IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908, Borough of Queens, Community District 10.

The application for a zoning map amendment (C 250329 ZMQ) was filed by 135 Sapphire LLC on June 23, 2025. This zoning map amendment, in conjunction with the related application for a zoning text amendment (N 250330 ZRQ), would facilitate the development of a new six-story, approximately 186,380-square-foot residential building with 268 dwelling units, 67 of which would be permanently income-restricted, at 135-27 Sapphire Street in the neighborhood of Lindenwood, Community District 10, Queens.

RELATED ACTION

In addition to the zoning map amendment (C 250329 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 250330 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change an R4 zoning district to an R6A district and a zoning text amendment to designate an MIH area coterminous with the project area. These actions would facilitate the development of a new six-story residential building with approximately 186,380 square feet of total floor area. This would yield approximately 268 new dwelling units, approximately 67 of which would be permanently income-restricted pursuant to MIH.

The project area is located in the neighborhood of Lindenwood, immediately adjacent to the Brooklyn-Queens border, on the western side of which lies the neighborhood of East New York. The project area consists of Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42, and 45. It encompasses the southern block end and is bounded by the 60-foot-wide Sapphire Street to the west, the 70-foot-wide 149th Avenue to the south, the 80-foot-wide 79th Street to the east, and a line located 260 feet north of 149th Avenue to the north.

The development site is coterminous with the project area, except for the portion of Lot 24 that is located within the bed of a mapped street, 149th Avenue. The applicant owns Lots 15, 24, 37, 38, 39, 40, 42, and 45, and is in the process of acquiring the remaining Lots 28, 29, 32, and 34. The development site has approximately 265 feet of frontage along both Sapphire Street and 79th Street and approximately 210 feet of frontage along 149th Avenue. The combined lot area of the development site is approximately 55,173 square feet. Lot 15 is a vacant, irregularly shaped lot with an area of 1,400 square feet and frontage on 79th Street. Lot 24 is a vacant, irregularly shaped corner lot with frontage on 79th Street and 149th Avenue and 2,650 square feet of area. A portion of the lot lies within the right-of-way of 149th Avenue. Lots 28, 29, and 32 are interior lots with frontage on 149th Avenue. Lot 28 is 4,000 square feet and contains a greenhouse and landscaping business, and Lot 29 contains a one-family house built in 1920 and is 6,000 square feet. Lot 32 is 4,000 square feet and is vacant. Lot 34 is a vacant, 4,000-square-foot corner lot with frontage on 149th Avenue and Sapphire Street. Lots 37, 38, 39, 40, 42, and 45 are interior lots with frontage on Sapphire Street. Lot 37 is 3,800 square feet and contains a driveway, and Lot 38 is 4,142 square feet and contains a two-story, single-family home built in 1920. Lots 39, 40, and 42 are all vacant and measure 4,235 square feet, 6,353 square feet, and 10,217 square feet, respectively. Lot 45 is 4,087 square feet and contains a single-story warehouse built in 1998.

The surrounding area is characterized by a mix of residential, commercial, light industrial, community facility uses, and vacant lots. Lindenwood is bisected by Linden Boulevard, a major east-west corridor connecting west from Flatbush Avenue in Brooklyn to Conduit Avenue in Queens to the east. The boulevard is characterized by a mix of uses that include one- to four-story retail, restaurant, medical office, and residential buildings, vacant lots, and open spaces,

including within the R4 district mapped within the project area and the surrounding two to five blocks to the north, east, and south. North and adjacent to the project area is mapped with an R7D/C2-4 zoning district fronting Linden Boulevard and an R6A zoning district in the mid-block. The adjacent site is currently occupied by a pharmacy, liquor store, and restaurant. Within the R4 district, a C1-2 commercial overlay is mapped one block to the west and contains the Lindenwood Diner. A C2-2 commercial overlay is mapped one block to the north where Linden Center, a neighborhood shopping plaza, is located. The blocks beyond the corridor are primarily composed of two- to three-story detached houses and attached townhouses, as well as vacant lots and open industrial uses, such as vehicle storage and warehousing.

To the west of the project area in East New York, Linden Boulevard is mapped with R4, R5, R6, R6A, R7A, and R8A zoning districts. The R4 and R5 districts are mostly developed with two- to three-story rowhouses, as well as the Louis Pink Houses, a New York City Housing Authority (NYCHA) campus with 23 seven-story buildings. The R6 district is developed with an eight-story nursing home and Linden Plaza, a large residential complex consisting of five 20-story buildings. Recently developed eight- to 12-story mixed-use buildings are located within the R6A, R7A and R8A districts, consisting of approximately 200 affordable residential units. A C4-1 district mapped four blocks west of the project area encompasses a grocery store and surface parking lots.

