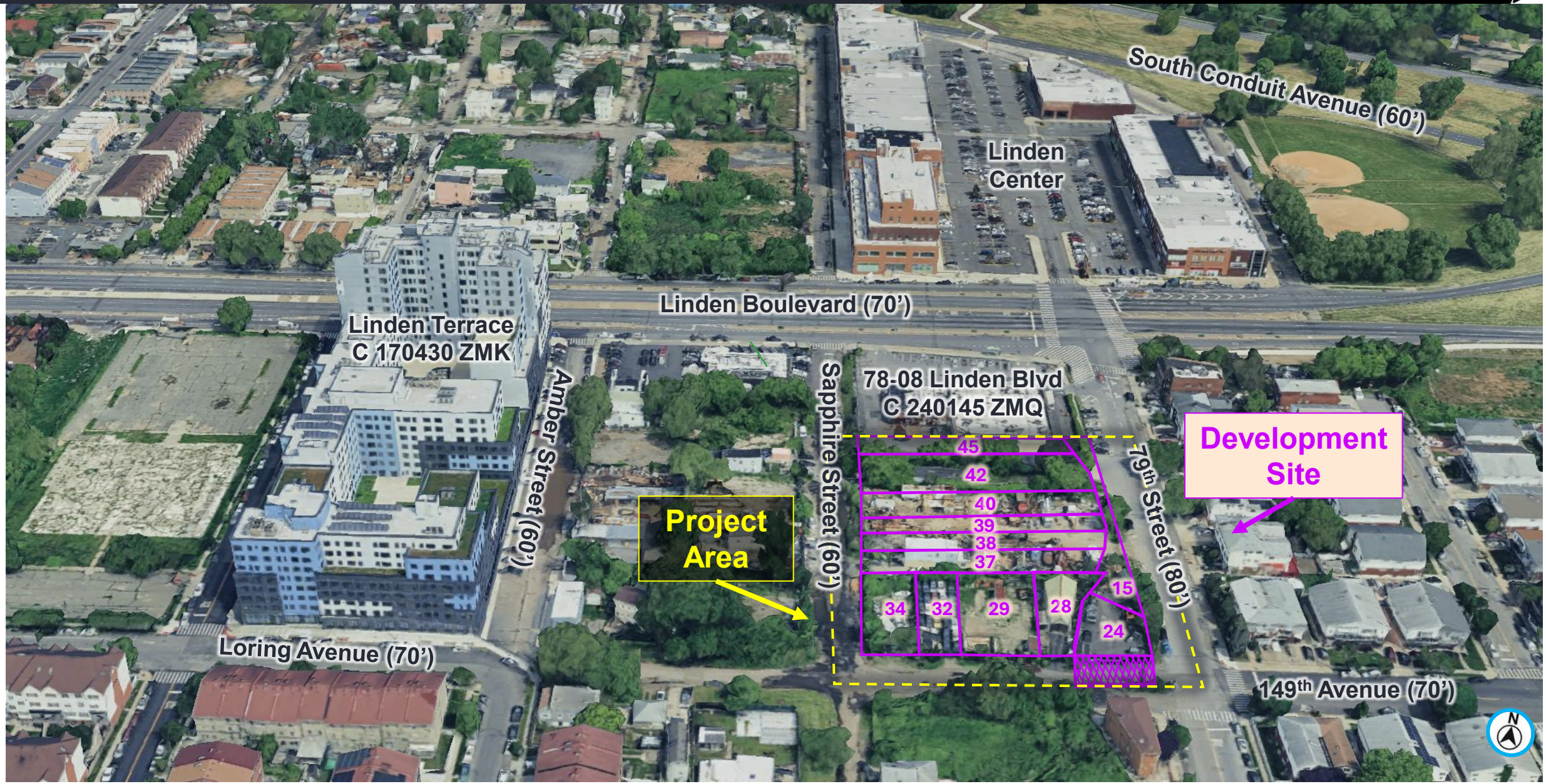
Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

May 2024

Urban Cartographics



Project Area: Existing Conditions

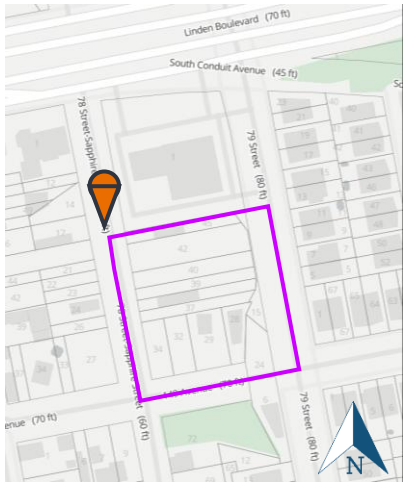


Existing Conditions (Site Photos)





View of Development Site facing south along Sapphire Street



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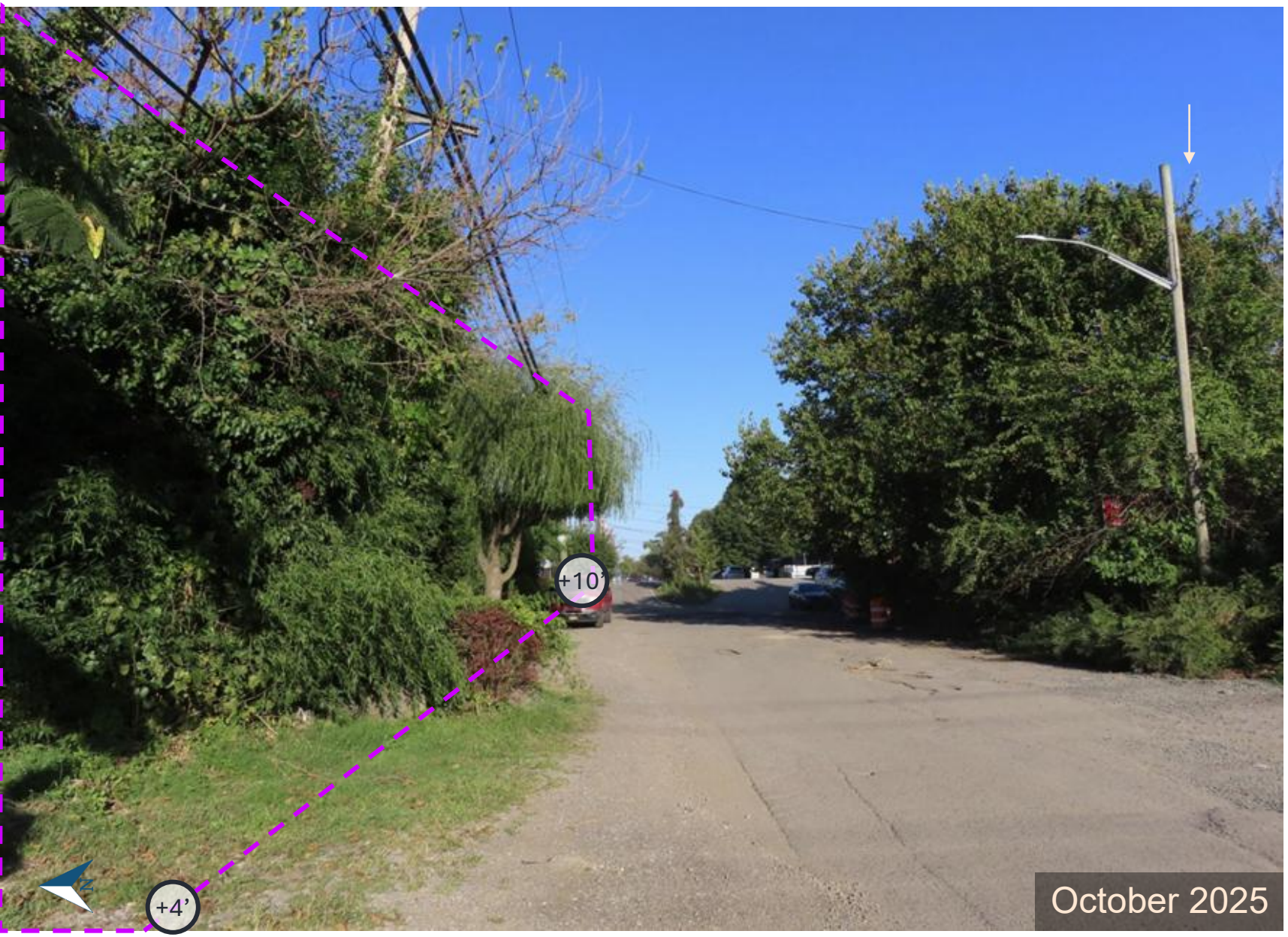
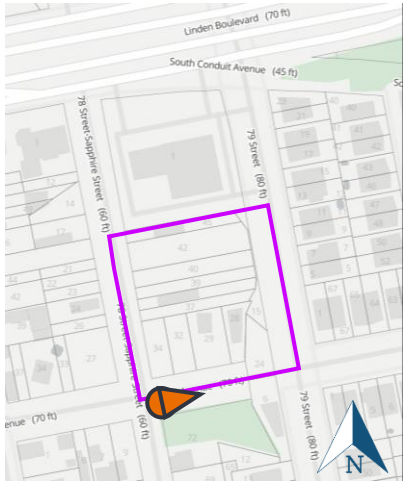


