NYC PLANNING
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2024Q0219

Package Submission Date
4/21/2026

Section 1. Project Summary

Project Name:	135-27 Sapphire Street Rezoning

Contact Person for this Application:		
Name	Phone	Email
Richard Lobel	**2127252727**	**rlobel@sheldonlobelpc.com**

Applicant(s)		
Organization	First Name	Last Name
135 Sapphire LLC	**Sam**	**Zirkiev**

Site Data	
Street Address: **135-27 Sapphire Street**	City Council District(s): **32**
Community District(s): **10**	Zoning Sectional Map Number(s): **18b**
Existing Zoning District(s): **R4**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**250329ZMQ**	
ZR		**No**	**250330ZRQ**	**ZR: MIH only**

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
135 Sapphire LLC	Sam	Zirkiev	141-24 Jewel Avenue	Flushing	NY	11367

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Richard	Lobel	Sheldon Lobel, P.C.	122 East 42nd Street, Suite 2305	New York	NY	10168

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Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER **26DCP024Q**
3. Indicate CEQR Process type: **Unlisted**

   Type II Category: _____ Date of Determination: _____

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

- the whole City? **No**
- the entirety of one or more Borough(s)? **No**
  - Borough(s):
- the entirety of one or more Community District(s)? **No**
  - Community District(s)
- Land or land underwater that is not associated with a tax block or lot? **No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **R4**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **Yes**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Queens	**11384**	**0015**	**Yes**	**No**	**Queens**	**11384**	**0015**	**Yes**	**11/16/2023**
Queens	**11384**	**0037**	**Yes**	**No**	**Queens**	**11384**	**0037**	**Yes**	**11/16/2023**
Queens	**11384**	**0040**	**Yes**	**No**	**Queens**	**11384**	**0040**	**Yes**	**11/16/2023**
Queens	**11384**	**0042**	**Yes**	**No**	**Queens**	**11384**	**0042**	**Yes**	**11/16/2023**
Queens	**11384**	**0024**	**Yes**	**No**	**Queens**	**11384**	**0024**	**Yes**	**11/16/2023**
Queens	**11384**	**0045**	**Yes**	**No**	**Queens**	**11384**	**0045**	**Yes**	**11/16/2023**
Queens	**11384**	**0039**	**Yes**	**No**	**Queens**	**11384**	**0039**	**Yes**	**11/16/2023**
Queens	**11384**	**0028**	**Yes**	**No**	**Queens**	**11384**	**0028**	**Yes**	**11/16/2023**
Queens	**11384**	**0038**	**Yes**	**No**	**Queens**	**11384**	**0038**	**Yes**	**11/16/2023**
Queens	**11384**	**0032**	**Yes**	**No**	**Queens**	**11384**	**0032**	**Yes**	**11/16/2023**
Queens	**11384**	**0034**	**Yes**	**No**	**Queens**	**11384**	**0034**	**Yes**	**11/16/2023**
Queens	**11384**	**0029**	**Yes**	**No**	**Queens**	**11384**	**0029**	**Yes**	**11/16/2023**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
137-25	**78 STREET**	**137-25 78 STREET**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
	79 STREET					**Yes**	**11/16/2023**
	SAPPHIRE STREET					**Yes**	**11/16/2023**
137-37	**78 STREET**	**137-37 78 STREET**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
137-27	**78 STREET**	**137-27 78 STREET**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
	LINDEN BOULEVARD					**Yes**	**11/16/2023**
	SAPPHIRE STREET					**Yes**	**11/16/2023**
78-11	**149 AVENUE**	**78-11 149 AVENUE**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
137-35	**78 STREET**	**137-35 78 STREET**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
78-05	**149 AVENUE**	**78-05 149 AVENUE**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
78-09	**149 AVENUE**	**78-09 149 AVENUE**	**Q10**	**32**	**18B**	**Yes**	**11/16/2023**
	78 STREET					**Yes**	**11/16/2023**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

3. Is there a related Disposition of Property? **No**

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence? **No**

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **40,000 to 69,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
18b	**R4**	**R6A**

-END OF FORM-

Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

135-27 Sapphire Street Rezoning
PROJECT NAME

2024Q0219
PROJECT ID NUMBER

SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

Land Use
Package Type
(e.g. PAS, Land Use, EAS, WRP, EIS)

Filed
Package Name
(Indicated on applicant portal or ask Lead Planner)

Action Code	Action Type
ZM	Zoning Map Amendment
ZR	Zoning Text Amendment

Section 2. Signature

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE. A PERSON WHO IS A SIGNATORY FOR A DOCUMENT SHALL BE CONSIDERED TO HAVE SUBMITTED SUCH DOCUMENT.

135 Sapphire LLC
Printed Name of Applicant
(name, company/agency or organization)

Sam Zirkiev
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Member
Title

Signature by or on behalf of* Applicant

6-18-25
Date

*Note that signatures on behalf of an applicant may require the submission of materials that demonstrate the authority of the signer to sign on behalf of the company/agency/organization. Please contact the Lead Planner to determine if this is necessary.

135-27 SAPPHIRE STREET REZONING
APRIL 17, 2026

1. INTRODUCTION

135 Sapphire LLC (the "Applicant") proposes the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to change an existing R4 zoning district to an R6A zoning district on a portion of Queens Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42 and 45 (the "Proposed Project Area") in the Lindenwood neighborhood of Queens Community District 10; and

2. Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 10 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 coterminous with the Proposed Project Area.

The Proposed Actions will facilitate the development of a new six-story plus cellar residential building with approximately 186,380 square feet of floor area (3.4 FAR) (the "Proposed Development") at 135-27 Sapphire Street, Queens Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42 and 45 (the "Proposed Development Site", the Proposed Project Area and the Proposed Development Site are coterminous except for a portion of Lot 24 located in the bed of the mapped street). The Proposed Development will include approximately 268 dwelling units, including approximately 67 permanently affordable dwelling units pursuant to MIH Option 1.

2. BACKGROUND

The Proposed Project Area was initially mapped with an R4 zoning district in 1961 and has remained.

In 1999, the Lindenwood Commons Rezoning (C 910332 ZMQ, effective June 30, 1999) rezoned portions of Blocks 11358, 11359, 11376, 11377, located north of the Proposed Project Area across Linden Boulevard, to establish a C2-2 district within an R4 district to allow for the development of commercial uses.

In 2017, the Linden Boulevard Rezoning (C 170430 ZMK/N 170431 ZRK, effective October 31, 2017) rezoned Brooklyn Block 4496, located two blocks to the west of the Proposed Project Area, from an R4 district to a combination of higher-density districts, including R8A/C2-4 along Linden Boulevard, R7A along Loring Avenue and R6A in the midblock. That rezoning was designed to facilitate the development of four new buildings, ranging in height from 8 to 12 stories, that the City Planning Commission found to be appropriate development for the location. The Commission's report concludes that the, "R6A district at the mid-block would ensure contextual medium-density residential and community facility uses at the lower scale across from the existing low-density residential uses." These same circumstances exist at the Proposed Project Area, except that this rezoning proposes to map an R6A district along 149th Avenue, whereas the Linden Boulevard Rezoning mapped a moderately higher-density R7A zoning district along Loring Avenue.

In 2026, the 78-08 Linden Boulevard Rezoning (C 240145 ZMQ, N 240146 ZRQ, N 240147 LDQ, effective February 12, 2026) rezoned 78-08 Linden Boulevard from an R4/C1-2 district to R7D/C2-4 and R6A districts, established an MIH area, and cancelled an existing Restrictive Declaration to facilitate the construction of two new six and twelve story buildings with community facility use and approximately 267 residential dwelling units including 64-80 permanently income-restricted units and a total FAR of 4.7.

3. DESCRIPTION OF SURROUNDING AREA

The Proposed Project Area is located in the Lindenwood neighborhood of Queens Community

District 10. The area within a 600-foot radius of the Proposed Project Area (the "Surrounding Area") is zoned R4, R4/C1-2, R4/C2-2, R6, R6A, R7A and R8A/C2-4. The Proposed Project Area is also located Beyond the Greater Transit Zone and within the Coastal Zone Boundary.