Community facilities in the surrounding area include educational facilities. Our World Neighborhood Charter School is located one block north of the project area, and GallopNYC, a nonprofit organization that offers therapeutic and recreational horseback riding, operates its Sunrise Stables location two blocks east of the project area. Other educational facilities include P.S. 232 Lindenwood, an elementary school located approximately half a mile southeast of the project area; JHS 202 Robert H Goddard, a middle school located approximately one mile east from the project area; and Robert H Goddard High School of Communication Arts and Technology at the same location as the middle school.

There are several large open spaces in the surrounding area concentrated along Conduit Avenue to the northeast of the project area. Gemini Fields is an approximately six-acre park with two

baseball fields located one block east of the project area. Tudor Park, located three blocks to the northeast of the project area, is an approximately 14-acre park with passive and active recreational open spaces including baseball fields, basketball courts, handball courts, and playgrounds.

The project area is located beyond the Greater Transit Zone, as it is greater than half a mile from a mass transit station. The Grant Avenue station, servicing the A subway line, is located approximately 1.3 miles north of the project area. Several bus lines serve the area. Stops for the B15, which provides service along Linden Boulevard between JFK Airport and Bedford-Stuyvesant, are located within one block of the project area. Stops for the BM5, which provides express service between Spring Creek and Midtown Manhattan; the BM13, which connects Spring Creek and Bushwick; the BM14, which connects Spring Creek and Crown Heights; and the BM20, which connects Spring Creek and Ridgewood, are all located within six blocks of the project area.

The project area is located within the Coastal Zone Boundary and the 0.2-percent annual chance flood plain, also known as the Shaded X Zone. Due to a combination of ground elevations as low as four feet, a high water table near the street surface, and limited sewer and stormwater infrastructure, the neighborhood is subject to frequent flooding, and the streetscape lacks paved roads, sidewalks, and street trees in low-lying areas. Along the project area, the highest ground elevations occur at approximately 12 feet on 79th Street, the eastern boundary. The lowest elevations occur at approximately four feet on Sapphire Street, the western boundary of the project area. Along 149th Avenue, the southern boundary of the site, the elevation decreases from approximately 10 feet at the intersection of 79th Street to approximately four feet where it intersects with Sapphire Street.

In 1961, the project area was mapped with an R4 zoning district and has not been modified since. In February 2026, an application was adopted to rezone the northern portion of the block (Block 11384, Lot 1) from an R4/C1-2 zoning district to R7D/C2-4 and R6A zoning districts and map MIH (C 240145 ZMQ and N 240146 ZRQ). In 1999, the area north of Linden Boulevard (Blocks 11358, 11359, and 11377, Lot 1 and Block 11376, Lot 23) and across from the project area,

generally bounded by Conduit Avenue to the north, Linden Boulevard to the south, and 78th Street to the west, was mapped with a C2-2 overlay district over an existing R4 district as part of the Lindenwood Commons rezoning (C 910332 ZMQ) to facilitate the construction of a 104,000-square-foot shopping center with 409 parking spaces. In 2017, a private application was adopted to rezone the entirety of Block 4496, located two blocks west of the project area, from an R4 district to R8A/C2-4, R6A, and R7A districts (C 170430 ZMK). This application also included a zoning text amendment to map an MIH area (N 170421 ZRK). These actions facilitated the development of three mixed-use buildings ranging in height from eight to 12 stories.

The applicant proposes construction of a new six-story building with a cellar. This development would contain approximately 186,380 square feet of residential floor area, or a 3.4 floor area ratio (FAR), yielding approximately 268 dwelling units, approximately 67 of which would be income restricted pursuant to MIH Option 1. The building would also include 118 parking spaces located in the cellar and accessible via curb cuts on 79th Street and Sapphire Street.

To facilitate the proposed development, the applicant is seeking a zoning map amendment to change the existing R4 zoning district to an R6A zoning district.

R6A zoning districts allow a maximum FAR of 3.90 for residential uses with qualifying affordable housing or qualifying senior housing and a maximum FAR of 3.00 for community facility uses. Contextual bulk regulations apply and include a maximum base height of 65 feet and a maximum building height of 95 feet. Outside of the Greater Transit Zone, parking is required for 50 percent of standard residential units and 25 percent of income-restricted units.