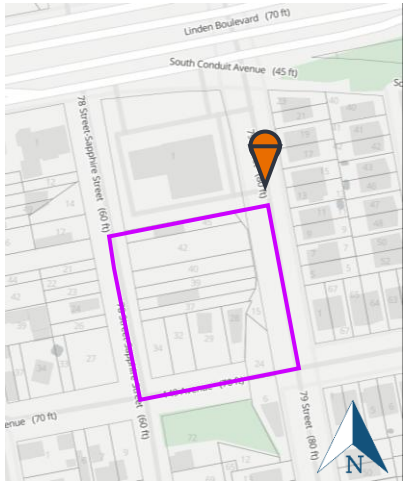
View of Development Site facing east along 149th Avenue



Existing Conditions (Site Photos)



View of Development Site facing south along 79th Street



Proposed Development: Overview

Project details

- Six-story, 186,380 SF (3.4 FAR) residential building
- Approximately 268 dwelling units, ~67 MIH (option 1)
- 118 parking spaces within the cellar

Designing for resiliency

- On-site stormwater management required by the Unified Stormwater Rule
  - Rainwater retention and detention
- Raising the ground floor to approximately 14’
- Wet-floodproofed, permeable ground floor

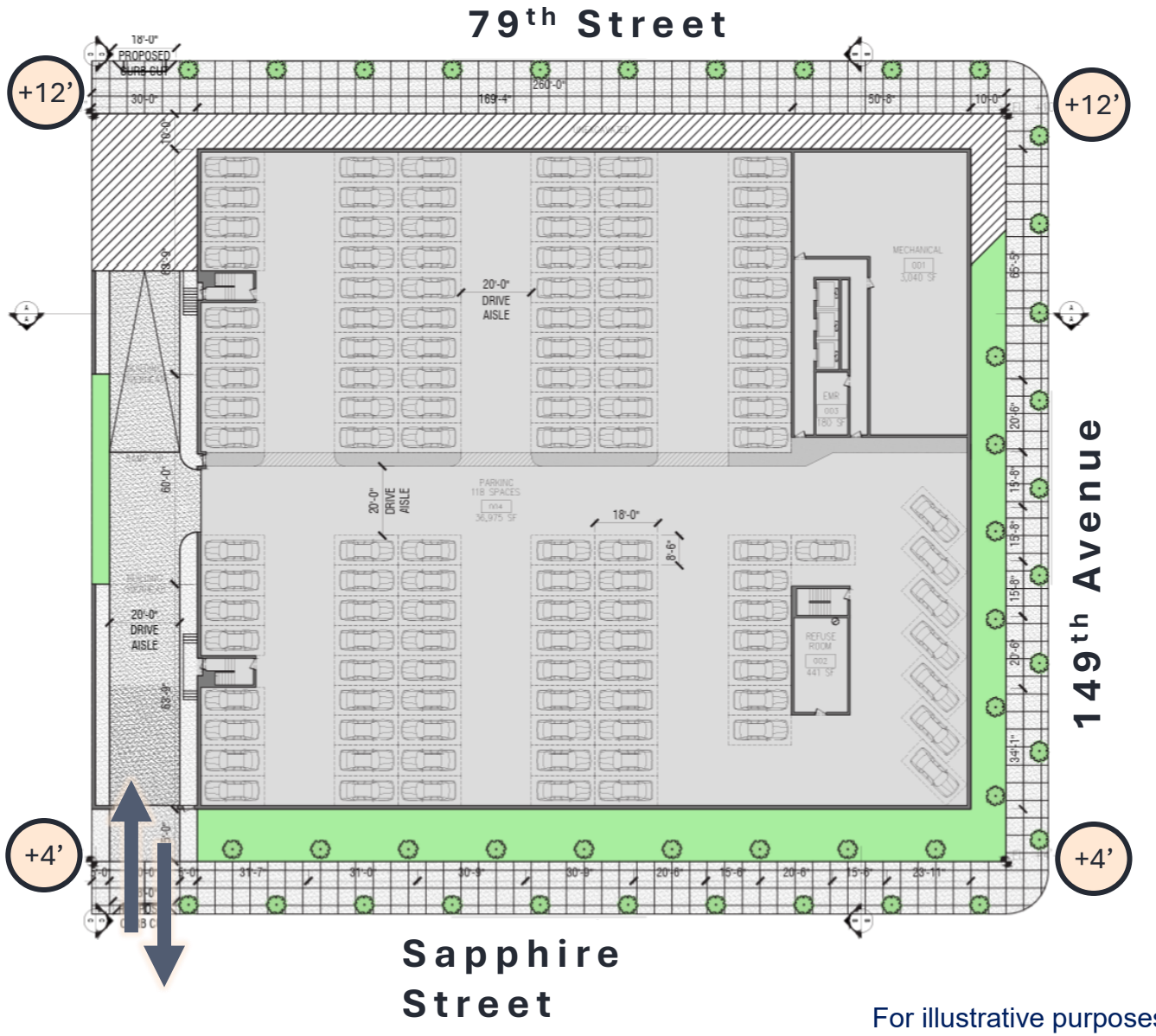


For illustrative purposes only

Proposed Development: Cellar Floor Plan

Project details

- 118 parking spaces within the cellar
- Curb cut via Sapphire Street on the cellar level
- 10’ sidewalk width
- 15’ setback proposed on Sapphire Street