Zoning
The existing zoning districts in the Surrounding Area include:

R4
R4 zoning districts are residential districts that permit all types of housing. Within an R4 zoning district, community facility uses are permitted up to 2.0 FAR. R4 zoning districts permit a maximum residential FAR of 1.0 for standard zoning lots or 1.5 for qualifying residential sites and a maximum height of 35 feet or 45 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R6
R6 districts are residential districts which are widely mapped in built-up, medium-density areas. Developers can choose between two sets of bulk regulations. Height factor regulations, introduced in 1961, typically produce small multi-family buildings on small zoning lots and on larger lots, tall buildings that are set back from the street. Quality Housing regulations, introduced in 1987, typically produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. Within an R6 zoning district community facility uses are permitted up to 4.8 FAR. Under height factor regulations, the residential FAR ranges from 0.78 to 2.43. There are no height limits for height factor buildings, although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. The Quality Housing regulations produce high lot coverage buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR is 3.0 or 3.9 with qualifying affordable housing or qualifying senior housing, the maximum base height before setback is 65 feet, with a maximum building height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing or 125 feet if utilizing eligible site provisions. On a narrow street, the maximum FAR is 2.2 or 3.9 with qualifying affordable housing or qualifying senior housing, the maximum base height before setback is 45 feet or 65 feet qualifying affordable housing or qualifying senior housing, with a maximum building height of 55 feet or 85 feet with qualifying affordable housing or qualifying senior housing or 125 feet if utilizing eligible site provisions. Required parking regulations will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R6A
R6A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R6A zoning district, community facility and residential uses are permitted up to 3.0 FAR or 3.9 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 65 feet a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R7A
R7A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R7A zoning district, community facility and residential uses are permitted up to 4.0 FAR or 5.01 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 75 feet or 85 feet with qualifying affordable housing or qualifying senior housing a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 85 feet or 115 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater

Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R8A
R8A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R8A zoning district, community facility uses are permitted up to 6.5 FAR and residential uses are permitted up to a 6.02 FAR or 7.2 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 95 feet or 105 feet with qualifying affordable housing or qualifying senior housing a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 125 feet or 145 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

C1-2, C2-2 & C2-4 Overlays
C1-2, C2-2 and C2-4 districts are commercial overlay districts mapped within residential districts. These districts are mapped along streets that serve local retail needs and found throughout lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses in a C1 district include grocery stores, restaurants and salons. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. When mapped in R1 – R3 districts, the maximum commercial FAR is 1.0 with 1.6 FAR permitted when mapped in an R3-2 district. When mapped in R4 – R12 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations. Parking requirements depend on the specific use.

Coastal Zone Boundary
The Proposed Project Area is located within the Coastal Zone Boundary, within the 0.2% annual chance floodplain/Shaded X area according to the 2015 PFIRM FEMA maps.

Land Uses
The existing land uses within the surrounding area consist of one-, two-, three- and multi-family residences, mixed-use commercial and residential buildings, commercial buildings/shopping plazas and several community facilities. Vacant parcels are also scattered throughout the area.

Directly north of the Proposed Project Area on the subject block, within an R4/C1-2 zoning district, is a one-story commercial building (Linden Star Shopping Center) with several tenants (Walgreens, liquor store, vacant stores) fronting Linden Boulevard. Further north, across Linden Boulevard, within an R4/C2-2 zoning district, is a shopping mall (Linden Center) with commercial establishments, including eating and drinking, retail stores and a gym, and community facilities, including medical offices, Inner Force Early Childhood Learning Center and Our World Neighborhood Charter School.

South and east of the Proposed Project Area, within an R4 zoning district, are one- and two- and multi-family residential walk-up buildings.

West of the Proposed Project Area, within an R4 zoning district, are one-, two, three- and multi-family residential walk-up buildings, and a one-story eating and drinking establishment (Lindenwood Diner) within an R4/C1-2 zoning district. Further west is Brooklyn Block 4496, the subject of the Linden Boulevard Rezoning, with mixed-use commercial and residential and residential buildings ranging from 8 to 12 stories in height.

Mass Transit
The 80th Street subway station serving the A train is located approximately one mile north of the Proposed Project Area at Liberty Avenue between 78th and 79th Streets. The Proposed Project Area is located beyond the Greater Transit Zone; however, the Outer Transit Zone is mapped across the street from the Proposed Project Area on the north side of Linden Boulevard. The B15 (Bedford Stuyvesant – JFK) and BM5 (Spring Creek – Midtown) buses run along Linden Boulevard with a stop located at the corner of Linden Boulevard and 79th Street. In addition, the B13 (Spring Creek – Wyckoff Hospital) and B20 (Ridgewood – Spring Creek) buses can be found at the intersection of Linden Boulevard and Eldert Lane and the B14 (Spring Creek – Crown Heights) bus can be

found at the intersection of Linden Boulevard and Drew Street.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA/PROPOSED DEVELOPMENT SITE

The Proposed Project Area and the Proposed Development Site are coterminous (except for a portion of Lot 24 located in the bed of the mapped street) and consist of Queens Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42 and 45. The Applicant currently controls Lots 15, 24, 37, 38, 39, 40, 42 and 45. The Proposed Project Area is located on the southern portion of Block 11384 (to a depth of 260 feet north 149th Avenue) bounded by Sapphire Street to the west (a 60' narrow street), 149th Avenue to the south (a 70' narrow street) and 79th Street to the east (an 80' wide street) and has a total combined lot area of approximately 55,173 square feet. The elevation of the site decreases from +10'-2" at the corner of 79th Street and 149th Avenue to +4'-3" at the corner of 149th Avenue and Sapphire Street. The Proposed Project Area is largely vacant or used for the open storage of materials or vehicles, with one two-story residential building on Lot 38.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Proposed Development Site is a new six-story plus cellar, residential building with a total floor area of approximately 186,380 square feet (3.4 FAR).

The cellar will contain a total of 118 parking spaces accessed by 18'-0" curb cuts along Sapphire Street and 79th Street. The second through sixth floors will consist of approximately 268 dwelling units (68 studios, 111 one-bedroom, and 89 two-bedroom), including approximately 67 affordable dwelling units pursuant to MIH Option 1. The Proposed Development is a U-shaped building surrounding an inner courtyard that will rise to a base height of 55'-0" and a total height of 65'-0".

With regard to flood resiliency, all habitable spaces and mechanical equipment are raised above the DFE. The ground floor is proposed as parking and storage and will have a wet-floodproofed permeable ground floor along with an exterior gabion wall system. The Proposed Development includes streetscape treatment to mitigate any blank wall conditions and will include plantings. Any blank walls will be mitigated through the use of openings simulating windows as per the upper façade and the proposed gabion wall system provides a dynamic permeable envelope which allows for shadow play and a palette of natural colors. The proposed landscaping shall further enhance the streetscape condition as a 10 – 15-foot setback is proposed around all three frontages with plantings, including a variety of trees and bushes native to the area. Street trees are proposed within a 10' sidewalk around all three frontages. A covered lobby entrance will also contribute to the streetscape mitigation elements.

As currently designed, the Proposed Development considers that the City of New York may elect to raise the level of the street in the future. The current grade surrounding the site slopes from +11'-9" along 79th Street to +4'-3" along Sapphire Street. Should the street grade be raised, the Proposed Development will be able to accommodate it. The anticipated street grade level change is approximately +1'-4" at 79th Street and approximately +9'-4" at Sapphire Street. To accommodate the future elevation change, the asphalt driveway will be regraded. The construction scope of the regrading is all exterior to the building and will not affect occupants or operations. As the garage can be accessed from both 79th Street and Sapphire Street, the garage can remain in operation while the regrading takes place as one side can be regraded at a time. Furthermore, the ground floor is treated as a soft story with the building set back from the sidewalk/street line with planted areas. When the street is raised, the plantings will be spayed, the planted areas will be infilled with topsoil, and the landscaping elements will be replanted. No residential units will be affected by this proposed scope, and the building will maintain all egress and ADA access throughout the entire process.

