TECHNICAL MEMORANDUM 001

50-20 108th Street Rezoning

CEQR NO. 25DCP082Q

Date: July 24, 2026

I. INTRODUCTION

The Applicant, Anthony Federici, Federici Builders Corp., is seeking City Planning Commission (CPC) approval of a Zoning Map Amendment to rezone the Project Area identified as Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, and 42, and part of Block 1993, Lot 65, from the current R6B and R6B/C2-3 zoning to R7A & R7A/C2-4 zoning districts in Corona neighborhood of Queens Community District 4 and a Zoning Text Amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area (together, the Proposed Actions).

The Proposed Actions would facilitate the redevelopment of two Applicant-owned sites, Projected Development Site 1 (Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30) and Projected Development Site 2 (Block 1993, Lot 65) with two mixed-use buildings. In addition, two other development sites; Potential Development Site 1 (Block 1994, Lot 6) and Projected Development Site 3 (Block 1994, Lots 40 and 41) are assumed to be developed as a result of the Proposed Actions for analytical purposes.

The Environmental Assessment Statement (EAS) for the Proposed Actions was accepted as complete and a Negative Declaration was issued on January 15, 2026 by the New York City Department of City Planning (DCP) acting on behalf of the CPC as lead agency. Following the publication of the EAS, modifications to the Proposed Actions have been identified, at the request of the Land Use Committee of the New York City Council (the "Council Modifications"). The modification is described in detail in Section II below. This technical memorandum examines whether the Council Modifications would change the conclusions of the environmental analysis provided in the January 2026 EAS and subsequent Negative Declaration, which did not identify any significant adverse impacts.

II. DESCRIPTION OF COUNCIL MODIFICATIONS

The proposed City Council modifications would be as follows:

1. eliminating from within an existing R6B District a C2-3 District bounded by 50th Avenue, a line 100 feet northerly of Corona Avenue, a line 100 feet northwesterly of 51st Avenue, 108th Street, 51st Avenue, and Corona Avenue;

2. changing from an R6B District to an R7A District property bounded ~~50th Avenue~~ by a line 100 feet northwesterly of 51st Avenue and its southwesterly prolongation, a line 150 feet southwesterly of 108th Street, a line midway between 49th Avenue and 50th Avenue, 108th Street, 51st Avenue, and Corona Avenue;

3. establishing within an existing R6B District, a C2-4 District bounded by 50th Avenue, a line 100 feet northerly of Corona Avenue, a line 100 feet northwesterly of 51st Avenue and its southwesterly prolongation, and Corona Avenue; and

4. establishing within the proposed R7A District a C2-4 District bounded by ~~50th Avenue, a line 100 feet northerly of Corona Avenue,~~ a line 100 feet northwesterly of 51st Avenue and its southwesterly prolongation, 108th Street, 51st Avenue, and Corona Avenue.

Note: strikethrough portions have been deleted by the City Council and underlined portions have been added by the City Council.

III. EFFECTS OF COUNCIL MODIFICATIONS

The Proposed Actions, as evaluated in the January 2026 EAS, would rezone the Project Area identified as Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, and 42, and part of Block 1993, Lot 65 R6B and R6B/C2-3 zoning to R7A & R7A/C2-4 zoning districts.

Under the Council Modifications, the Project Area boundary would be modified to exclude the northwest part of Block 1994 (the portion beyond 100 feet north of 51st Avenue and 150 feet west of 108th Street) which consists of Lots 1, 3, 4, 6, 7, 37, 40, 41, and 42 reducing the area affected by the Proposed Actions. As a result, Potential Development Site 1 (Block 1994, Lot 6) and Project Development Site 3 (Block 1994, Lots 40 and 41) would no longer be part of the Project Area and would not be considered soft sites for development.

This change would result in approximately 38 fewer dwelling units than that was analyzed in January 2026 EAS. Therefore, the analysis provided in January 2026 EAS would represent a more conservative analysis and the conclusions of the environmental analysis for any density related technical analysis areas would remain the same.

However, to avoid any potential site-specific impacts related to hazardous materials, air quality and/or noise that could result from the Proposed Actions, an (E) designation (E-884) was placed on all projected and potential development sites as identified in the January 2026 EAS. With the Council Modifications, the (E) designation requirements identified in the January 2026 EAS and Negative Declaration related to hazardous materials, air quality

and/or noise for Projected Development Site 3 (Block 1994, Lots 40 and 41) and Potential Development Site 1 (Block 1994, Lot 6) would no longer be required or applicable as these two development sites would no longer be part of the Project Area. The (E) designation requirements placed on the other development sites (Projected Development Site 1 and 2, as defined above) would remain the same and all future development anticipated on these sites would continue to be required to comply with the requirements of E-884.

As described, the Council Modifications would not change the conclusions of the January 2026 EAS.