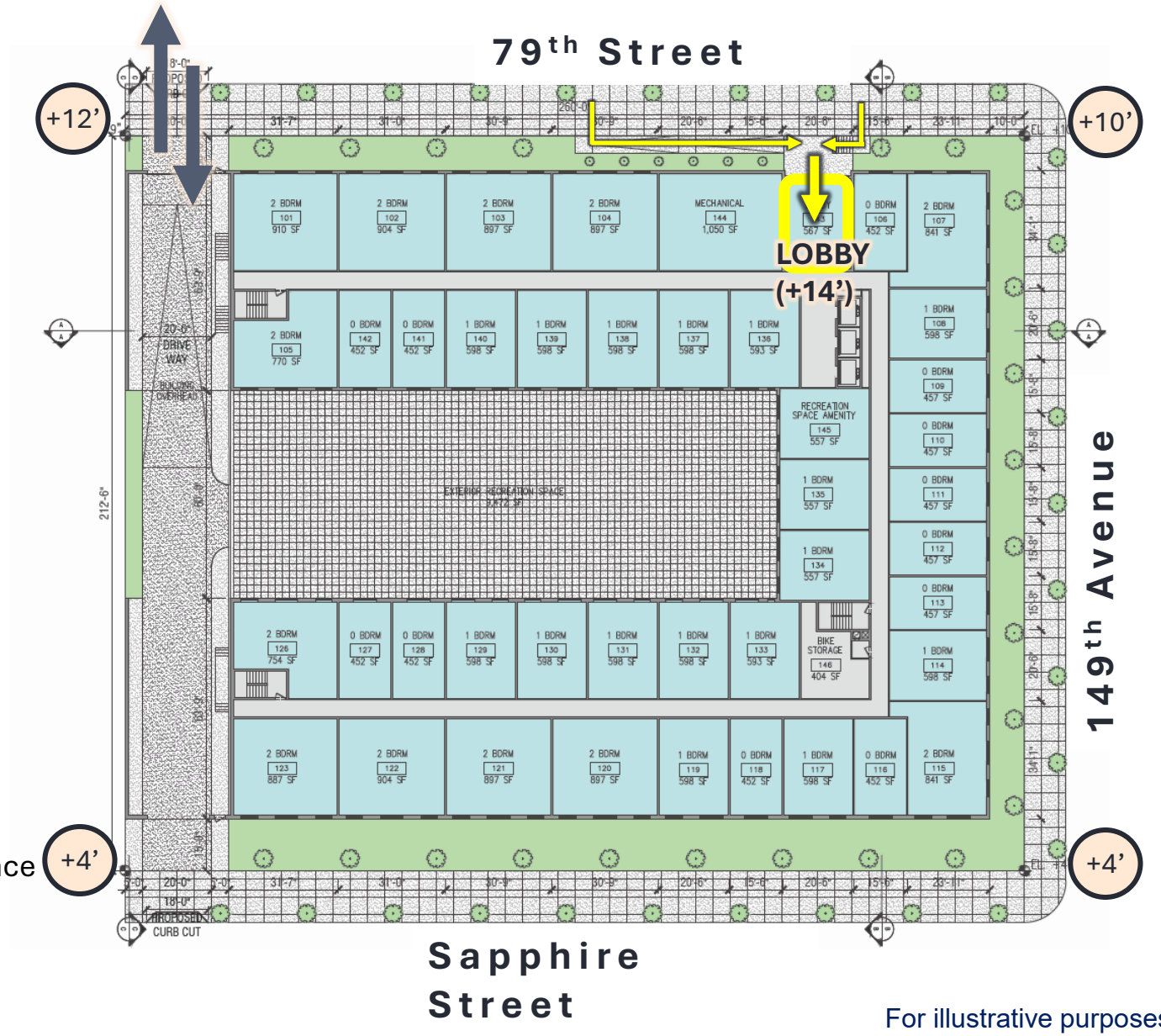


For illustrative purposes only

Proposed Development: Ground Floor Plan

Project details

- 118 parking spaces within the cellar
- Curb cut via 79th Street on the ground floor level
- 10’ sidewalk width
- 10’ setback proposed on 149th Avenue and 79th Street
- Residential lobby entrance on 79th Street with a ramp and stairs