With regard to stormwater runoff, the Proposed Development will adhere to the Unified Stormwater Rule through the utilization of on-site retention and detention as required capture, retain, and slowly drain stormwater, with use of the CSO outlet, as previously discussed with DEP, that runs down 79th Street as the stormwater outlet. In addition, the applicant is considering a blue roof design to implement green infrastructure practices in accordance with the Unified Stormwater Rule.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the project are: 1) a zoning map amendment to rezone the Proposed Project Area from an R4 zoning district to an R6A zoning district, and 2) a text amendment of ZR Appendix F – Mandatory Inclusionary Housing Areas and Former Inclusionary Housing Designated Areas for Queens Community District 10 to establish an MIH Area coterminous with the Proposed Project Area.

Zoning Map Amendment to an R6A Zoning District
The Proposed Project Area has been zoned R4 since 1961. The proposed rezoning from the existing R4 zoning district to the proposed R6A zoning district is appropriate at the Project Area, which is located just south of Linden Boulevard (a 170' wide street).

The proposed R6A zoning district is appropriate within the Proposed Project Area. R6A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R6A zoning district, community facility and residential uses are permitted up to a 3.0 FAR or 3.9 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 65 feet a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

The proposed R6A zoning district is consistent with the scale of existing buildings located within the immediate area. The permitted bulk is consistent with that permitted two blocks west by the Linden Boulevard Rezoning and will facilitate development consistent with the development facilitated by that rezoning. The proposed zoning map amendment would promote the development of medium-density, contextual housing that includes affordable housing at the Proposed Development Site, an underutilized site, that would be consistent with the scale and character of the surrounding area and would further the City's goals for additional housing. The Proposed Project Area is an underutilized area and would benefit from the development of a residential building to help meet demand for additional housing.

Zoning Text Amendment to ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas
The proposed zoning text amendment would provide the Lindenwood neighborhood with new permanently affordable housing, which would support the City's effort to increase the overall supply of affordable housing.

The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. *Housing New York 2.0* is an extension of the City's comprehensive housing development policy (*Housing New York: A Five-Borough, Ten-Year Plan*) that includes a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

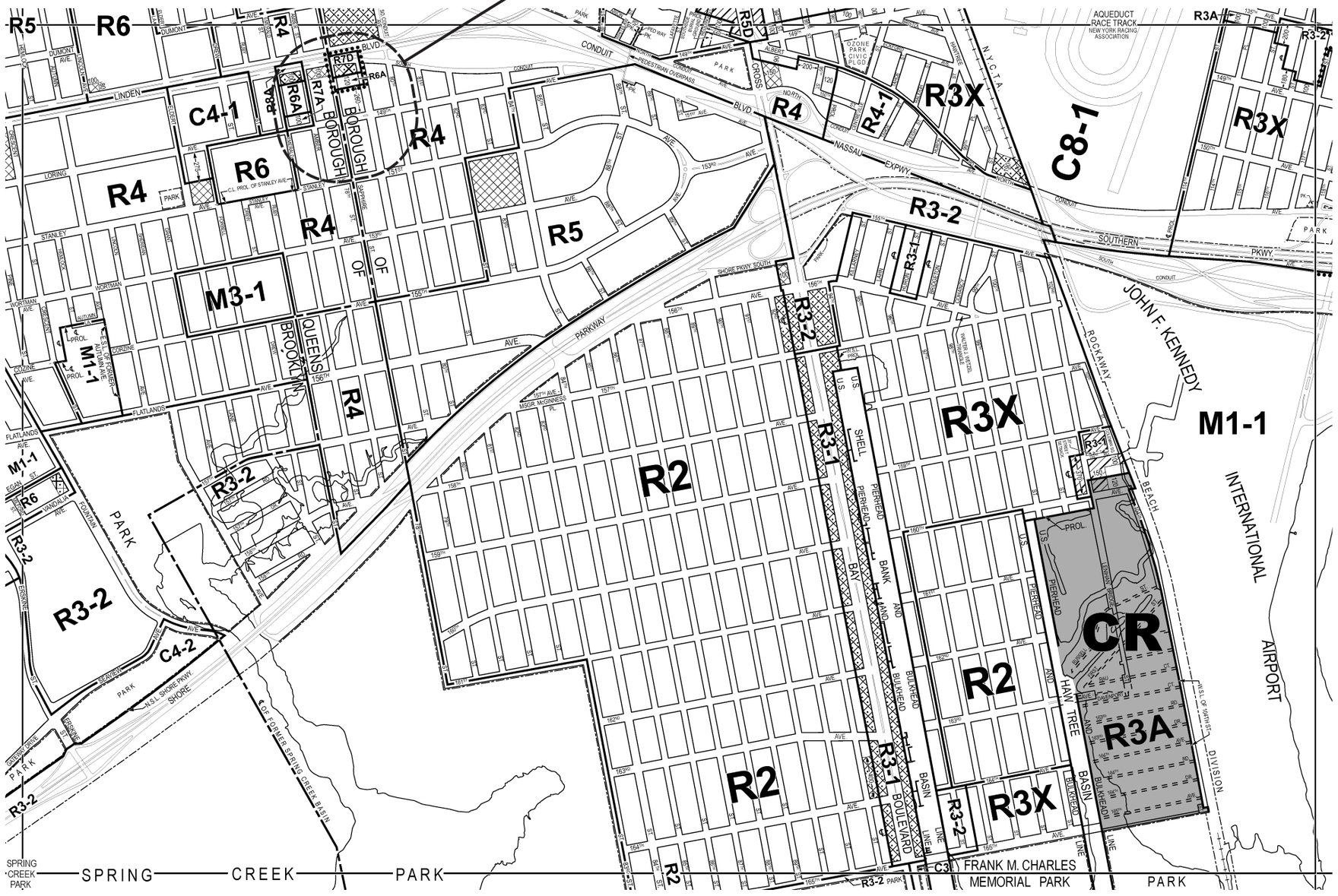
The proposed zoning text amendment to ZR Appendix F will support the policies and goals of *Housing New York 2.0* by creating permanently affordable dwelling units within the Proposed Development, will permit the applicant to develop the Proposed Development Site in accordance with the MIH program and will ensure that any future residential development at the Proposed Project Area will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Proposed Project Area. Option 1 requires 25% of residential floor area to be set aside for affordable dwelling units for residents

with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable dwelling units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 67 affordable dwelling units pursuant to Option 1 of the MIH program. The applicant will seek additional input from Queens Community Board 10 and the local City Council Member regarding the level of affordability for the Proposed Development.

7. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Proposed Project Area from an R4 zoning district to an R6A zoning district. The proposed zoning map amendment will facilitate the development of a new six-story residential building with approximately 268 dwelling units. The applicant also proposes a zoning text amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 10, to designate the Proposed Project Area as an MIH Area. The proposed zoning text amendment will facilitate the development of approximately 67 permanently affordable dwelling units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

135-27 Sapphire Street Rezoning, Queens



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
02-12-2026 C 240145 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

17c	18a	18c
17d	**18b**	18d
23c	24a	24c

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ZONING MAP **18b**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

