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

Memorandum

To: Sarah Whitham, Lin Zeng

From: Evren Ulker-Kacar

Date: June 25, 2026

Re: Qualified Action Determination

Land Use Application No.: 250112ZMQ, N250113ZRQ

Project Name: 165-25 Union Turnpike Rezoning

CEQR No.: 26DCP124Q

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

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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;

- 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.

[1] E-924 for hazardous materials will be placed Block 6973, Lots 21, 23, 25, 27, 29 and 33.

Proposed Actions

The Applicant, 165-25 Union Turnpike LLC, seeks a zoning map amendment to rezone Block 6973, Lots 17, 18, 19, 21, 23, 25, part of (p/o) 27, p/o 29, p/o 31, p/o 32, and p/o 33 in the Hillcrest neighborhood of Queens Community District 8 (the "Rezoning Area" or "Project Area") from an R3-2 to an R6A/C2-3 zoning district; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area conterminous with the Rezoning Area (the "Proposed Actions").

The Proposed Actions would result in development on the applicant-owned Projected Development Site 1 (Block 6973, Lots 21, 23, and 25), and the non-applicant-owned Projected Development Site 2 (Block 6973, Lots 27 and 29) and Projected Development Site 3 (Block 6973, Lot 33). No development is anticipated on Block 6973, Lots 17, 18, 31 and 32, as they are each less than 5,000 sf and none are under common ownership, making assemblages and redevelopment unlikely. Block 6973, Lot 19 is less than 5,000 sf and is fully occupied with a medical facility built in 2005, and is therefore unlikely to be redeveloped as a result of the Proposed Actions. In addition to the medical facility, existing conditions in the Rezoning Area include two-family and single-family homes and a vacant lot.

Proposed Project

The Proposed Actions would facilitate the merger of Applicant-owned adjacent Lots 21, 23, and 25 into a 21,147 sf parcel ("Projected Development Site 1") and the Applicant's proposed development of a 98,314 gross-square-foot (gsf) 9-story plus cellar mixed-use building containing approximately 7,589 gsf of commercial use (local retail) on the ground floor, 1,698 gsf of community facility use (medical offices), 78,939 gsf of residential use, and approximately 10,088 gsf of enclosed accessory parking (the "Proposed Development"). The Proposed Development would have 82,380 zoning square feet (zsf) and a floor area ratio (FAR) of 3.90. The Proposed Development would provide 87 dwelling units, of which 17 to 26 would be permanently affordable per MIH requirements. The cellar would contain 38 accessory parking spaces. The building would have a roof height of 95 feet, topped by bulkheads up to 25 feet in height.

Future Without the Proposed Actions (No-Action Condition)

Absent the Proposed Actions, redevelopment would not occur within the Rezoning Area. The No-Action scenario is the same as the existing conditions.

Future With the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, Projected Development Site 1 (Block 6973, Lots 21, 23, and 25) would be redeveloped in accordance with the Applicant's plans, which achieve the maximum permitted floor area and building height. The new development would be a 98,314 gross-square-foot (gsf) 9-story plus cellar, 95-foot-tall mixed-use development containing approximately 7,589 gsf of commercial use (local retail) on the ground floor, 1,698 gsf of community facility use (medical offices), 78,939 gsf of residential use, and approximately 10,088 gsf of enclosed accessory parking. The Proposed Development would have 82,380 zoning square feet (zsf) and a floor area ratio (FAR) of 3.90.

Projected Development Site 2 (Block 6973, Lots 27 and 29) would be redeveloped with a 31,757 gsf (26,364 zsf), mixed-use building with 9 stories and a cellar. The ground floor would contain local retail space, as well as the residential lobby. The upper floors would contain 26 residential units , of which 5 to 8 would be income-restricted Inclusionary Housing units. There would be a total of 25,553 gsf (23,660 zsf) of residential floor area, 2,704 gsf (and zsf) of commercial floor area, and 3,500 gsf (0 zsf) of cellar parking. The FAR would be 3.90 (3.50 residential and 0.40 commercial). The building would be 95 feet tall. The cellar would contain 11 accessory parking spaces for residents. There would be one curb cut along the north side of Union Turnpike.

Projected Development Site 3 (Block 6973, Lot 33) would be redeveloped with a 22,421 gsf (18,587 zsf), mixed-use building with 9 stories and a cellar. The ground floor would contain 1,906 gsf (and zsf) of local retail space, as well as the residential lobby. The upper floors would contain 18 residential units, of which 4 or 5 would be income-restricted Inclusionary Housing units. There would be a total of 18,015 gsf (16,681 zsf) of residential floor area. The FAR would be 3.90 (3.50 residential and 0.40 commercial). The cellar would contain 2,500 gsf of enclosed accessory parking. The building would be 95 feet tall. The cellar would contain 8 accessory parking spaces for residents. There would be one curb cut along the east side of 165th Street.

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

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	9,082	122,543	113,425
DUs[2]	*8*	*131*	*123*
Affordable DUs	*0*	*25-39*	*25-39*
Commercial GSF	0	12,199	12,199
Community Facility GSF	0	1,698	1,698

Applicant certification on hazardous materials is attached.

[2] Average DU size is assumed to be 935 GSF per unit

165-25 Union Turnpike, LLC

Applicant Hazardous Materials Certification

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

Project Name: 165-25 Union Turnpike Rezoning

Applicant Name: 165-25 Union Turnpike, LLC

Contact:(646)546-4889

Date: 06/23/2026

Project Number: 2023Q0303

Project BBLs: Queens Block 6973, Lots 21, 23, and 25

I, Jonathan Davydov am member of 165-25 Union Turnpike, LLC, the applicant ("Applicant") for a Zoning Map Amendment to rezone Queens Block 6973, Lots 17, 18, 19, 21, 23, 25, and part of (p/o) 27, p/o 29, p/o 31, p/o 32 and p/o 33 from R3-2 to R6A/C2-3 and a Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing Area coterminous with the rezoning area ("the Application"). Applicant seeks a determination that the Application is a Qualifying Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of Queens Block 6973, Lots 21, 23, and 25 (the "Property"), subject to the Application.

165-25 Union Turnpike, LLC

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-924) and the completion of a Phase 1 Environmental Site Assessment.

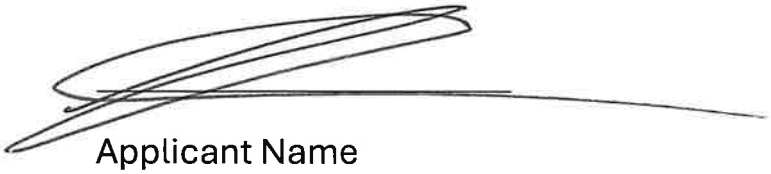
Applicant hereby certifies that:

(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;

(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.



Applicant Name

Jonathan Davydov