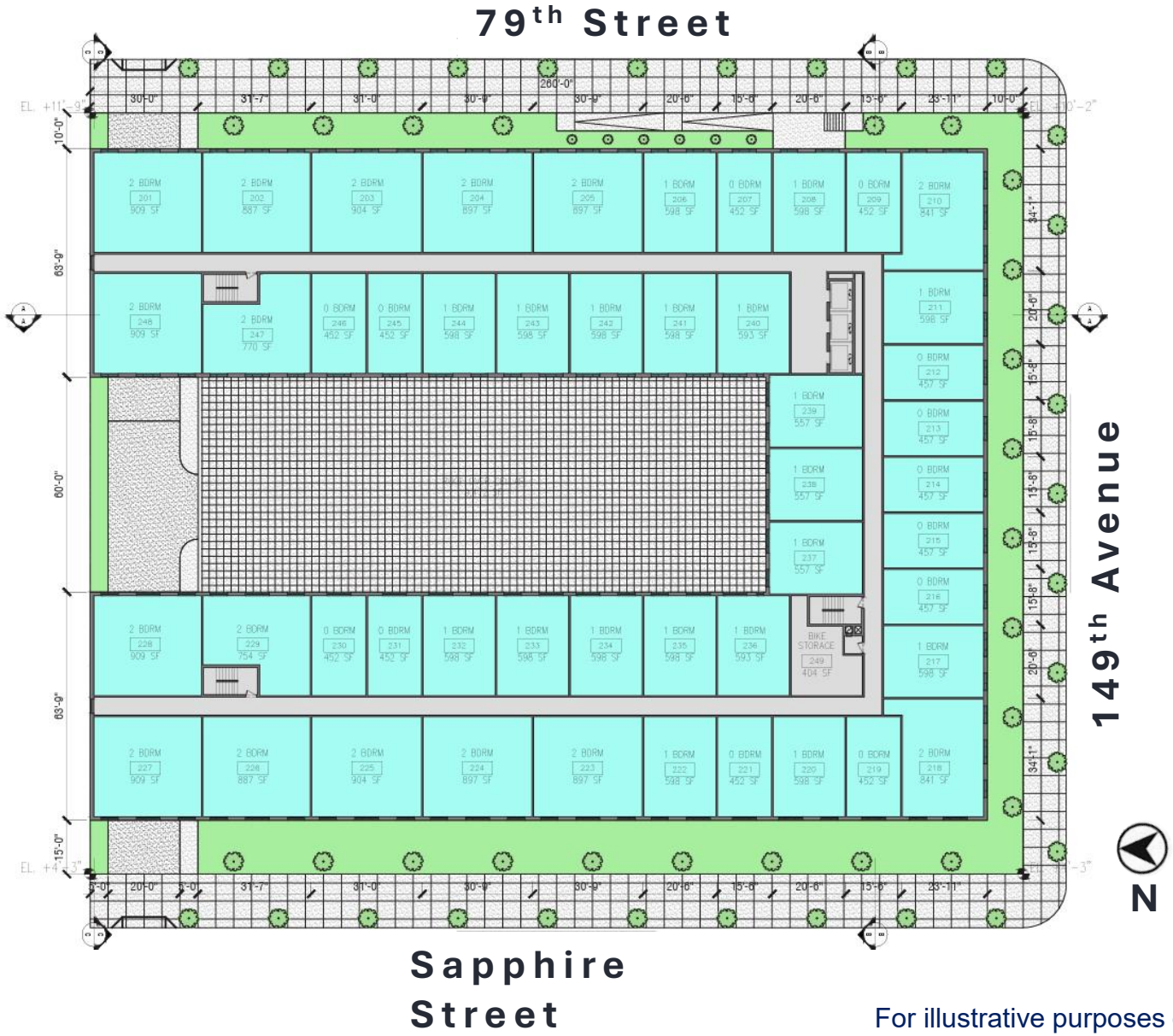


For illustrative purposes only

Proposed Development: Typical Residential Floor Plan

Project details

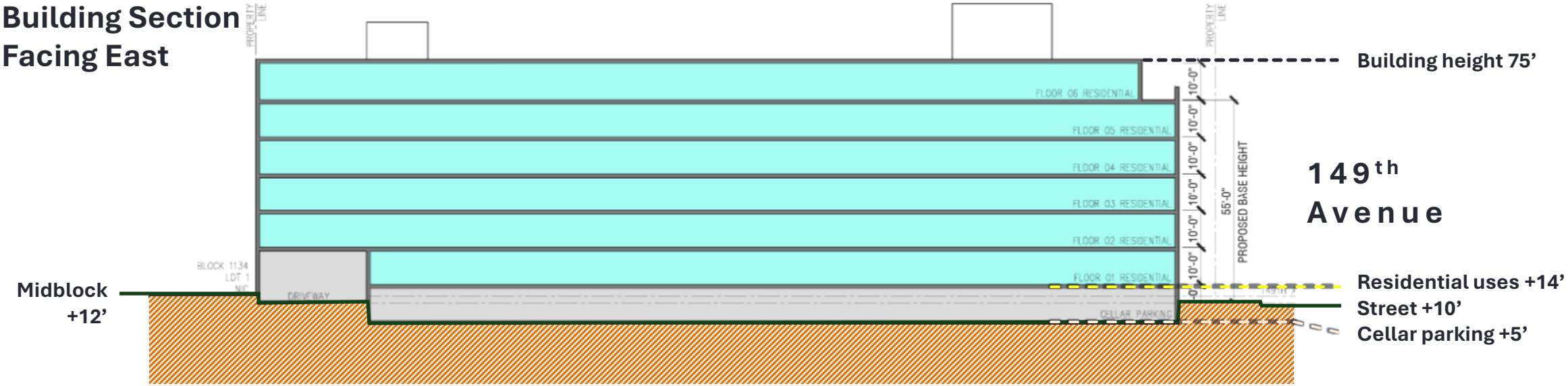
- Six-story, 186,380 SF (3.4 FAR) residential building
- Approximately 268 dwelling units, ~67 MIH (option 1)
- 118 parking spaces within the cellar



For illustrative purposes only

Proposed Development: Sections

Building Section Facing East



Building height 75’

149th Avenue

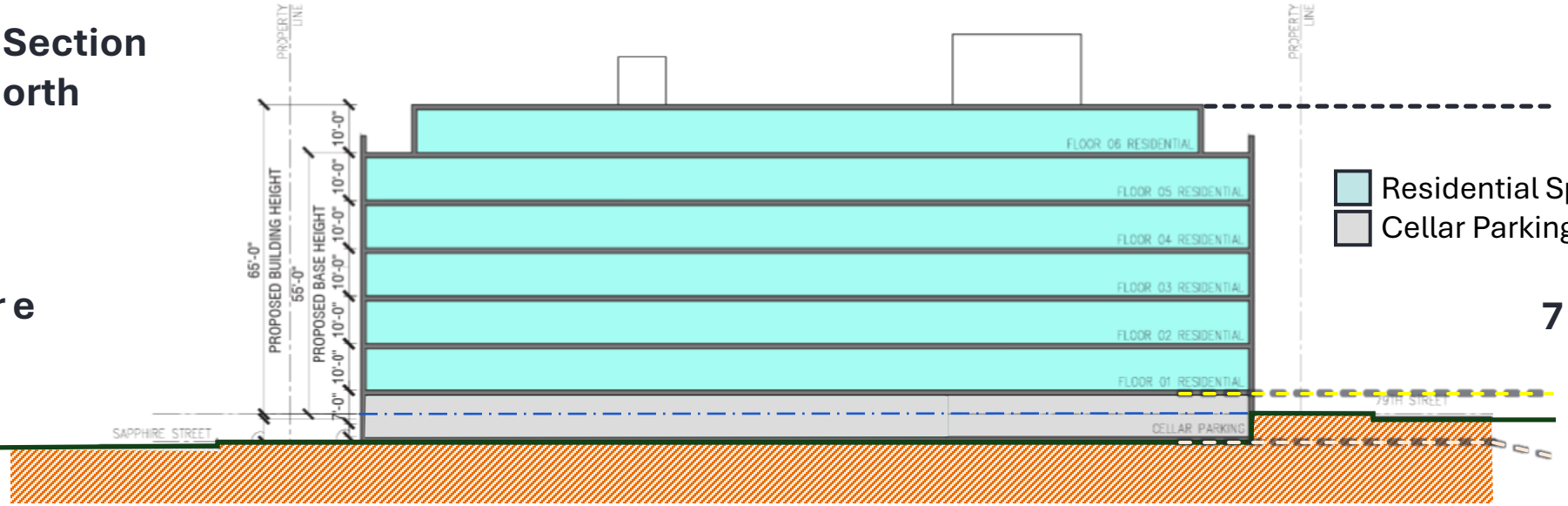
Midblock +12’

Residential uses +14’

Street +10’

Cellar parking +5’

Building Section Facing North



Building height 75’

Residential Space

Cellar Parking

Sapphire Street

79th Street

Street +5’

Residential uses +14’

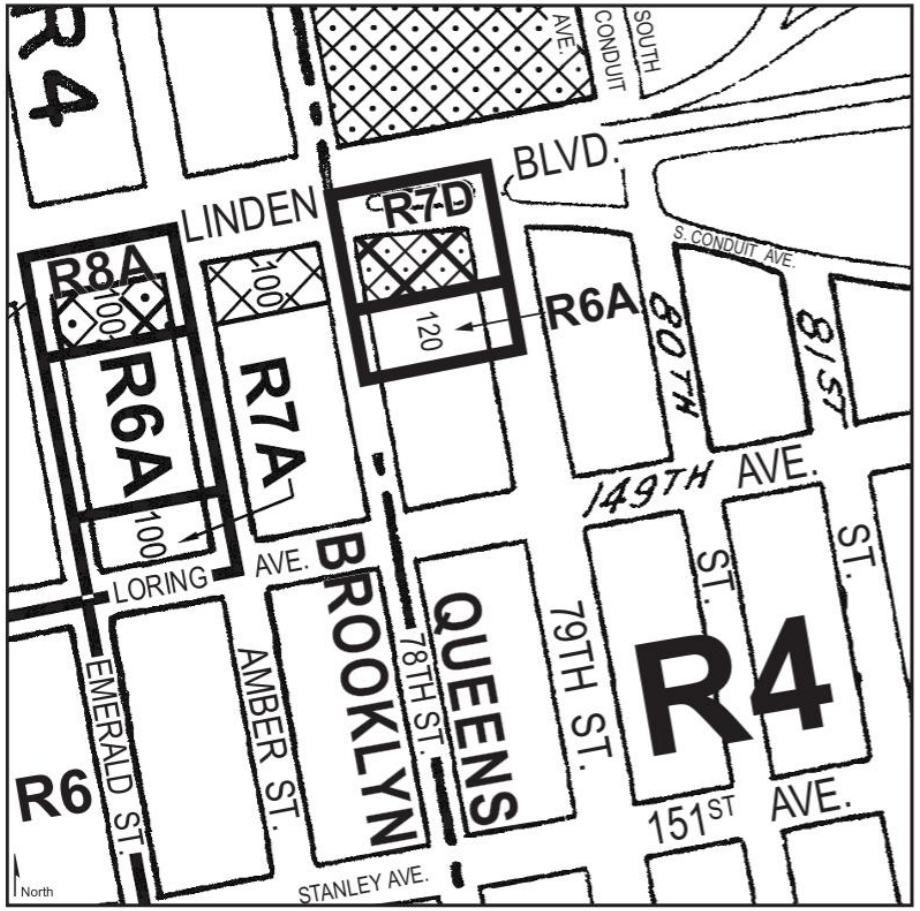
Street +10’

Cellar parking +5’