135-27 Sapphire Street, Queens

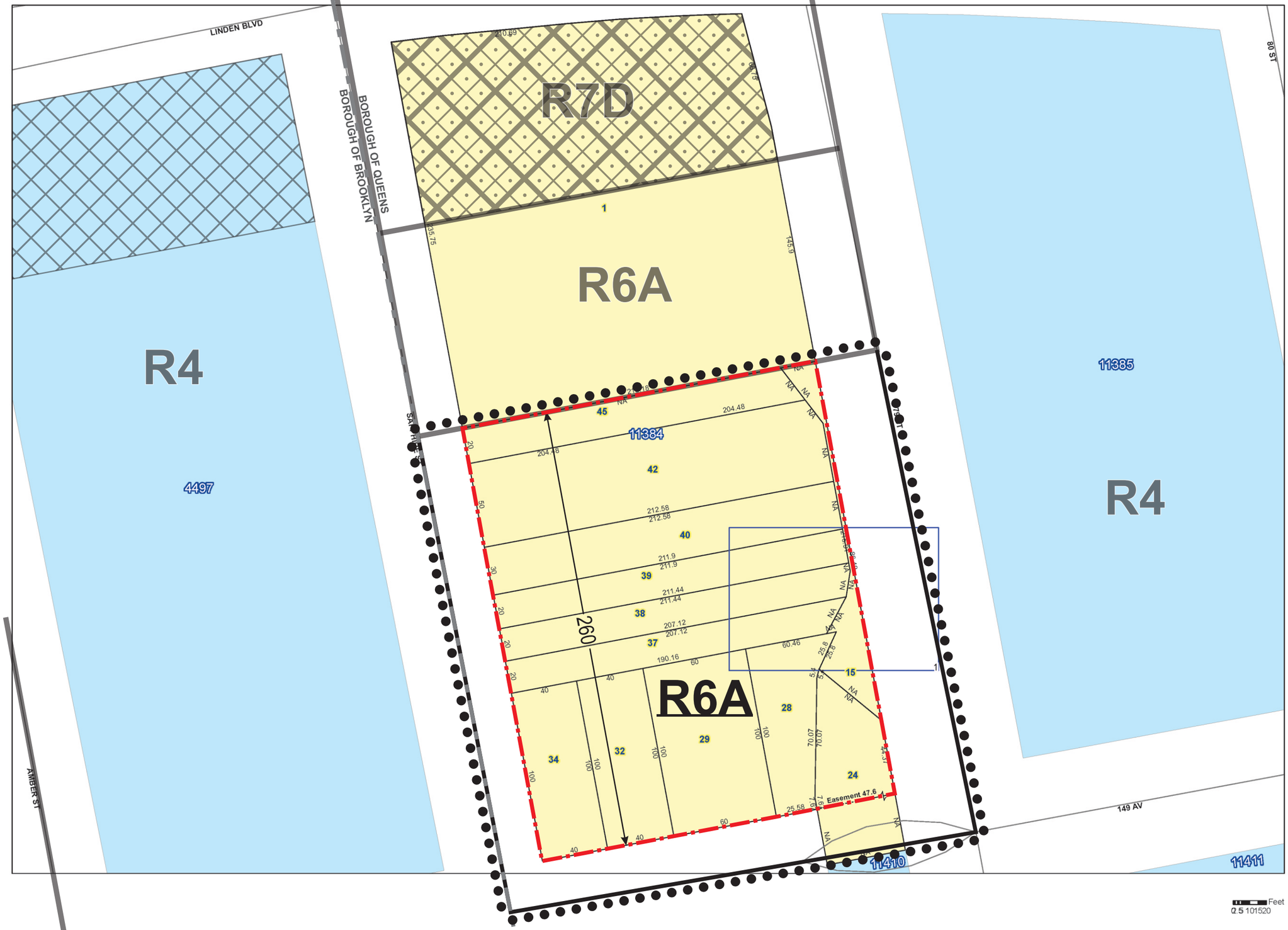
FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N W E S

NYC Digital Tax Map

Effective Date : 12-08-2008 17:08:21
End Date : Current

Queens Block: 11384



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Existing Zoning District Line
- Proposed Zoning District Line
- Borough Boundary
- Development Site
- Area Proposed to be Rezoned
- R4 — Existing Zoning District
- Existing C1-2 Overlay
- Existing C2-4 Overlay
- R6A — Proposed Zoning District

Feet
0 25 101520

135-27 Sapphire Street, Queens

Area Map

Block: 11384, Lots: 15, 24, 28, 29, 32, 34, 37-40, 42 & 45

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

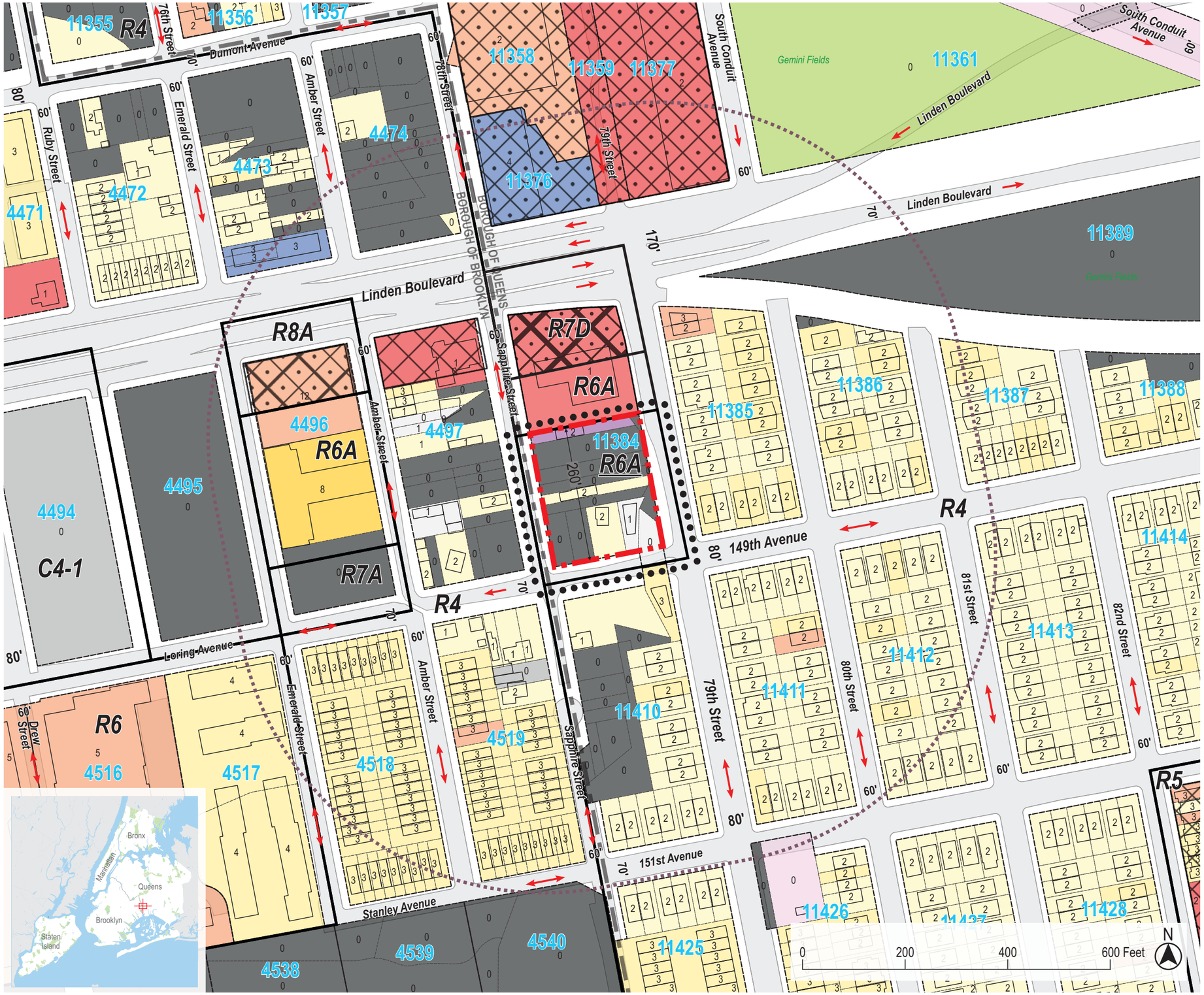
- Borough Boundary
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