Additionally, the applicant requests a zoning text amendment (N 250330 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for income-restricted housing units for residents with household incomes averaging 60 percent of the area median income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be income-restricted at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 250329 ZMQ), in conjunction with the related application for a zoning text amendment (N 250330 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq*. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is: 26DCP024Q.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on April 23, 2026. The Negative Declaration includes an (E) designation (E-908) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

WATERFRONT REVITILIZATION PROGRAM

This application (C 250329 ZMQ), in conjunction with the related application for a zoning text amendment (N 250330 ZRQ), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq*.). The designated WRP number is: 23-217. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 250329 ZMQ) was certified as complete by the Department of City Planning on April 27, 2026, and was duly referred to Community Board 10 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for a zoning text amendment (N 250330 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

This action is eligible for potential review by the Affordable Housing Appeals Board pursuant to Section 197-g of the New York City Charter.

Community Board Public Hearing

On June 4, 2026, Community Board 10 held a public hearing on this application (C 250329 ZMQ), and the related action (N 250330 ZRQ), and on that day, by a vote of 29 in favor, one opposed, and one abstaining, adopted a resolution recommending approval of the application with the following conditions:

" 1). That the Project Site Development will be limited to a new six – story plus cellar residential building with a maximum of 186,380 sf. of floor area at a 3.4 total FAR. The building to maintain its U-shaped design surrounding an inner courtyard for use by the future residents and it will also contain 118 parking spaces within the proposed cellar level. Entry into this level will be by curb cuts at the northerly portion of the building and located on 79 Street and Sapphire Street into the cellar level.

2). That the residential lobby entrance will be located on 79 Street with exterior stairs, handicap ramp access and a covered entry canopy.

3). That the proposed future development will include 268 dwelling units with 67 permanently affordable dwelling units pursuant to MIH Option 1.

4). That the building height be held to a maximum of 75 ft. to the top of the building. The sixth-floor setback would be located at the maximum proposed base height of 5 ft. to the height of the fifth floor.

5). That the proposed 10-15 ft. setbacks from the property lines on 79th St., 149 Avenue & Sapphire St. be incorporated around all three building frontages along with the proposed landscaping of planting and street trees in these areas.

6). That the design presented for resiliency incorporate on-site storm water management adhere to the Uniform Storm Water Rules. That the rainwater/& site storm water be retained and or detained per the systems presented.

7). That the wet floodproofing design with FEMA approved foundation flood vents be included in the cellar level below the Design Flood Elevation (DFE). That the gabion wall design with streetscape and planting proposed for Sapphire Street be incorporated for future development to facilitate if the City of New York elects to raise the level of the surrounding streets in the future so that the project would be able to accommodate the future street redesign.

8). That the roof be provided with either a solar photovoltaic electricity generated system or a green roof system to meet the requirements of a code compliant sustainable roof zone."

Borough President Recommendation

This application (C 250329 ZMQ) and the related action (N 250330 ZRQ) were considered by the Queens Borough President, who held a public hearing on June 11, 2026, and on June 29, 2026, issued a recommendation to approve the application with the following conditions:

"
- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant must adhere to all of CB10's conditions; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above legal requirements with regard to sustainability."

City Planning Commission Public Hearing

On July 15, 2026 (Calendar No. 3), the CPC scheduled July 29, 2026, for a public hearing on this application (C 250329 ZMQ) and the related application for a zoning text amendment (N 250330 ZRQ). The hearing was duly held on July 29, 2026 (Calendar No. 12). Three speakers testified in favor of the application and none in opposition.

The applicant's representative and two of the applicant's architects testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R6A zoning district, stating that the proposed development would provide much needed housing units. They explained the project would consist of income-restricted units required under MIH.

The applicant's architects responded to the Commissioners' questions regarding prevalent flooding issues in the surrounding area, stating that the development would have residential entrances and mechanical systems elevated above the flood plain, would wet floodproof the cellar parking, and would retain stormwater on-site through compliance with the Department of Environmental Protection's (DEP) Unified Stormwater Rule via a blue roof design. The applicant's representative indicated this development would be adaptable to future stormwater and sewer infrastructure improvements and street raisings by DEP and the Department of Transportation (DOT). The architect detailed that the streets would be able to be raised around the site while maintaining access to the parking garage via 79th Street and with no impact to residential units. The wet-floodproofed cellar parking would then be converted to a dry-floodproofed space.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 250329 ZMQ), in conjunction with the related application for a zoning text amendment (N 250330 ZRQ), is appropriate. Together, these actions will facilitate the development of a new six-story residential building.