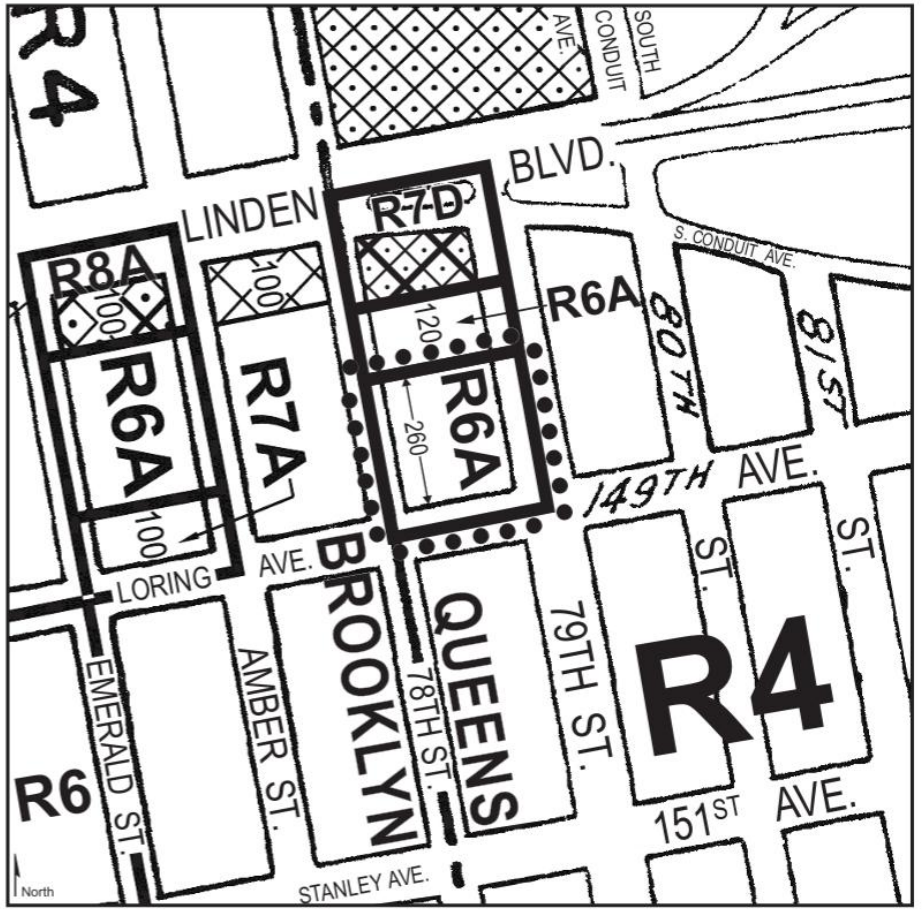
For illustrative purposes only

Actions Requested: Zoning Map Amendment

Zoning Change Map



Current Zoning Map (18b)



Proposed Zoning Map (18b) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to R6A

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Actions Requested: Zoning Map Amendment

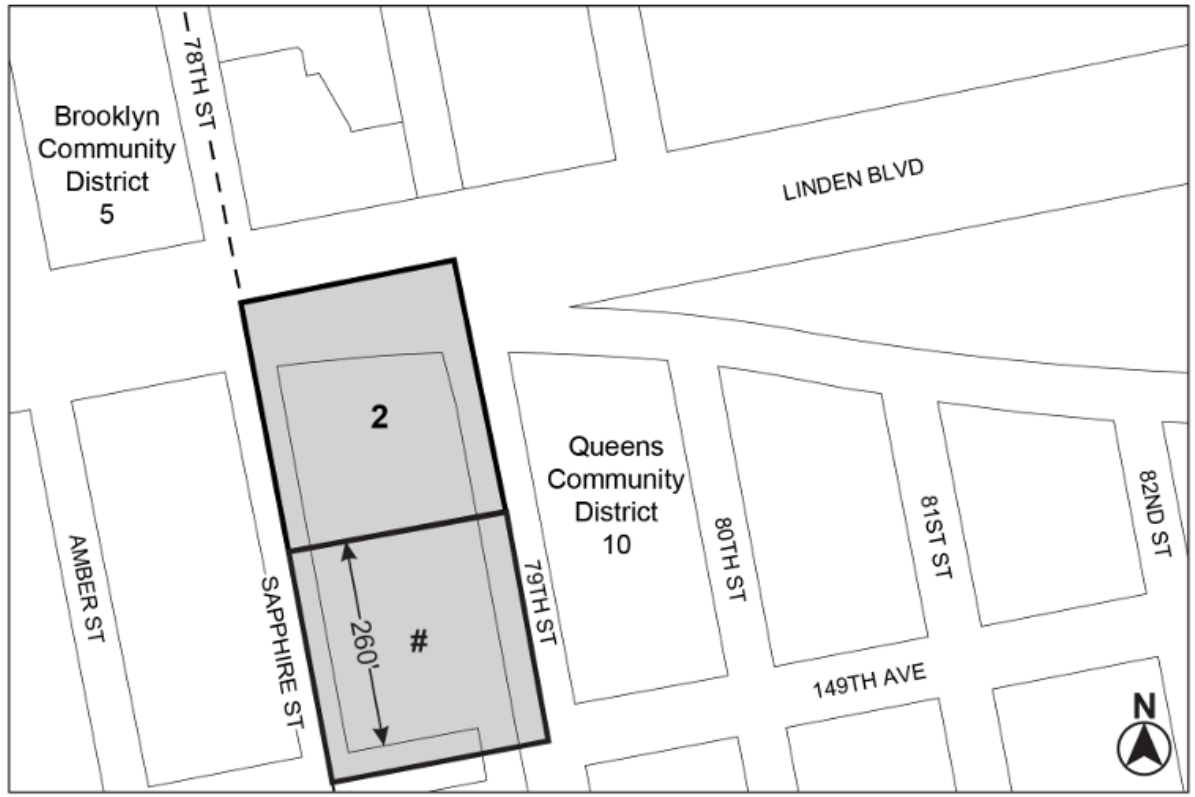
	R4 (existing)	R6A (proposed)
Max Base Height:	25'	65’
Max Building Height:	35'	95’**
Max Residential FAR:	1.0	3.9**
Max Community Facility FAR:	2.0	3.0
Required Parking:	50%	50%, 25%*

*for Qualifying Affordable Housing located beyond the Greater Transit Zone
**when providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

Actions Requested: Zoning Text Amendment

- MIH Option 1 and Option 2
  - 67 income restricted units – option 1

[PROPOSED MAP]