May 2024

Urban Cartographics





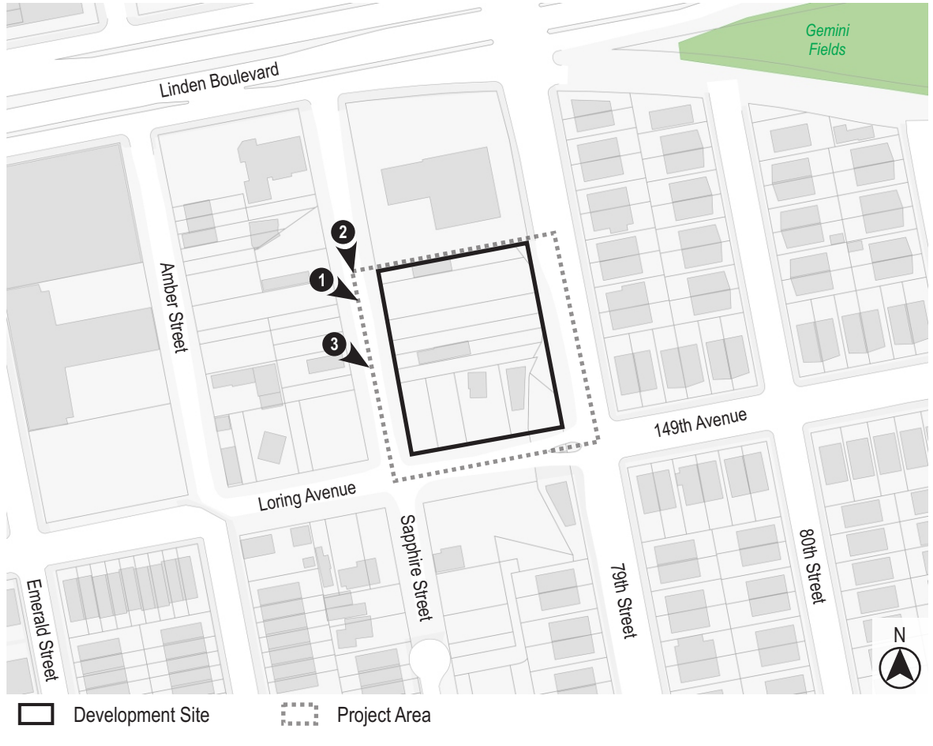
1. View of the Development Site facing southeast from Sapphire Street.



2. View of Sapphire Street facing south (Development Site at left).



3. View of the Development Site facing southeast from Sapphire Street.





4. View of the Development Site facing southeast from Sapphire Street



5. View of the west side of Sapphire Street facing northwest from the Development Site.



6. View of the east side of Sapphire Street facing south (Development Site at left).





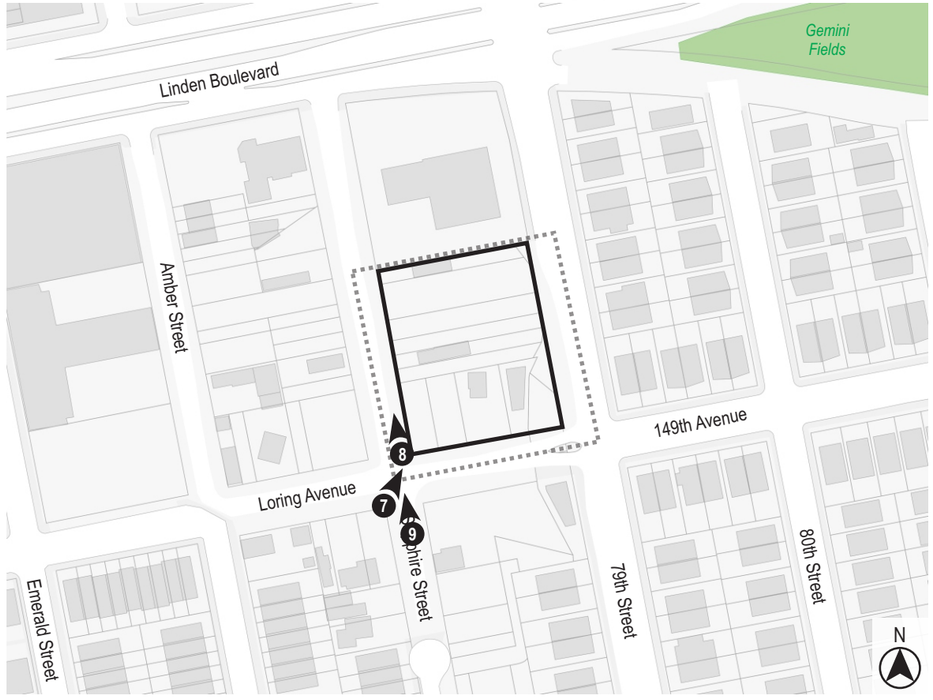
7. View of the Development Site facing northeast from the intersection of Sapphire Street and Loring Avenue.



8. View of the east side of Sapphire Street facing north from 149th Avenue (Development Site at right).



9. View of Sapphire Street facing north from Loring Avenue (Development Site at right).





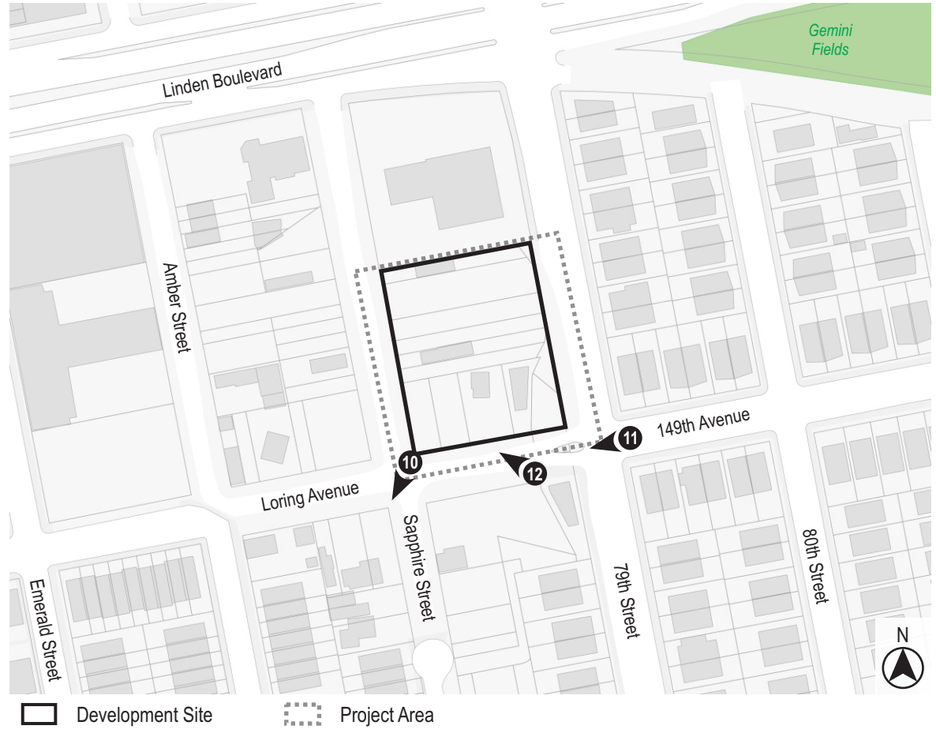
10. View of the intersection of Loring Avenue and Sapphire Street facing southwest from the Development Site.



