Project Name: 135-27 Sapphire Street Rezoning
CEQR # 26DCP024Q
SEQRA Classification: Unlisted **EAS SHORT/FULL FORM PAGE #**

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, 135 Sapphire LLC, is requesting a zoning map amendment and a zoning text amendment (the "Proposed Actions") affecting Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42, and 45 (the "Affected Area") in the Lindenwood neighborhood of Queens Community District 10. The zoning map amendment would rezone the Affected Area from an R4 zoning district to an R6A zoning district and the zoning text amendment would modify Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas to establish an MIH Area coterminous with the Affected Area. The Proposed Actions would facilitate the development of a new 6-story plus cellar, 65-foot tall, 247, 989 gross-square-foot residential building including 268 dwelling units of which 25% or about 67 units would be permanently income restricted (the "Proposed Development"). The Proposed Actions would not result in land uses that conflict with the existing land uses surrounding the Affected Area which predominantly consists of a mix of residential and commercial land uses and would be consistent with nearby medium-density residential buildings located immediately west of the Affected Area. Therefore, there would be no significant adverse land use impacts. While the Proposed Actions would increase allowable residential floor area within the Affected Area, it would not introduce new use groups that would be incompatible with the existing character of the area, and the proposed development would be in character with surrounding mid-density zoning districts of R6A, R7A, and R8A. Therefore, there would be no significant adverse impact on zoning. Additionally, the Proposed Actions would not conflict with identified public policies and would instead promote and be consistent with the public policies that currently apply to the Development Site and the surrounding area, including Housing New York 2.0, Where We Live NYC, and the Waterfront Revitalization Program (WRP No. 23-217). The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy.

Community Facilities

A detailed assessment of community facilities with respect to Primary and Middle schools is included in the EAS. The Proposed Actions would introduce 58 combined elementary and middle school students, which is above the 50-student threshold for analysis. The Affected Area is located within sub-district 4 of Community School District (CSD) 27. Primary schools have a utilization rate of 109% and Middle schools have a utilization rate of 98% in the existing conditions. The analysis indicates that in the future With-action, the utilization rate for primary schools and middle schools within CSD 27 would be 92 percent and 95 percent, respectively. The utilization rates would increase by 1.48 percent for primary schools and 1.16 percent in middle schools as a result of the Proposed Actions. The utilization rate of primary and middle schools would not be equal to or greater than 100%, therefore the Proposed Actions would not result in significant adverse impacts related to primary or middle school utilization.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-908) related to hazardous materials, air quality, and noise would be established as part of the approval of the Proposed Actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Alexander Plackis at +1 212-720-3332.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 4/23/2026
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Sideya Sherman	DATE 4/27/2026
SIGNATURE Sideya Sherman	

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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42, 45

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-908**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

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Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1:*** *Any new residential development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, and any parking garage vent must be at least 60 feet from the southern lot line of Block 11384 Lot 1, to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential and/or commercial office uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the facade facing 79th Street, on the southern facade facing 149th Avenue within 50 feet of 79th Street and the northern facade facing Linden Blvd within 50 feet of 79th Street to maintain an interior noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office use. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*