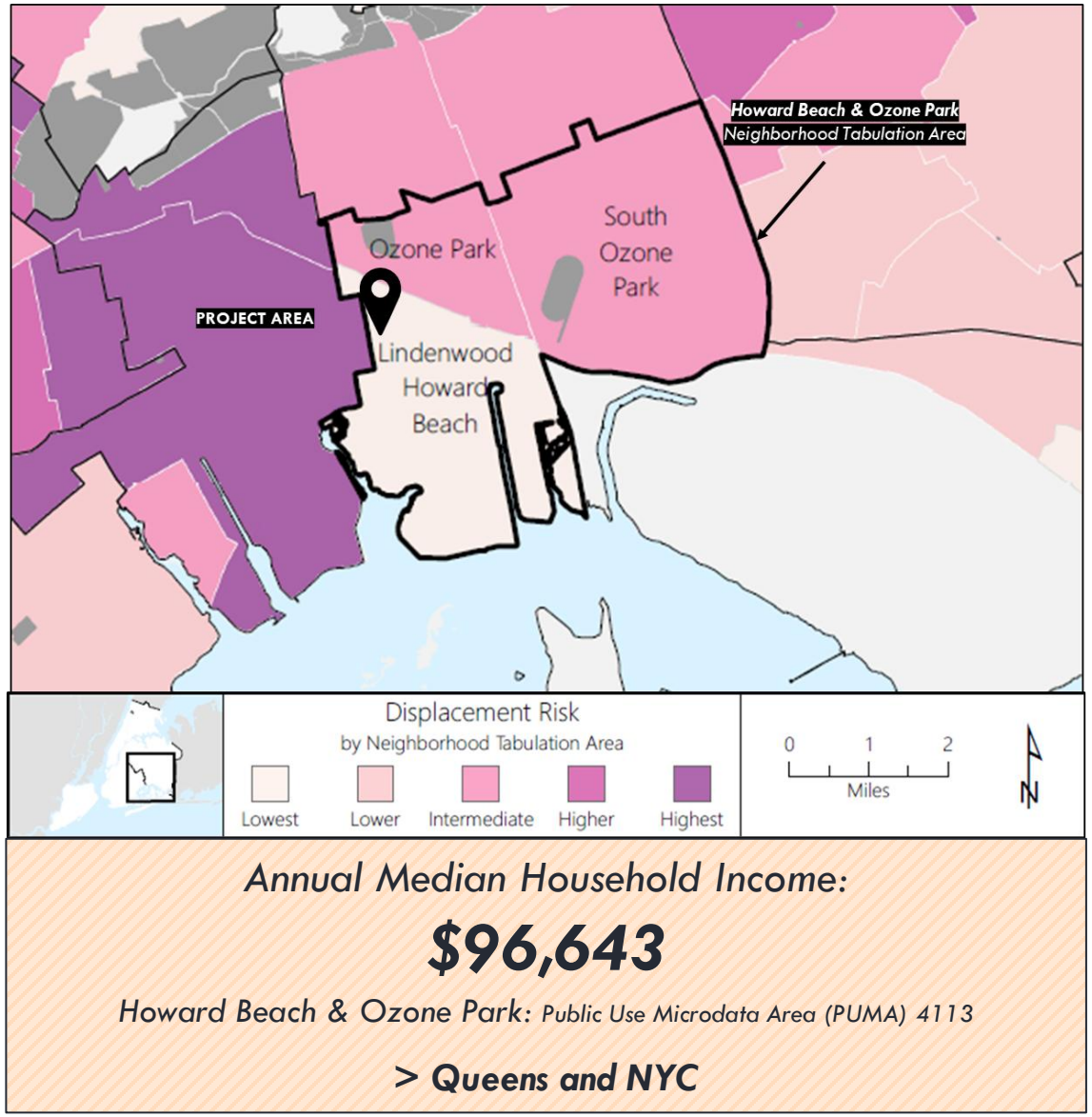
– – Community District boundary

Mandatory Inclusionary Housing area
Area **2** — 2/12/26 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Queens

* * *

Data From Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$96,643

Howard Beach & Ozone Park: Public Use Microdata Area (PUMA) 4113

> Queens and NYC

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-bedroom	Eligible Income (2025) ** 1-person HH	Eligible Income (2025) ** 4-person HH
Very Low Income	27	10%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	20	7%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	20	7%	80%	$2,270	$2,920	$90,700	$129,600
Not Income Restricted	201	75%	N/A	$3,400	$4,370	$136,100	$194,400
Total	268	100%					

Estimated monthly rent of income-restricted units for households earning 40%-80% AMI

