IN THE MATTER OF an application submitted by 135 Sapphire LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 10.

The application for a zoning text amendment (N 250330 ZRQ) was filed by 135 Sapphire LLC on June 23, 2025. This zoning text amendment, in conjunction with the related application for a zoning map amendment (C 250329 ZMQ), 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 text amendment (N 250330 ZRQ) 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:

C 250329 ZMQ Zoning map amendment to change an R4 zoning district to an R6A zoning district.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 250329 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 250330 ZRQ), in conjunction with the related application for a zoning map amendment (C 250329 ZMQ), 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.

A summary of the environmental review appears in the report for the related zoning map amendment (C 250329 ZMQ).

WATERFRONT REVITALIZATION PROGRAM

This application (N 250330 ZRQ), in conjunction with the related application for a zoning map amendment (C 250329 ZMQ), 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 Water Revitalization Program.

PUBLIC REVIEW

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

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, Queens Community Board 10 held a public hearing on this application (N 250330 ZRQ) and the related action for a zoning map amendment (C 250329 ZMQ), and adopted a resolution recommending approval of this application with conditions. A summary of the vote of Community Board 10 appears in the report for the related zoning map amendment (C 250329 ZMQ).

Borough President Recommendation

This application (N 250330 ZRQ), along with the related action for a zoning map amendment (C 250329 ZMQ), 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 conditions. A summary of the recommendation of the Queens Borough President appears in the report for the related zoning map amendment (C 250329 ZMQ).

City Planning Commission Public Hearing

On July 15, 2026 (Calendar No. 4), the CPC scheduled July 29, 2026, for a public hearing on this application (N 250330 ZRQ) and the related application for a zoning map amendment (C 250329 ZMQ). The hearing was duly held on July 29, 2026 (Calendar No. 13).

The applicant's representatives testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 250329 ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 250330 ZRQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 250329 ZMQ).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

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 Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in the

related report (C 250329 ZMQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

