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

Memorandum

To: Sarah Whitham, Lin Zeng
From: Evren Ulker-Kacar EUK
Date: 9/17/2026

Re: Qualified Action Determination
ULURP No(s): 260230ZMQ, N260231ZRQ
Project Name: 2-28 Beach 87th Street Rezoning
CEQR No.: 26DCP106Q

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 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;

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

- 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.

___Otherwise exempt pursuant to _____.

[1] E-882 for hazardous materials will be placed on Queens Block 16120, Lots 10, 12, 72.

Applicant Provided Information

Proposed Action

The Applicant, Beach 87th St Associates, LLC, seeks a zoning map amendment to rezone portions of Queens Block 16120 from an R4-1 zoning district to an R7A zoning district and a zoning text amendment to map a Mandatory Inclusionary Housing area coterminous with the rezoning area. The Affected Area includes Block 16120, Lots 6, 10, 12, 14, 65, 68, 69, 70 and 71, and portions of Lots 5, 16 and 72, in the Rockaway Beach neighborhood of Queens Community District 14.

The Proposed Actions would result in development on the applicant-owned Projected Development Site 1 (Block 16120, Lots 10 and 12) and the non-applicant-owned Projected Development Site 2 (Block 16120, Lot 72). No development is anticipated on Block 16120, Lots 5, 6, 14, 65, 68, 69, 70, and 71, as they do not meet the soft site criteria described in the CEQR Technical Manual. Lots 5 and 6 contain the Police Athletic League community facility space which has occupied the building since 1972 and is a long-standing institutional use. Lot 14 is not controlled by the applicant and no development is anticipated to occur on this Lot. The Lot is approximately 5,400 square feet and contains a multi-family home, however area trends suggest that redevelopment in Queens Community District 14 generally occurs on Lots 10,000 square feet or larger. All other lots included in the Affected Area are smaller than 5,000 square feet, independently owned, and contain two-family homes built in 1910, with the exception of Lot 65, which is city owned and vacant. As a result, no development is anticipated on the aforementioned lots.

Description of Site and Previous Disturbance

The Affected Area is located on Queens Block 16120 and is bounded by Rockaway Beach Boulevard, Beach 86th Street, Rockaway Freeway and Beach 87th Street. Projected Development Site 1 consists of Lots 10 and 12, which together contain approximately 10,000 square feet and are currently vacant. Projected Development Site 2 consists of Lot 72 and is currently developed with the approximately 4,000-square-foot New Hope Baptist Church and associated paved or previously developed areas. The remaining lots within the Affected Area contain residential, community facility or other urban uses, or consist of vacant lots within a previously developed urban block. Historical records identified prior residential, commercial and industrial uses on and near the Development Sites.

Proposed Project

Proposed Actions would facilitate the construction of a 10-story, approximately

115-foot-tall residential building containing approximately 68,820 gross square feet, including approximately 60,120 gross square feet (GSF) of residential floor area and 70 dwelling units [DUs]. Approximately 14 to 21 dwelling units would be affordable pursuant to the applicable Mandatory Inclusionary Housing option. The average DU size would be approximately 860 GSF per unit. The building would contain approximately 29 accessory off-street parking spaces. A rooftop bulkhead would extend approximately 10 feet above the building, resulting in a total height of approximately 125 feet

Future Without the Proposed Actions (No-Action Condition)

In the Future Without the Proposed Actions, Projected Development Site 1 would be developed pursuant to the existing R4-1 zoning regulations. Each lot would be developed with two three-story semi-detached residential buildings. Collectively, the two lots would contain approximately 10,000 GSF of residential floor area, 10 dwelling units and six accessory off-street parking spaces.

Absent approval of the Proposed Actions, Projected Development Site 2 is not anticipated to develop and the 4,000 GSF New Hope Baptist Church would remain. No redevelopment is anticipated on Lots 5, 6, 14, 65, 68, 69, 70 or 71 because of their existing institutional or residential uses, small lot sizes, separate ownership, City ownership or lack of known development plans.

Future With the Proposed Actions (With-Action Condition)

In the Future With the Proposed Actions, Projected Development Site 1 would be developed with a 10-story, 68,820 gsf residential building containing including approximately 60,120 gross square feet of residential floor area, 70 dwelling units and 29 accessory parking spaces. The average DU size would be approximately 860 GSF per unit.

Projected Development Site 2 consists of Queens Block 16120, Lot 72. The existing church would be demolished and replaced with a 10-story mixed-use building containing approximately 114,528 GSF. The building would contain approximately 90,510 gross square feet of residential floor area, 90 dwelling units, approximately 12,618 gross square feet of community facility space to accommodate the existing church use and 38 accessory residential parking spaces. The average DU size would be approximately 1000 GSF per unit.

Together, the two projected development sites would contain approximately 183,348 GSF, including approximately 150,630 GSF of residential floor area, 160 dwelling units, 12,618 gross square feet of community facility space and

approximately 20,100 gross square feet of accessory parking or other floor area.

Use	**No-Action**	**With-Action**	**Increment**
Residential floor area	10,000 GSF	150,630 GSF	+140,630 GSF
Dwelling units	10	160	+150
Commercial floor area	0 GSF	0 GSF	0 GSF
Community facility floor area	4,000 GSF	12,618 GSF	+8,618 GSF
Other/accessory parking area	16,700 GSF	20,100 GSF	+3,400 GSF
Total development	**30,700 GSF**	**183,348 GSF**	**+152,648 GSF**

Hazardous Materials Certification is attached.

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

A. Danza Consulting

5027 194th Street
Fresh Meadows, NY 11365
917-608-8881

A. DANZA CONSULTING

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: 2-28 Beach 87th Street Rezoning

Applicant Name: **Beach 87th Street Associates, LLC**

Contact: Anthony Danza, adanzaconsulting@gmail.com

Date: July 21, 2026

Project Number: 2024Q0325

CEQR Number: 26DCP106Q

Project BBLs: **4161200016, 4161200069, 4161200072, 4161200071, 4161200070, 4161200006, 4161200065, 4161200012, 4161200005, 4161200010, 4161200014, 4161200068**

I, Anthony Danza, am Owners Representation of Beach 87th Street Associates, LLC, the applicant ("Applicant") for a zoning map amendment to rezone the Affected Area from an R4-1 zoning district to an R7A zoning district, and a zoning text amendment to map a Mandatory Inclusionary Housing area coterminous with the Affected 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 **4161200010, 4161200012** (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 and the completion of a Phase 1 Environmental Site Assessment.

A. Danza Consulting

5027 194th Street
Fresh Meadows, NY 11365
917-608-8881

Applicant hereby certifies that:

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

(2) Where applicable, 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 the 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.

Anthony Danza