$1,130 - $2,920

Estimated average income of a household earning 40%-80% AMI

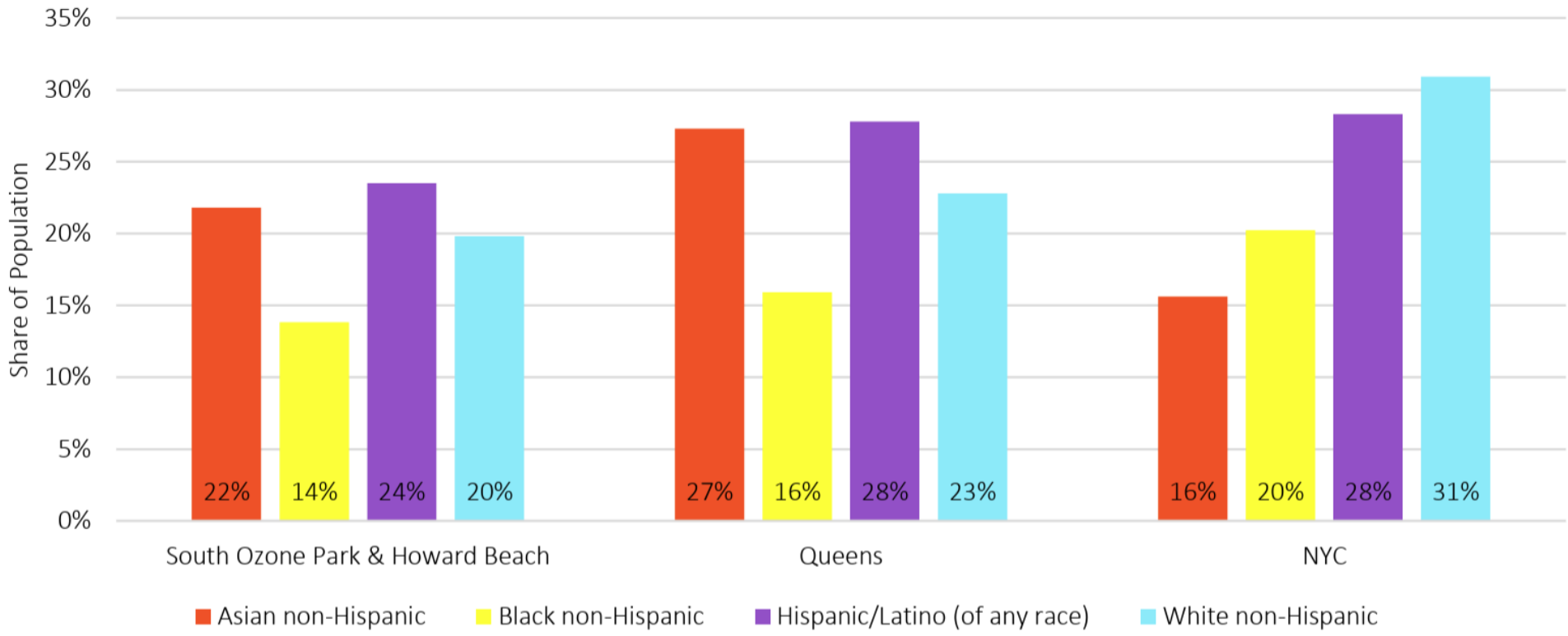
$45,400 - $129,600

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

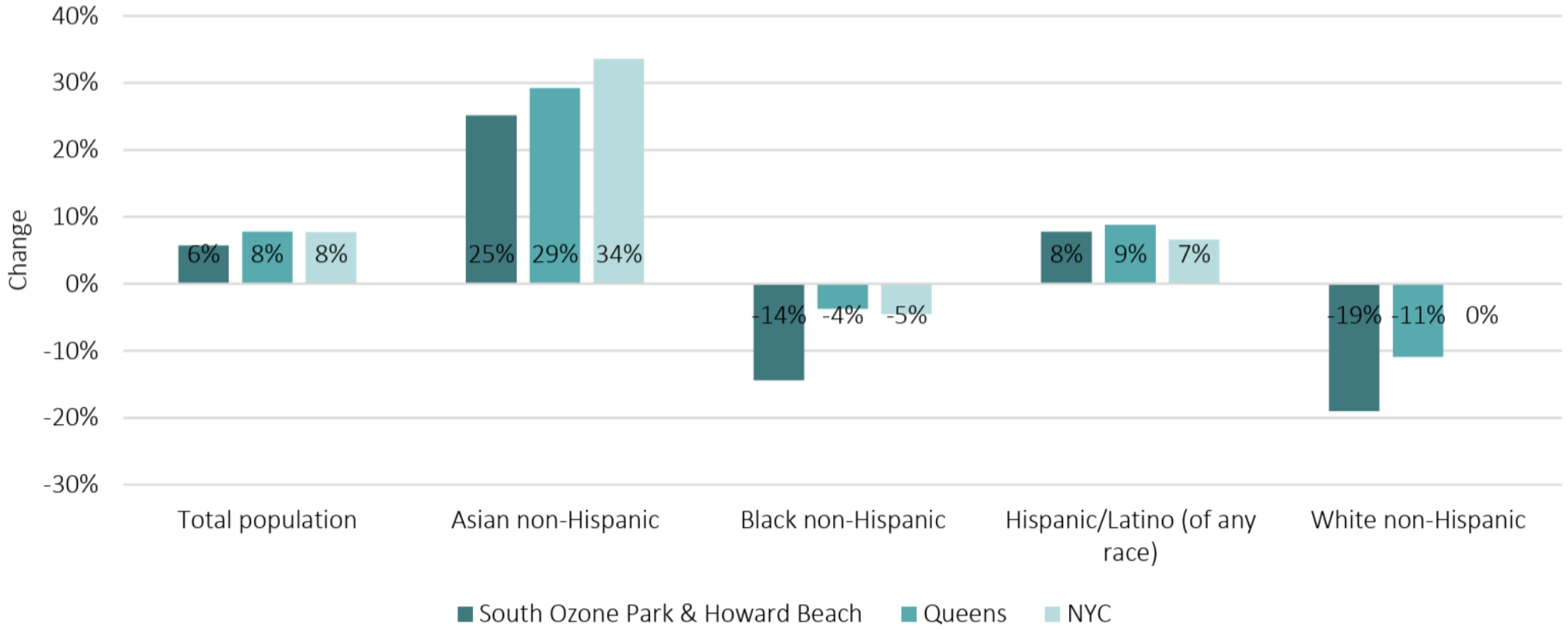


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."

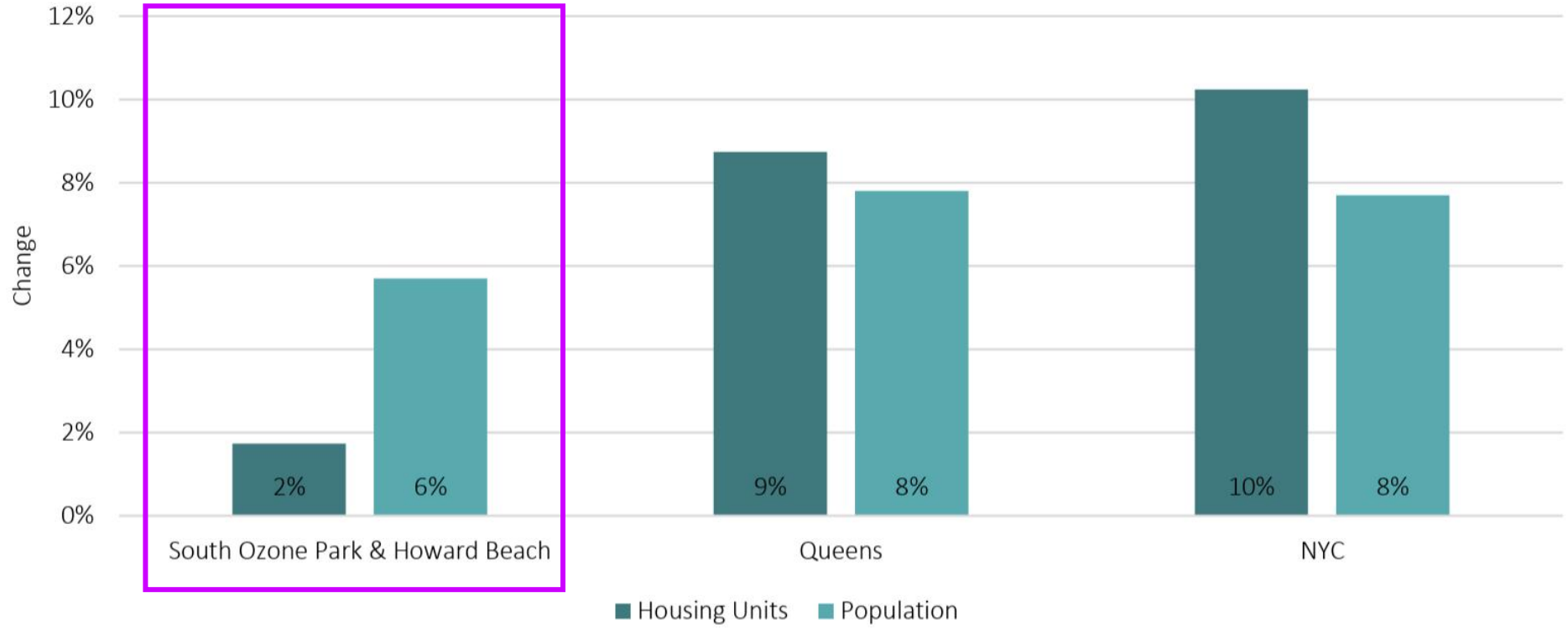


Source: Census 2010, 2020; Community Profile Table 1.01

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Conclusion

Actions Requested:

- Zoning Map Amendment (ZM)
  - From R4 to R6A

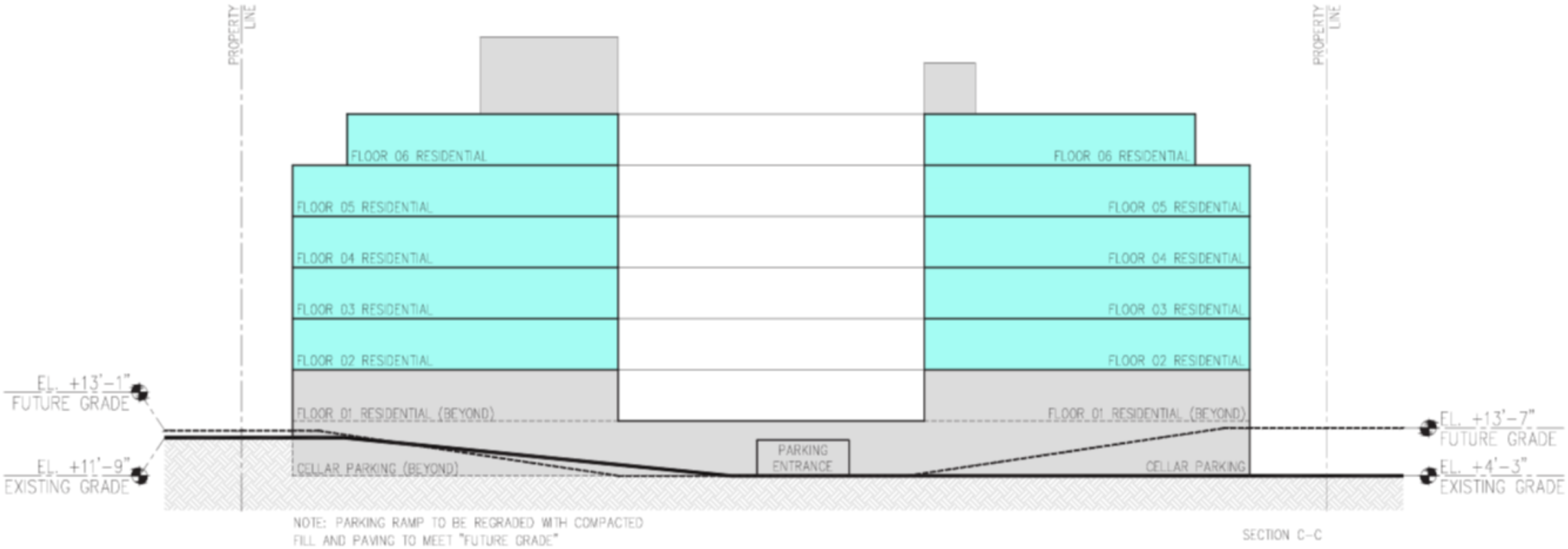
- Zoning Text Amendment (ZR)
  - To amend Appendix F to establish a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 & 2

- To facilitate the development of a six-story residential building with 186,380 SF (3.4 FAR) and 268 dwelling units (67 MIH)



For illustrative purposes only

Illustrative Plans



NEIGHBORHOOD SNAPSHOT

HOUSING AVAILABILITY

There are extremely few low-cost apartments available in NYC

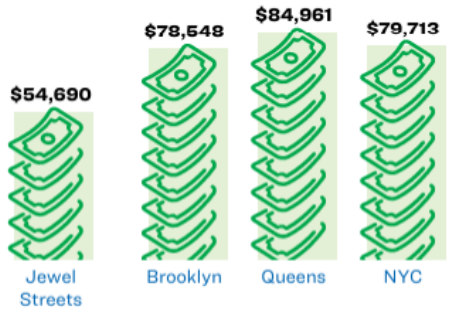


Less than 1%

of apartments citywide that cost under $2,400 a month are available to rent, making it very hard to find an affordable apartment.