11. View of Loring Avenue facing west from the intersection of 79th Street and 149th Avenue (Development Site at right).



12. View of the Development Site facing northwest from Loring Avenue.





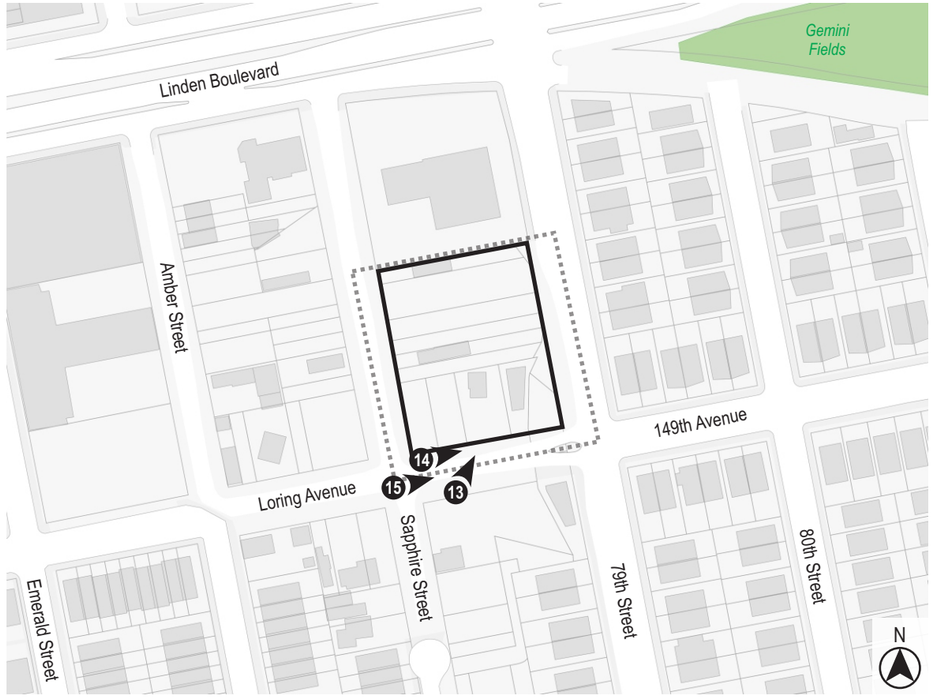
13. View of the Development Site facing northeast from Loring Avenue.



14. View of the north side of Loring Avenue facing northeast from Sapphire Street (Development Site at left).



15. View of Loring Avenue facing northeast from Sapphire Street (Development Site at left).





16. View of the north side of Loring Avenue facing southwest from 79th Street (Development Site at right).



17. View of the intersection of 79th Street and 149th Avenue facing southeast from the Development Site.



18. View of the Development Site facing northwest from the intersection of 149th Avenue and 79th Street.





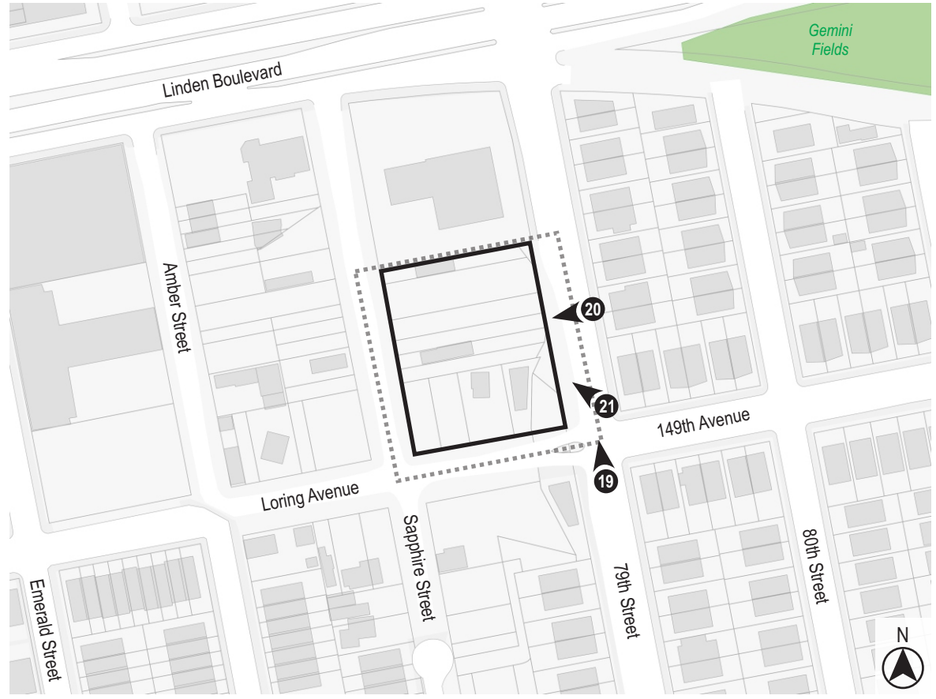
19. View of 79th Street facing north from 149th Avenue (Development Site at left).



20. View of the Development Site facing southwest from 79th Street.



21. View of the Development Site facing northwest from 79th Street.



Urban Cartographics



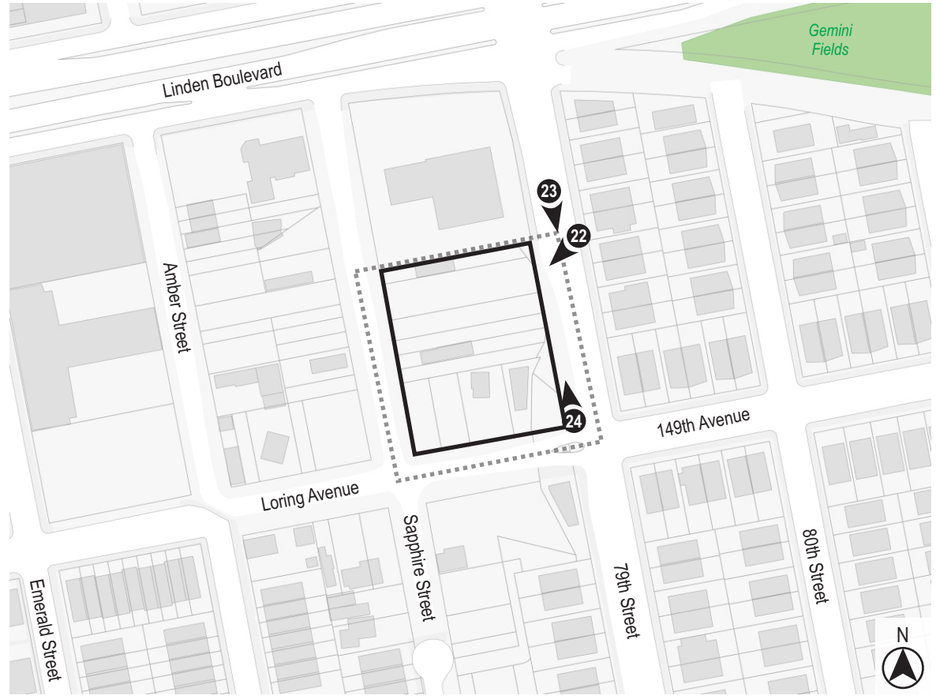
22. View of the Development Site facing southwest from 79th Street.



23. View of 79th Street facing south (Development Site at right).



24. View of the west side of 79th Street facing north from 149th Avenue (Development Site at left).





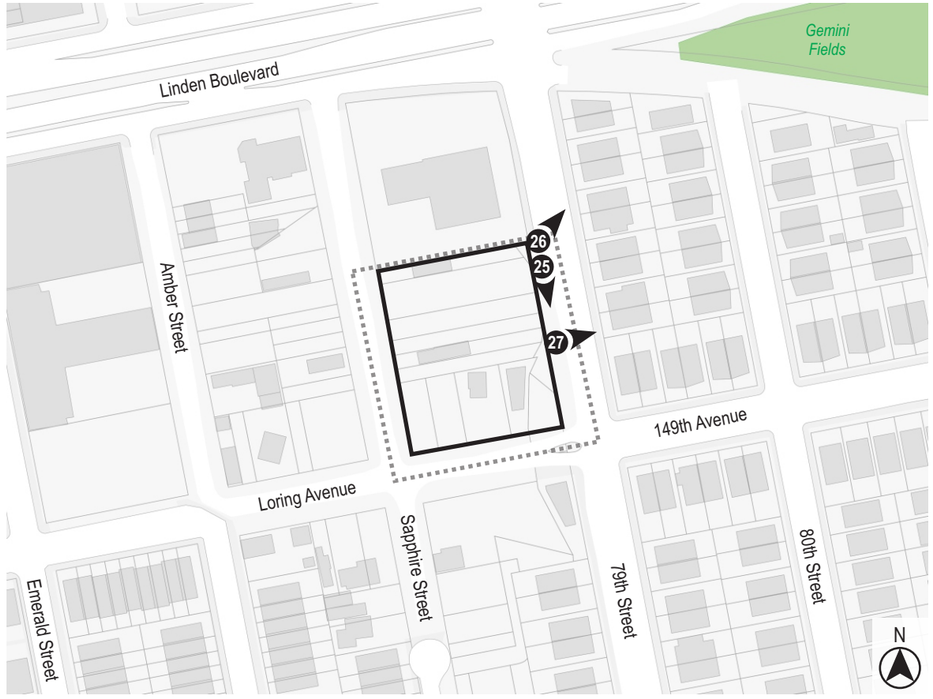
25. View of the west side of 79th Street facing south (Development Site at right).



