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

Memorandum

To: Sarah Whitham, Alex Sommer

From: Evren Ulker-Kacar EUK

Date: July 9, 2026

Re: Qualified Action Determination

Land Use Application No.: 260267ZMQ; 260268ZRQ

Project Name: 50-01 Queens Boulevard Rezoning

CEQR No.: 26DCP118Q

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5 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 forty-five feet; or the maximum height of a building is regulated by something

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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 5a(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 5a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

1 E-930 for hazardous materials will be placed on Block 1319, Lot 12. The existing E-163 on Block 1319 Lot 1 will remain.

Applicant Provided Information

Proposed Action

The Applicant, ZDJ Queens 50 LLC, seeks approval of a zoning map amendment and a zoning text amendment (the "Proposed Actions") on Block 1319, Lots 1, 12, and 21 (the "Affected Area") in the Sunnyside neighborhood of Queens Community District 2. The Affected Area encompasses an approximately 40,280 square foot (sf) area bounded by Roosevelt Avenue to the north, 51st Street to the east, Queens Boulevard the south, and 50th Street to the west.

The proposed zoning map amendment would change the existing R6/C2-3 and R7X/C2-3 zoning districts over the Affected Area to an R8A/C2-4 zoning district. The proposed zoning text amendment would amend Appendix F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) of the Zoning Resolution (ZR) to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would result in the development on applicant-owned Projected Development Site 1 (Block 1319, Lot 1) and the non-applicant owned Projected Development Site 2 (Block 1319, Lot 12). Lot 21 was developed with a mixed use residential and commercial building in 2019 and no development is anticipated.

Proposed Project

The Proposed Actions would facilitate the development of a new 16-story, 165-foot-tall, mixed residential, commercial, and community facility building (the "Proposed Development") of 130,833 gross square feet ("GSF") on the Applicant-controlled Block 1319, Lot 1 (Projected Development Site 1), containing approximately 5,444 GSF of community facility uses and 7,633 GSF of commercial uses on the first floor, and 117,756 GSF of residential uses on the upper floors. The Proposed Development would result in 123 dwelling units, 20-30% (25-37 units) of which would be affordable at an average of 40-80% Area Median Income (AMI) pursuant to MIH Option 1, 2, or 3. The Applicant intends to pursue MIH Option 1, which would result in 31 affordable units (25%) at an average of 60% AMI. Since the Projected Development Site is located in the Inner Transit Zone, no accessory parking is required for the proposed uses in the proposed R8A/C2-4 district (ZR 25-211).

Future Without the Proposed Actions (No-Action Condition)

In the future absent the Proposed Actions, the Applicant-owned Projected Development Site 1, which is currently vacant, would be redeveloped to max out the allowable Floor Area Ratio (FAR) under the existing R6/C2-3 and R7X/C2-3 zoning, while existing conditions on the non-Applicant-owned Projected Development Site 2 are

expected to remain in the future without the Proposed Actions. Projected Development Site 1 would be redeveloped with a 16-story, 165-foot-tall, mixed-use commercial and residential building of 91,813 GSF with 13,901 GSF of commercial retail on the ground floor and 77,912 GSF of residential uses with a total of 92 dwelling units on the upper floors.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site 1 (Applicant-owned Block 1319, Lot 1)

In the With-Action Condition, Projected Development Site 1 would be developed with a single 16-story, 165-foot-tall, 130,833 GSF mixed residential, commercial, and community facility building, containing approximately 5,444 GSF of community facility uses and 7,633 GSF of commercial uses on the first floor, and 117,756 GSF of residential uses on the upper floors. There would be approximately 139 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (28-42 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3. For the purposes of Early Childhood Programs analysis, 20% of residential floor area (28 units) is assumed to be affordable at or below 80% AMI. No parking would be provided.

Projected Development Site 2 (non-Applicant-owned Block 1319, Lot 12)

In the With-Action Condition, Projected Development Site 2 would be developed with a single 16-story, 165-foot-tall, 93,871 GSF mixed residential and commercial building, containing approximately 10,184 GSF of local retail uses on the first floor, and 83,687 GSF of residential uses on the upper floors. There would be approximately 98 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (20-29 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3. For the purposes of Early Childhood Programs analysis, 20% of residential floor area (20 units) is assumed to be affordable at or below 80% AMI. No parking would be provided.

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

Use	No-Action Condition	With-Action Scenario	Increment
Commercial GSF	20,229	17,817	-2,412
Community Facility GSF	0	5,444	+5,444
Residential GSF	77,912	201,442	+123,530
Residential DUs	92	237	+145

Attachment: Applicant Hazardous Materials Certification

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Applicant Hazardous Materials Certification

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

Project Name: 50-01 Queens Boulevard Rezoning

Applicant Name: ZDJ QUEENS 50 LLC

Contact: Jasper Wu

Date: 6/23/2026

Project Number: 2025Q0304

Project BBLs: 4013190001, 4013190012, 4013190021

I, Jasper Wu, am Manager of ZDJ QUEENS 50 LLC, the applicant ("Applicant") for a zoning map amendment that would change the existing R6/C2-3 and R7X/C2-3 zoning districts to an R8A/C2-4 zoning district and zoning text amendment would amend Appendix F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) of the Zoning Resolution (ZR) to designate the rezoning area as a Mandatory Inclusionary Housing (MIH) area ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of 4013190001 (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-163 for Block 1319, Lot 1 and E-930 for Block 1319, Lot 12) and the completion of a Phase I Environmental Site Assessment.

Applicant hereby certifies that:

(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;

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(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