Data Source: NYC Housing and Vacancy Survey, 2023.

MEDIAN HOUSEHOLD INCOME



Tracts: Brooklyn: 1214, 1208.01, 1208.02, 1208.03, 1210, 1220; Queens: 62.02, 62.01
Source: DCP Population Fact Finder, ACS 2019-2023

Jewel Streets households earn

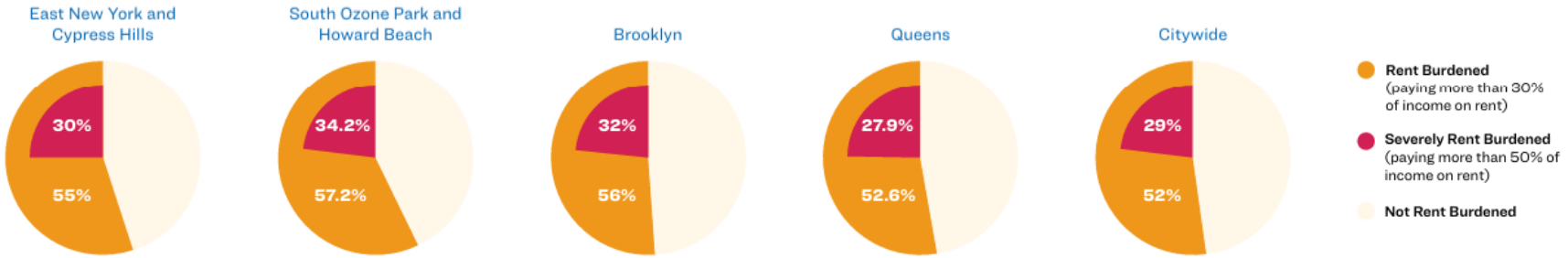
31%

less than the average New York household

RENT BURDEN

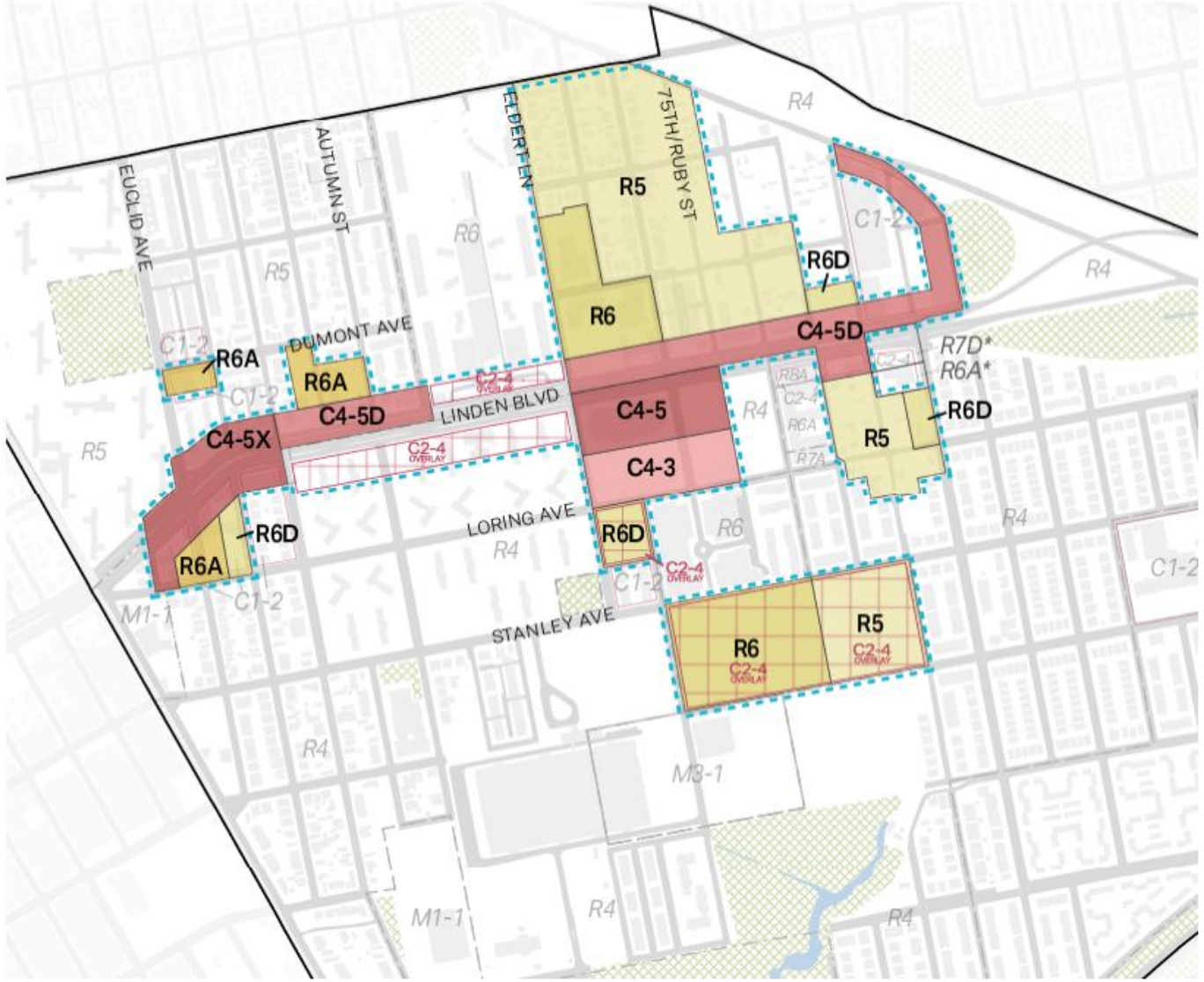
Jewel Streets residents and their neighbors spend too much of their income on rent, more than other residents of Brooklyn, Queens, and New York City as a whole.

RENT BURDENED HOUSEHOLDS



Source: EDDE, ACS PUMS 2019-2023

HPD Jewel Streets: Zoning Framework



Proposed Development: Unit Breakdown

Zoning Floor Area Tabulation											
Floor Level	Gross Floor Area			Floor Area Deductions			Total Zoning Floor Area	Unit Count			
	Residential	Commercial	Comm. Facility	Common Area	Mech + Parking	Electrification		0-bd	1-bd	2-bd	Total
Cellar	41,212 SF	0 SF	0 SF	0 SF	41,212 SF	0 SF	0 SF	0	0	0	0
1	35,552 SF	0 SF	0 SF	677 SF	4,053 SF	1,541 SF	29,281 SF	12	17	11	40
2	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
3	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
4	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
5	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
6	28,905 SF	0 SF	0 SF	147 SF	867 SF	1,395 SF	26,496 SF	4	18	14	36
Roof	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	68	111	89	268
Total	247,989 SF	0 SF	0 SF	1,400 SF	50,400 SF	9809 SF	186,380 SF	25%	41%	33%	

Proposed Development: Flood Elevation

Figure 11: 1% Flood Elevation and SLR Projections