The Commission finds an increase in residential density in the project area appropriate. The

existing R4 zoning district's low density and limited height allowances inhibit redevelopment of underutilized sites. The R6A zoning district will create housing opportunities near a major Brooklyn-Queens corridor and in an area with neighborhood amenities such as schools, open space and parks, and a commercial shopping center. The Commission acknowledges that the proposed R6A zoning district will reinforce the recently mapped R6A district directly north of the project area and finds it appropriate to concentrate density along Linden Boulevard, which is mapped with an R7D zoning district. This step down to the R6A district towards the midblock reflects the lower density residential homes to the south and east of the project area.

The Commission recognizes that the project area is located within the Coastal Zone boundary and that a portion of the project area is partially located within the 0.2-percent annual chance floodplain. The Commission appreciates the applicant's efforts to incorporate flood mitigation measures to ensure the buildings are resilient to flooding. The proposed zoning text amendment to designate the project area as an MIH Area is also appropriate. Adoption of the zoning text amendment will align with the City's ongoing goal to promote the development of affordable housing.

The Commission appreciates that the 67 new units of income-restricted housing, pursuant to MIH, will support the objectives in *Block by Block: The Housing Plan for a New Era,* the City's most recent plan outlining the strategies and policies to create 200,000 new affordable homes in the next decade. This project will help address the growing need for more housing in Queens and throughout the city.

The Commission notes Community Board 10's conditions relating to the building bulk, levels of affordable units, and resiliency features. The Commission notes infrastructural challenges along Sapphire Street, related to its below-grade nature and persistent flooding issues and recognizes the applicant's efforts to work with DEP on meeting requirements of the Unified Stormwater Rule to mitigate these issues by providing stormwater retention, detention, and green infrastructure on site, as well as elevating critical building mechanics. While these design considerations are beyond the purview of the actions proposed in this application, the Commission acknowledges the significant flooding concerns in this area and supports

coordination with the appropriate regulatory agencies to address these challenges.

RESOLUTION

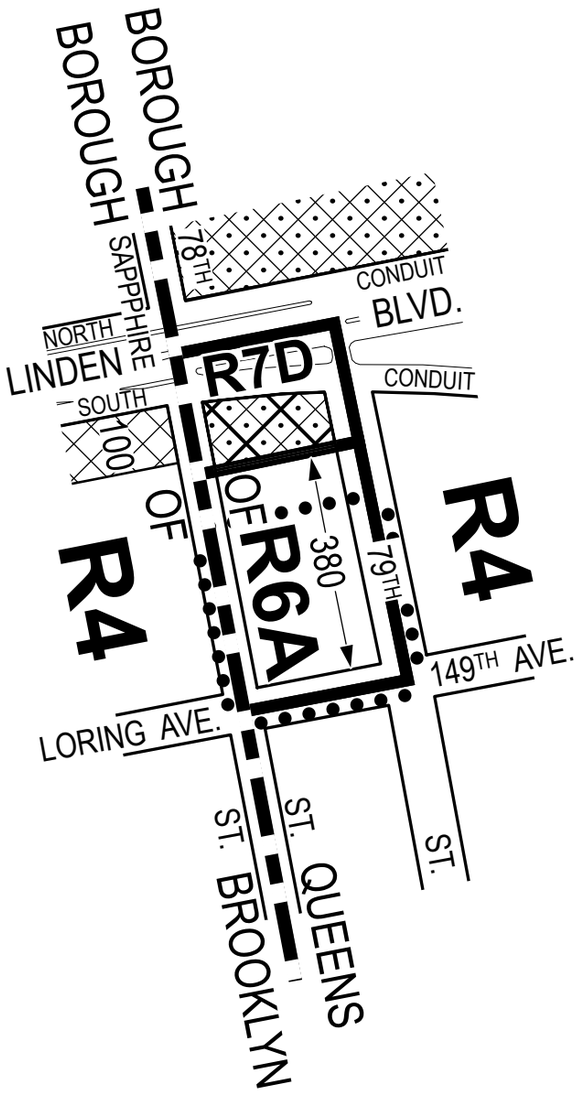
RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on April 23, 2026, with respect to this application (CEQR No. 26DCP024Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 18b: from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

The above resolution (C 250329 ZMQ), duly adopted by the City Planning Commission on August 26, 2026 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

SIDEYA SHERMAN, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI-FRYE, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
18b
BOROUGH OF
QUEENS

New York, Certification Date:
April 27, 2026

S. Lenard, Director
Technical Review Division

SCALE IN FEET
0 150 300 450 600

NOTE:

Indicates Zoning District Boundary

The area enclosed by the dotted line is proposed to be rezoned by changing an R4 District to an R6A District.