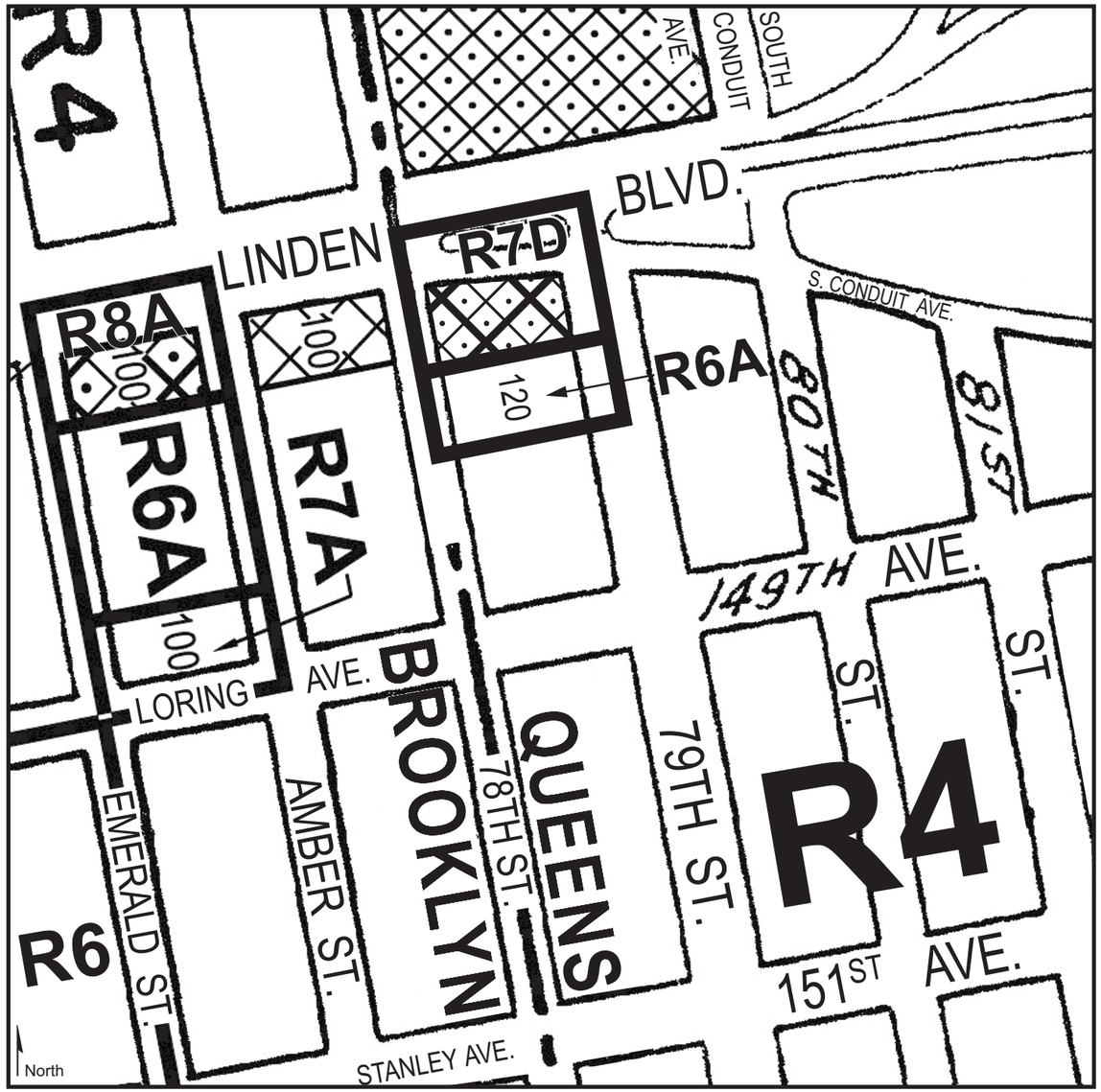
26. View of the east side of 79th Street facing northeast from the Development Site.



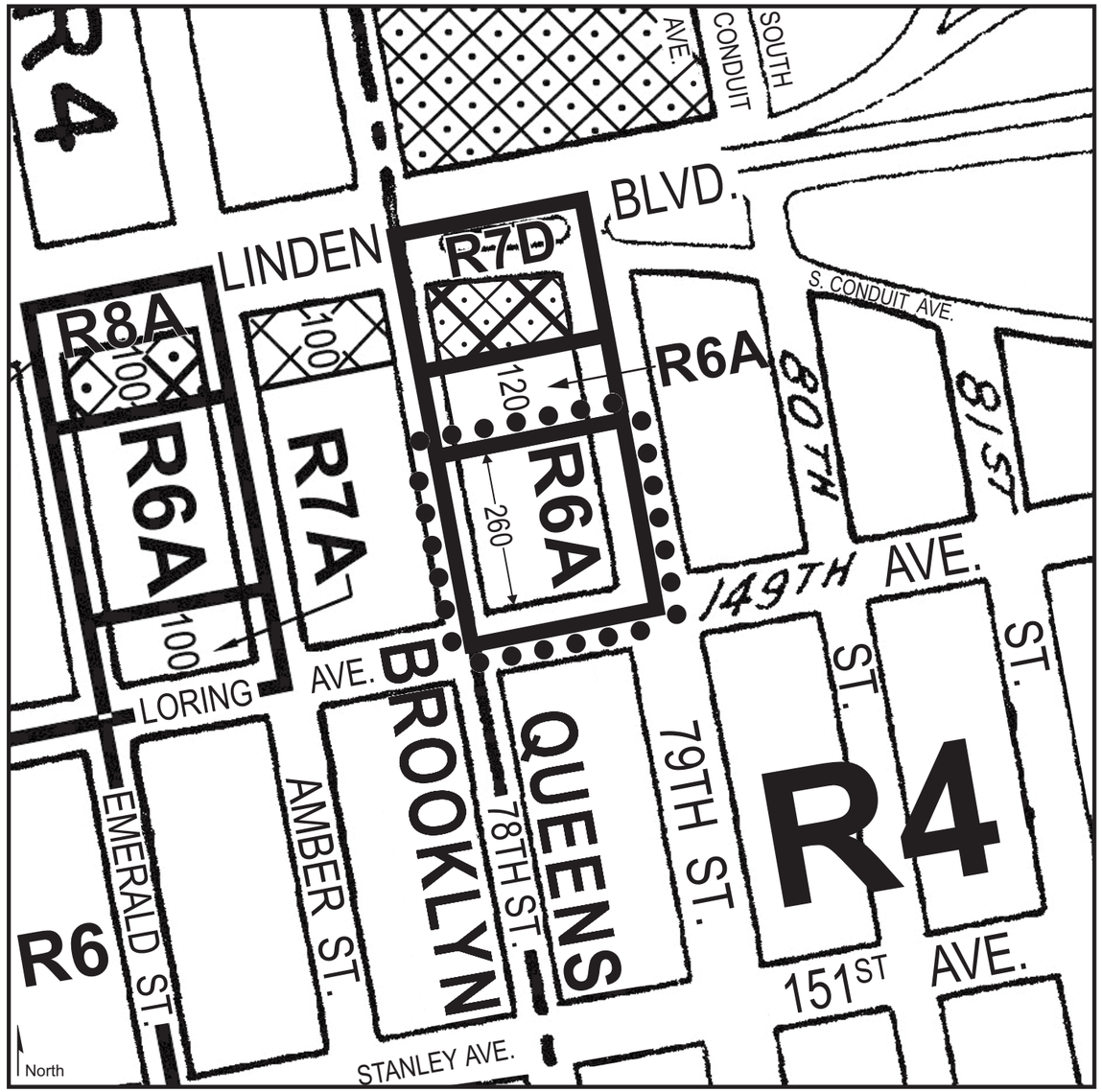
27. View of the east side of 79th Street facing east from the Development Site.