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

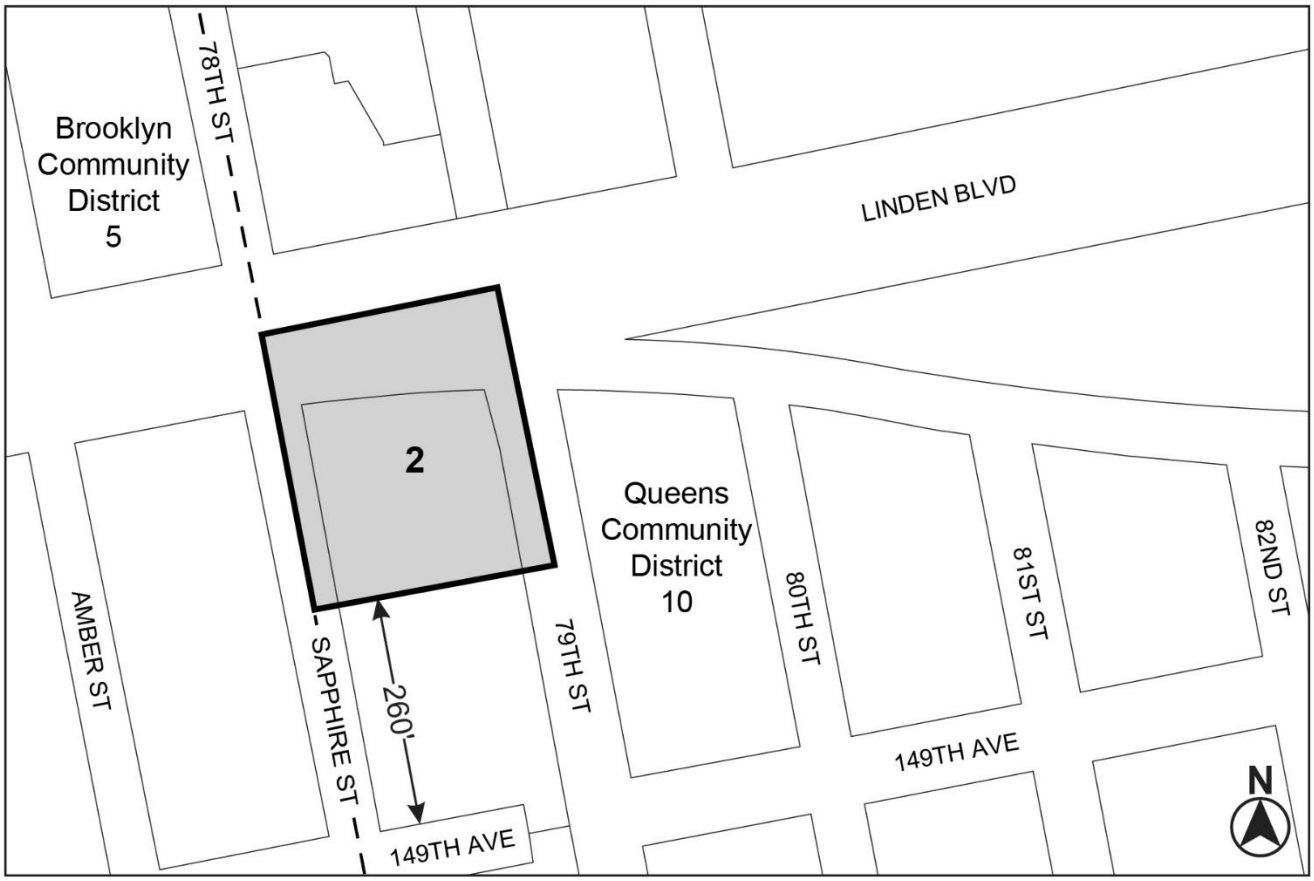
* * *

Queens Community District 10

* * *

Map 2 – [date of adoption]

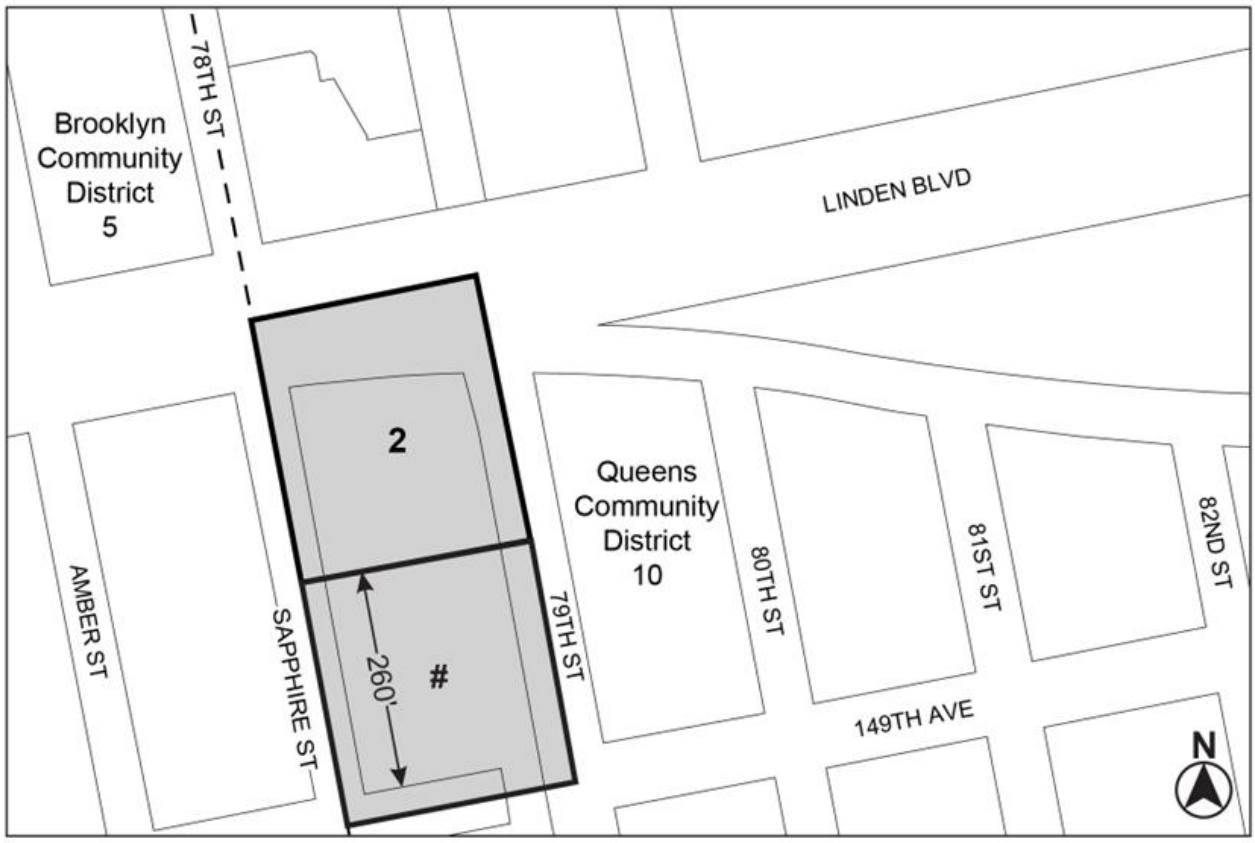
[EXISTING MAP]



Community District boundary

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

[PROPOSED MAP]



Portion of Community District 10, Queens

* * *

The above resolution (N 250330 ZRQ), duly adopted by the City Planning Commission on August 26, 2026 (Calendar No. 5), 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*