Indicates a C1-2 District

Indicates a C2-2 District

Indicates a C2-4 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 135-27 Sapphire Street Rezoning			
Applicant:	135 Sapphire LLC	**Applicant's Primary Contact**:	Rebecca Davoudian
Application #	250329ZMQ	**Borough**:	
CEQR Number:	26DCP024Q	**Validated Community Districts**:	Q10

Docket Description:
IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION:	**Conditional Favorable**		
# In Favor: 29	**# Against:** 1	**# Abstaining:** 1	**Total members appointed to the board:** 49
Date of Vote: 6/4/2026 12:00 AM		**Vote Location**: Old Mill Yacht Club 163-15 Cross Bay Blvd., Howard Beach NY 11414	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	

CONSIDERATION: Please see attached supporting documents for our complete packet recommendations/considerations. There are 3 pages total.

Recommendation submitted by	QN CB10	Date: 6/22/2026 1:21 PM

COMMUNITY BOARD 10

CITY OF NEW YORK ◆ BOROUGH OF QUEENS
115-01 LEFFERTS BOULEVARD
SOUTH OZONE PARK, N.Y. 11420
TEL: (718) 843-4488
FAX: (718) 738-1184
E-MAIL: qn10@cb.nyc.gov

ELIZABETH BRATON
Chairperson

KARYN PETERSEN
District Manager

Considerations

Re: ULURP #250392 ZMQ and ULURP #N250330 related to proposed development at 135-27 Sapphire Street located in Community Board 10 Queens. Community Board 10 Queens voted on 6/4/26 to recommend approval, with modifications/conditions, and recommendations that are based on the applicant's attorney and architect's latest revised design presentation to the full Board and the public on 6/4/26. The vote of Community Board 10 Q was 29 in favor, 1 against, and 1 member abstaining (not voting due to disclosed potential conflict of interest).

Therefore, Community Board 10Q recommends that you consider the following which represent and reflect the modifications/conditions, and recommendations discussed and approved by Community Board 10Q. We request that you support our views as the process moves forward.

1). That the Project Site Development will be limited to a new six - story plus cellar residential building with a maximum of 186,380 sf. of floor area at a 3.4 total FAR. The building to maintain its U-shaped design surrounding an inner courtyard for use by the future residents and it will also contain 118 parking spaces within the proposed cellar level. Entry into this level will be by curb cuts at the northerly portion of the building and located on 79 Street and Sapphire Street into the cellar level.

2). That the residential lobby entrance will be located on 79 Street with exterior stairs, handicap ramp access and a covered entry canopy.

3). That the proposed future development will include 268 dwelling units with 67 permanently affordable dwelling units pursuant to MIH Option 1.

4). That the building height be held to a maximum of 75 ft. to the top of the building. The sixth-floor setback would be located at the maximum proposed base height of 5 ft. to the height of the fifth floor.

5). That the proposed 10-15 ft. setbacks from the property lines on 79* St., 149 Avenue & Sapphire St. be incorporated around all three building frontages along with the proposed landscaping of planting and street trees in these areas.

6). That the design presented for resiliency incorporate on-site storm water management adhere to the Uniform Storm Water Rules. That the rainwater/& site storm water be retained and or detained per the systems presented.

7). That the wet floodproofing design with FEMA approved foundation flood vents be included in the cellar level below the Design Flood Elevation (DE). That the gabion wall design with streetscape and planting proposed for Sapphire Street be incorporated for future development to facilitate if the City of New York elects to raise the level of the surrounding streets in the future so that the project would be able to accommodate the future street redesign.

8). That the roof be provided with either a solar photovoltaic electricity generated system or a green roof system to meet the requirements of a code compliant sustainable roof zone.

Recommendation submitted by: QN CB10 **Dated: 06/22/26**

COMMUNITY BOARD #10 RECOMMENDATION TO CPC : JUNE 10, 2026

Project Name: 135-27 Sapphire Street Rezoning
Applicant: 135 Sapphire LLC
Application #: ULURP #: 250329-ZMQ, N-250330-ZRQ
CEQR Number: 26DCP024Q.
Applicant's Primary Contact : Richard Lobel / Sheldon Lobel PC
Borough: Queens
Validated Community Districts: Q10

Docket Description:
IN THE MATTER OF: an application submitted by 135 Sapphire LLC pursuant to NYC Charter 197-c and 201 of the New York City Charter for a Zoning Map Amendment and a Zoning Text Amendment (Zoning Map: Section No. 18b).

