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

Memorandum

To: Sarah Whitham, Lin Zeng

From: Evren Ulker-Kacar EUK

Date: August 6, 2026

Re: Qualified Action Determination

Land Use Application No.: 260165ZMQ, 260166ZRQ

Project Name: 10-86 Cypress Avenue Rezoning

CEQR No.: 26DCP135Q

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:

_✓_ (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- 934 for hazardous materials will be placed on [Queens Block 3555, Lot 60 and Block 3556, Lot 48]

Applicant Provided Information

Proposed Action

The Applicant, Cypress B.Z.V. Corp., seeks a zoning map and text amendment that would affect a portion of Block 3555 and Block 3556 in the Ridgewood neighborhood of Queens Community District 5. The Affected Area includes Block 3555, Lots p/o 60, p/o 58, and p/o 66 and Block 3556, Lots 48, 49, 51, p/o 53, and p/o 54 (21,813-square-foot (SF) area). The proposed zoning map amendment would change the existing M1-4D zoning district to an R7A/C2-4 zoning district. The proposed zoning text amendment to Appendix F of the New York City Zoning Resolution would establish a Mandatory Inclusionary Housing (MIH) area that coincides with the Affected Area. The zoning map amendment and zoning text amendment constitute the "Proposed Actions." The Proposed Actions would result in development on the applicant-owned Projected Development Site 1 (Block 3555, Lot 60) and Projected Development Site 2 (Block 3556, Lot 48). No development is anticipated on Block 3555, Lots 58 and 66 and Block 3556, Lots 49, 51, 53 and 54, as they do not meet the soft site criteria described in the 2025 CEQR Technical Manual.

Description of Site and Previous Disturbance

The Affected Area is currently developed with low-rise residential, commercial, and mixed-use buildings constructed between 1910 and 1931, ranging in size from approximately 1,760 to 16,580 GSF. Existing uses include ground-floor retail and commercial establishments, such as a furniture store, offices, and a barber shop. One lot (Lot 48) is vacant, gravel-covered, and currently used for outdoor storage.

Proposed Project

The Applicant's Proposed Project would redevelop Lots 48 and 60 with 69,728 GSF (62,863 ZSF), of which 58,553 GSF would be residential with 55 residential dwelling units (DUs), 12-13 of which would be made permanently affordable pursuant to Mandatory Inclusionary Housing (MIH), and 11,175 GSF would be commercial. The Proposed Project includes two developments. Block 3555, applicant-controlled Lot 60 would be developed with a single seven-story mixed- use commercial and residential building of 57,606 GSF with a height of 75 feet. The ground floor will accommodate 9,272 GSF of commercial retail. The second through seventh floors will contain a total of 45 residential dwelling units (DUs), encompassing approximately 48,334 GSF (including the residential lobby on the ground floor). The average residential DU size would be 1,074 GSF/DU. Approximately 25% of the dwelling units (11 units) will be

designated as permanently affordable units for households with income averaging 60% of the Area Median Income (AMI), pursuant to MIH Option 1. The cellar would provide building mechanical space and possible storage for the building's residential and commercial occupants. Block 3556, applicant-controlled Lot 48 would be developed with a single six-story mixed-use commercial and residential building of 12,122 GSF with a height of 58 feet. The ground floor will accommodate 1,903 GSF of commercial retail. The second through sixth floors will contain a total of 10 residential DUs, encompassing approximately 10,219 GSF (including the residential lobby on the ground floor). The average residential DU size would be 1,021 GSF/DU. Approximately 25% of the dwelling units (2 to 3 units) will be designated as permanently affordable units for households with income averaging 60% of the Area Median Income (AMI), pursuant to MIH Option 1. The cellar would provide building mechanical space and possible storage for the building's residential and commercial occupants.

Future Without the Proposed Actions (No-Action Condition)

The No-Action Condition for the Affected Area would be the same as existing conditions. No development is anticipated.

Future With the Proposed Actions (With-Action Condition)

Under the With-Action condition, it is assumed that Projected Development Site 1 (on Block 3555, applicant-controlled Lot 60) would be developed with a single 57,721 GSF mixed residential and commercial building containing approximately 48,449 GSF of residential uses and 9,272 GSF of local retail. There would be approximately 57 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (11-17 units) of which would be affordable pursuant to MIH. The building would have 11 stories and rise to 115 feet. At the height of 85 feet, there would be a 15-foot setback on Cypress Avenue and Decatur Stret. No parking would be provided under the With-Action Scenario. Under the With-Action condition, it is assumed that Projected Development Site 2 (on Block 3556, applicant-controlled Lot 48) would be developed with a single 12,148 GSF mixed residential and commercial building containing approximately 10,245 GSF of residential uses and 1,903 GSF of local retail. There would be approximately 12 dwelling units (assuming 850 GSF per dwelling unit) 2-4 of which would be affordable pursuant to MIH. The building would have 11 stories and rise to 115 feet. No parking would be provided under the With-Action Scenario. In total, the With-Action scenario includes two 115-foot-tall buildings with a combined total floor area of 69,870 GSF containing 11,175 GSF of ground floor retail and 58,695 GSF of residential uses with a total of 69 DUs, 14-21 units of which would be affordable pursuant to MIH.

Project Name: 10-86 Cypress Avenue
Rezoning CEQR # 26DCP135Q

RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	16,580	11,175	-5,405
Manufacturing GSF	0	0	0
Community Facility GSF	0	0	0
Residential GSF	0	58,695	+58,695
Total GSF	16,580	69,870	+53,290
Residential DUs	0	69	+69
Residents[1]	0	197	+197
Workers[2]	50	36	-14

1: Assumes 2.85 residents per household average - 2020 American Community Survey Queens CD 5

2: Assumes 3 employees per 1,000 GSF of retail; 1 employee per 25 DUs

3: Average DU size is 850 GSF per unit

See attached for Applicant Hazardous Materials Certification

Cypress B.Z.V Corp.
7004 Kennedy Blvd East #4
West New York, NJ 07093

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: 1086 Cypress Avenue Rezoning

Applicant Name: Cypress B.Z.V Corp.

Contact: Eitan Naftali

Date: 7/14/2026

Project Number: 2022Q0160

Project BBLs: 4035550060, 4035560048

I, Eitan Naftali, am VP of Cypress B.Z.V Corp., the applicant ("Applicant") for a Zoning Map Amendment and a Zoning Text Amendment ("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 "Qualified Action"). Applicant is the fee owner of 4035550060 and 4035560048 (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-934) 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.



Eitan Naftali