Zoning Change Map



Current Zoning Map (18b)



Proposed Zoning Map (18b) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to R6A

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

135-27 Sapphire Street, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	R4	ZR Section #	R6A (MIH)
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-21	1.0	23-22****	3.9
Community Facility	24-11	2.0	24-11	3.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10'	n/a	n/a
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)
Minimum Rear Yard	23-342	30'*, 20' (At or Below 75') / 30' (Above 75')**	23-342	30'*, 20' (At or Below 75') / 30' (Above 75')**
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-432	40'
Maximum Base Height	23-421	25'	23-432	65'
Maximum Building Height	23-421 / 23-422(a)	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof)	23-432	95'****
Sky Exposure Plane	23-421	By Roof Type	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-433	15'
Setbacks from Wide Streets	n/a	n/a	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None***	23-52	680 sf/DU, None***
PARKING				
Residential	25-232	50%	25-232	50%
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-232	50%	25-232	25%
Qualifying Senior Housing	25-232	10%	25-232	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*If lot is less than 40' wide

**If lot is equal to or greater than 40' wide

***There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions

****When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

135-27 Sapphire Street Rezoning

April 1, 2026

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

QUEENS

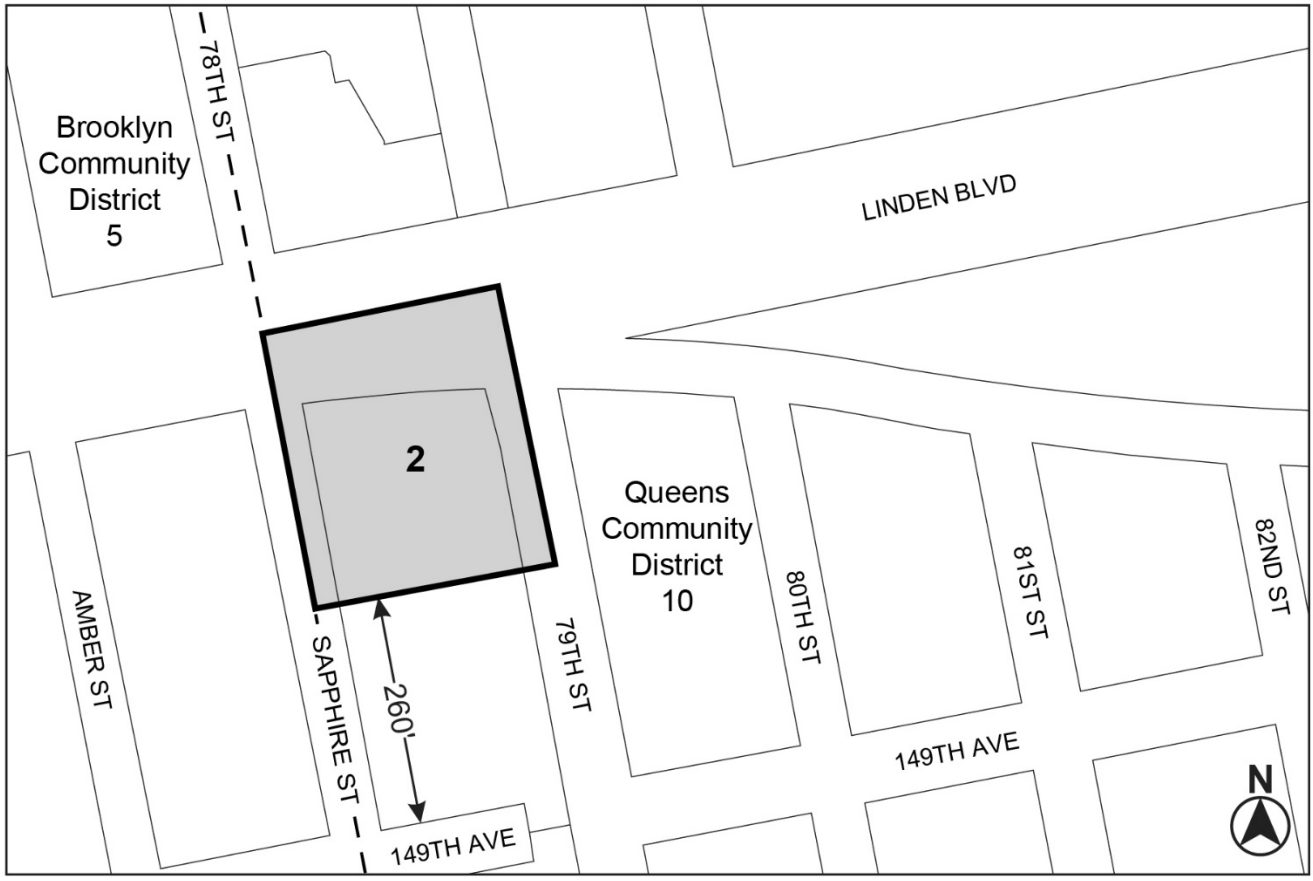
* * *

Queens Community District 10

* * *

Map 2 – [date of adoption]

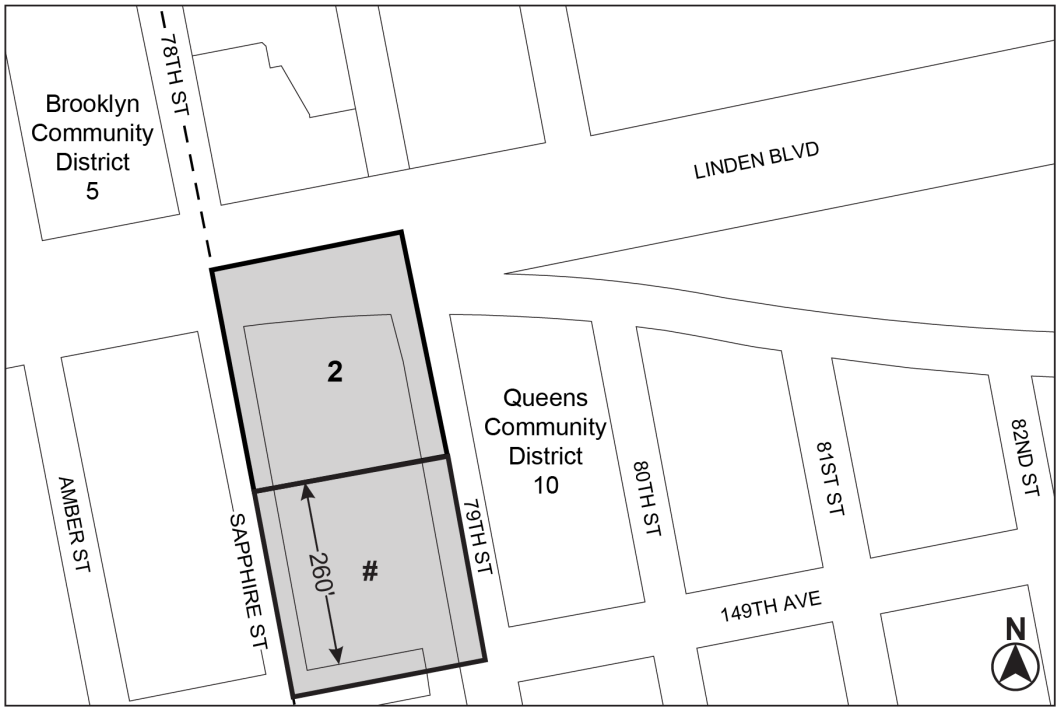
[EXISTING MAP]



– – Community District boundary

Mandatory Inclusionary Housing area
Area **2** — 2/12/26 MIH Option 1 and Option 2

[PROPOSED MAP]



– – Community District boundary

Mandatory Inclusionary Housing area
Area **2** — 2/12/26 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Queens

* * *