135 Sapphire LLC is seeking a zoning map amendment and zoning text amendment affecting 135-27 Sapphire Street,. Block: 11384, Lot(s): 15,24,28,29,32,34,37,38,40,42, & 45 (the Project Site) consisting of 57,524 sf. of lot area located and fronting on 79 Street, 149th Avenue and Sapphire St. in the Lindenwood area of Howard Beach.

The Applicant is seeking approval of the following proposed two actions:

1). A Zoning Map Amendment (ZM) to change the Project Site from an R4 district to a R6A district.

2). A Zoning Text Amendment (ZR) of the Zoning Resolution Appendix F to designate the Project Site as a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 & 2.

Borough of Queens, Community District 10, as shown on attached Zoning Change Map diagram(for illustrative purposes only).

Recommendation: Conditional Favorable with Modifications/Conditions

 # in Favor: 29 **# Against:** 1 **# Abstaining:** 1* **Total Members appointed to the Board :** 49

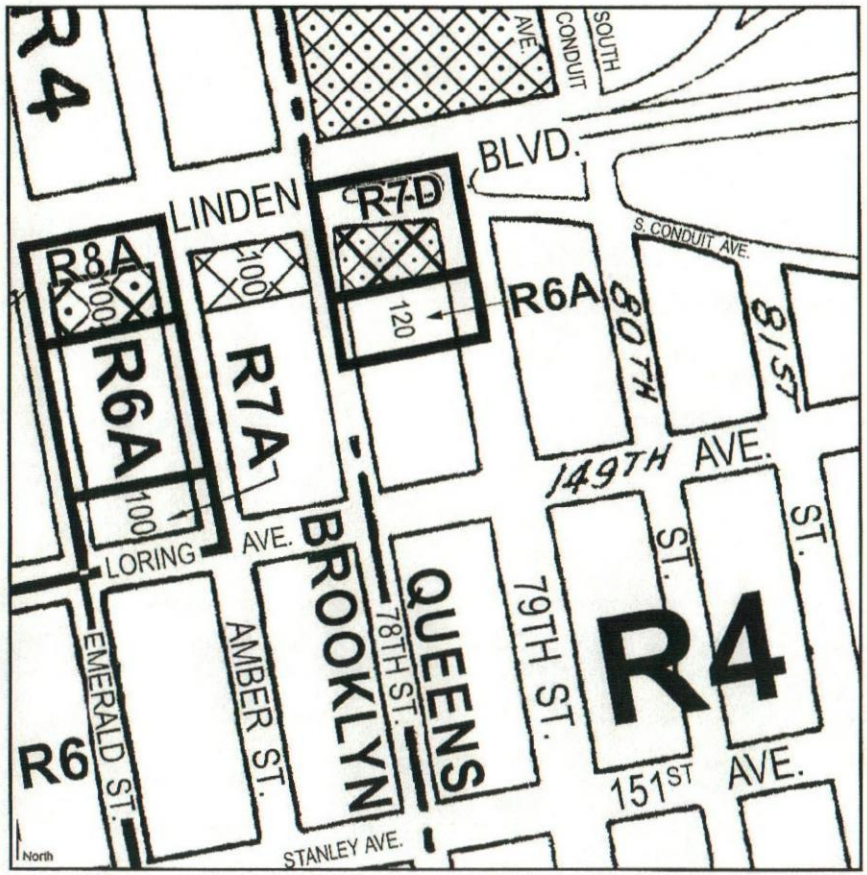
*** did not vote due to disclosed potential conflict of interest**

Date of Vote: 6/4/2026 8 PM **Vote Location:** Old Mill Yacht Club : 163-15 Cross Bay Blvd. Howard Beach, NY 11414

