ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Witham, Lin Zeng

From: Evren Ulker-Kacar

Date: June 12, 2026

Re: Qualified Action Determination

Land Use Application No.: 260348ZMQ, N260349ZRQ

Project Name: 44-17 Greenpoint Avenue Rezoning

CEQR No.: 26DCP140Q

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

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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;

- 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.

[1] E-911 for hazardous materials will be placed on Queens Block 166, Lots 1 and 40.

Proposed Actions

The Applicant, ZDJ Greenpoint LLC, seeks approval of a zoning map amendment and a zoning text amendment (the "Proposed Actions") on Block 166, Lots 1, 40, and portion of (p/o) 35 (the "Affected Area") in the Sunnyside neighborhood of Queens Community District 2. The Affected Area encompasses an approximately 52,055-square-foot (sf) area bounded by Greenpoint Avenue to the south, 45th Street to the east, Queens Boulevard to the south, and 44th Street to the west.

The proposed zoning map amendment would change the existing R6A/C1-4 zoning district to R7A/C2-4 and R7X/C2-4 zoning districts. The proposed zoning text amendment would amend Appendix F of the Zoning Resolution (ZR) to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would result in development on applicant-owned Projected Development Site 1 (Block 166, Lot 40), and non-applicant-owned Projected Development Site 2 (Block 166, Lot 1). No development is anticipated Block 166, Lot 35, as it does not meet the soft site criteria as described in the CEQR Technical Manual. The site is currently occupied by a drive-through fast food restaurant and has been in operation for more than 15 years.

Proposed Project

The Proposed Actions would facilitate the Applicant's proposed development of a new 11-story, 115-foot-tall, mixed residential, commercial, and community facility building (the "Proposed Development") of approximately 158,437 GSF on Projected Development Site 1, containing approximately 15,983 GSF of commercial uses (local retail), 6,144 GSF of community facility uses, and 136,309 GSF (135 dwelling units [DUs], including 27-41 income restricted pursuant to MIH) of residential uses. The average DU size will be approximately 1,010 GSF per unit. Since Projected Development Site 1 is located in the Inner Transit Zone, no accessory parking is required for the proposed uses in the proposed R7A/C2-4 and R7X/C2-4 districts (ZR 25-211).

Future Without the Proposed Actions (No-Action Condition)

In the No-Action Condition, Projected Development Site 1 would be redeveloped with a 9-story, 95-foot-tall, mixed-use residential, commercial, and community facility building of 112,348 GSF, containing 15,983 GSF of commercial retail uses, 6,144 GSF of community facility uses, and 90,220 GSF (106 DUs) of residential uses. Pursuant to the Universal Affordability Preference (UAP) program, 20% (21 units) of the DUs would be designated as permanently income restricted.

In the No-Action Condition, Projected Development Site 2 would continue to be developed with a one-story commercial building of 13,180 GSF. While the maximum allowable FAR is 3.90 for the underlying R6A/C1-4 zoning district, it is conservatively assumed that this site would not be redeveloped in the No-Action condition.

Future With the Proposed Actions (With-Action Condition)

In the With-Action Condition, Projected Development Site 1 would be developed with a 11-story mixed-use building containing approximately 15,983 GSF of commercial uses, 6,144 GSF of community facility, and 136,309 GSF of residential uses. For conservative analysis purposes assuming an average unit size of 850 GSF per unit, the proposed development would include 160 DUs, including 32-48 income-restricted pursuant to MIH. The building would have a building height of 115 feet within the proposed R7A/C2-4 district and 145 feet within the proposed R7X/C2-4 district.

In the With-Action Condition, Projected Development Site 2 would be developed with a 14-story, 145-foot-tall, mixed-use residential and commercial building containing approximately 15,080 GSF of commercial uses and 91,365 GSF (107 DUs, including 21-32 income-restricted pursuant to MIH) of residential uses assuming an average residential unit size of 850 GSF per unit.

No accessory parking spaces would be required or provided on either Development Site.

Table 1: Total Development Increment (All Projected Development Sites)

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	90,220	227,674	+137,454
DUs[2]	*106*	*267*	*+161*
Affordable DUs	*21*	*53-80*	*+32-59*
Commercial GSF	29,163	31,063	+1,900
Community Facility GSF	6,144	6,144	0

Attachment: Applicant Hazardous Materials Certification

[2] Average DU size is 850 GSF per unit

ZDJ Greenpoint LLC
60 Cuttermill Road #405
Great Neck, NY 11021

Applicant Hazardous Materials Certification

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

Project Name: 44-17 Greenpoint Avenue Rezoning

Applicant Name: ZDJ Greenpoint LLC

Contact: Jasper Wu / jasper@zdjasper.com / 516.851.5502

Date: 6/10/2026

Project Number: 2025Q0331

Project BBLs: 4001660001, p/o 4001660035, 4001660040

I, Jasper Wu, am manager of ZDJ Greenpoint LLC, the applicant ("Applicant") for a zoning map amendment from R6A/C1-4 to R7X/C2-4 and R7A/C2-4 zoning districts and a zoning text amendment to map Mandatory Inclusionary Housing ("the Application"). Applicant seeks a determination that the Application is a Qualifying Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of 4001660040 (the "Property"), subject to the Application.

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 (E-911) and the completion of a Phase 1 Environmental Site Assessment.

Applicant hereby certifies that:

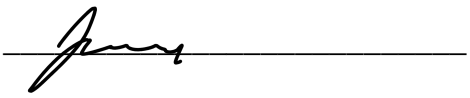
ZDJ Greenpoint LLC
60 Cuttermill Road #405
Great Neck, NY 11021

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

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries 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 such Phase I Environmental Site Assessment for the Property; and

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



Jasper Wu