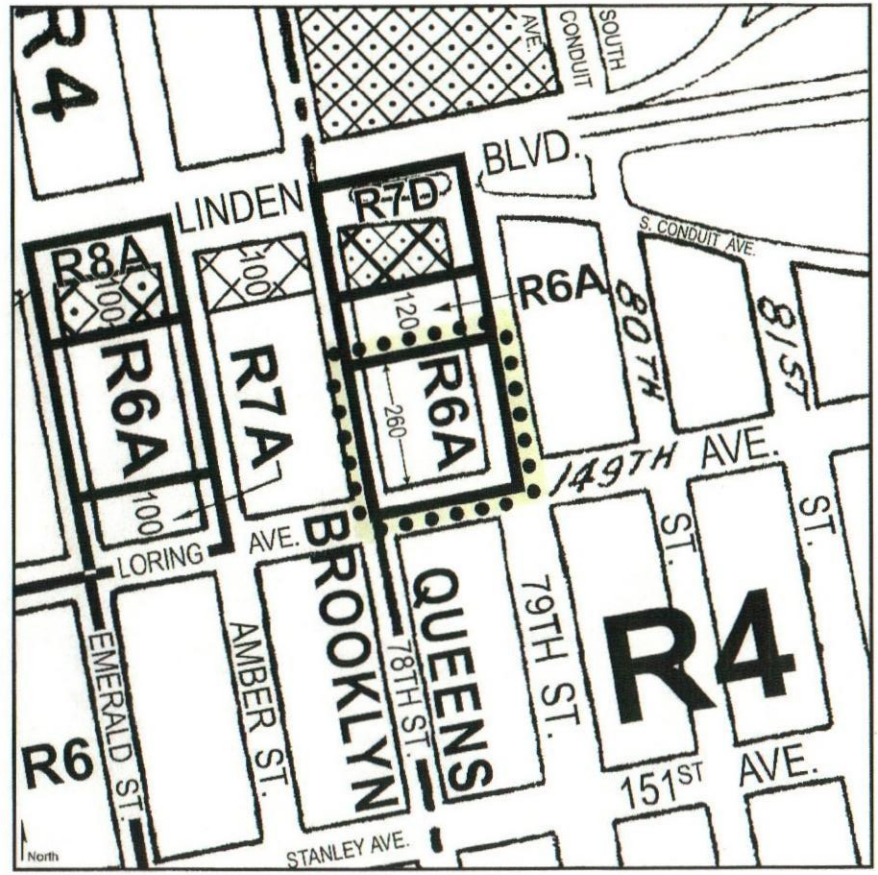
Date of Public Hearing: 6/4/2026 **Was a Quorum present ?** : Yes

Public Hearing Location: Old Mill Yacht Club, 16315 Cross Bay Blvd, Howard Beach, NY 11414

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: Whereno 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.

BOROUGH PRESIDENT RECOMMENDATION

NYC PLANNING

Project Name: 135-27 Sapphire Street Rezoning	
Applicant: 135 Sapphire LLC	**Applicant's Administrator**: Rebecca Davoudian
Application # 250329ZMQ	**Borough**: Queens
CEQR Number: 26DCP024Q	**Validated Community Districts**: Q10

Docket Description:
IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 6/29/2026 4:06 PM

Queens Borough President Recommendation

APPLICATION: **135-27 Sapphire Street Rezoning**
COMMUNITY BOARD: **Q10**

DOCKET DESCRIPTION

ULURP # 260186 ZMQ – IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

ULURP #N250330 ZRQ – IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the zoning text to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District 10 as shown on diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

PUBLIC HEARING

A Public Hearing was held by the Housing Director on behalf of the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on queensbp.nyc.gov on Thursday, June 11, 2026 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Applicant is proposing to rezone an R4 District to an R6A District. The area to be rezoned (Block 11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42 and 45) is bounded by Sapphire Street to the west, 149th Avenue to the south, and 79th Street to the east. The zoning map amendment would facilitate the development of a multi-story residential building;

- The Proposed Development is located in the NYC Department of Housing Preservation and Development (HPD) "Jewel Streets Neighborhood Plan." In 2022, local residents of the Jewel Streets (so-called due to the street names featuring jewels like Emerald, Ruby, Amber and Sapphire) wrote a letter to multiple City agencies calling for stormwater and flooding mitigation, enforcement of illegal dumping and parking, and overall improvements to their quality life. The area is below sea level, which historically has made sewer implementation difficult and costly. The Department of City Planning intends to certify a ULURP application for the Jewel Streets Plan in 2027;

- The Proposed Development would include a new 6-story, 65-foot, 186,380-SF (3.4 FAR) building. There will be 268 dwelling units, with 67 affordable units under MIH Option I. The bedroom count for this Development is approximately 68 studios, 111 one-bedroom and 89 two-bedroom units. The Proposed Development includes 118 cellar parking spaces. Because the Development Site is in a floodplain, the Applicant team must build the Proposed Development to Building Code Appendix G – all habitable spaces and mechanical equipment are raised above the Design Flood Elevation (DFE). The ground-floor space is proposed as parking and storage, and will have a wet-floodproofed permeable floor with an exterior gabion wall (i.e., a cage-like structure filled with inorganic materials);

- The Development Site (11384, Lots 15, 24, 28, 29, 32, 34, 37, 38, 39, 40, 42 and 45) is an approximately 10,000-SF lot, currently improved with one two-story residential building but largely vacant and sometimes used for the storage of materials and vehicles;

- Within a ¼-mile radius of the Rezoning area, the predominant zoning classes are R4, R4/C1-2, R4/C2-2, R6, R6A, R7A and R8A/C2-4. The surrounding uses are mostly residential, with Lindenwood Commons, a large shopping area, within walking distance. The 80th Street A train station, along with the B13, B14, B15, and the B20 buses, are nearby;

- On May 12, 2026, Community Board 10's Land Use Committee (CB10) voted to conditionally approve this application at their Full Board Meeting with a vote of twenty-nine (29) in favor, one (1) against and one (1) abstention. Their conditions included:
    - That the Proposed Development will be limited to a new six-story plus cellar residential building with a maximum of 186,380 SF (3.4 FAR);
    - That the residential lobby entrance will be located on 79th Street with exterior stairs, handicap ramp access and a covered entry canopy;
    - That the proposed future development will include 268 dwelling units including 67 permanently affordable units pursuant to MIH Option 1;
    - That the building height be held to a maximum of 75 feet to the top of the building;
    - That the proposed 10-15 foot setbacks from the property lines on 79th Street and Sapphire St be incorporated around all three building frontages along with proposed landscaping of planting and street trees in these areas;
    - That the design presented for resiliency incorporate on-site storm water management adhere to the Uniform Storm Water Rules, and that the rainwater/site stormwater be retained or detained per the systems presented;
    - That the wet floodproofing design with FEMA-approved foundation flood vents be included in the cellar level below the DFE; and
    - That the roof be provided with either a solar photovoltaic electricity-generated system or a green roof system to meet requirements of a code-compliant sustainable roof zone;

- At the Borough President's Land Use Public Hearing, the Housing Director held the hearing on the Borough President's behalf. The Director asked about the land use committee's approval, and the Applicant stated that there was no quorum but they held an informal poll. The Applicant stated that the Board was mostly satisfied with the project. They discussed parking and potential drainage issues, which the Applicant said was mostly resolved. The Director inquired about negative comments the Board had. The Applicant responded that the original Jewel Streets Neighborhood Plan, because it is delayed, is now subsequent to their requested Rezoning Action. They stated that the Neighborhood Plan and the Applicant's Proposed Development will not and should not clash with each other, and the Applicant has discussed any potential issues with DEP. The Director asked about sustainable features in the development. They will be compliant with the NYC Stretch Code, hot water recapture, 100% electric, a green roof/PV component, and gabion walls around the building. At the hearing, there were three (3) speakers who gave public testimony – one (1) in favor and two (2) in opposition. The Community Board 10 Chair spoke in favor of the application, stating the Community Board's Land Use Committee and Full Board review, as well as detailing the Board's conditions for approval. The two people who spoke against the application represented the Justice for Jewel Streets Coalition, and took issue with the Proposed Development's timeline starting before the full Jewel Streets Neighborhood Plan. They also expressed concerns about changing the Development's property to better fit the future street-raisings as well as the general concern that building this Development would contribute to worse flooding and ponding conditions in the area. There were no other speakers and the hearing was closed;

- The Office of the Queens Borough President has received two (2) letters of written testimony regarding this application, one (1) in favor and one (1) opposed. The letters represent similar opinions as the public speakers stated in the Land Use Public Hearing.

- In correspondence between the Applicant team, the Land Use Director and the Justice for Jewel Streets Coalition, the following answers were given to outstanding questions:
    - Assuming ULURP approval, the Applicant team anticipates that construction on the Development Site would begin 18-24 months after ULURP completion;
    - RE: future street-raisings, why put an entrance on Sapphire Street if it will be eventually closed off? The Applicant team responded by saying the second entrance on 79th Street will be utilized. The two entrances will remain in use until the street raisings commence;
    - RE: worsening flooding in the surrounding area, the Applicant team confirmed that preliminary hydraulic capacity assessments of the sanitary sewer along 149th Avenue and 79th Street, which will serve as the outlet for the proposed building, were performed by architects + engineers. Based on the analyses, it was determined that an extension of this sanitary sewer to the west of its current existing terminus will be required to facilitate connection. However, based on the preliminary hydraulic analyses, the capacity of the existing system would be adequate to accommodate future development and would not be adversely impacted by the proposed project. Therefore, the surrounding area would not be adversely impacted by the increase in wastewater generated by the Proposed Development.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant must adhere to all of CB10's conditions; and
- The Applicant team should incorporate pervious pavement, bioswales, and rain gardens into their Proposed Development designs, and should plan to go above legal requirements with regard to sustainability.

PRESIDENT, BOROUGH OF QUEENS

06/29/2026

DATE