ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**11th Street & 34th Avenue Rezoning**
CEQR No.	21DCP118Q
ULURP No(s).	210234ZMQ, N210235ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN01

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The applicants, 33-33 11th St. LLC and Lily & John Realty Inc., seek a zoning map amendment from R5 to M1-5/R6A, and zoning text amendments to establish a Special Mixed Use District and an MIH area, to facilitate the development of two eight-story buildings, with a combined 352 residential units and 156,466 square feet of commercial and light industrial space, in Astoria, Queens, Community District 1.

An Environmental Assessment Statement is attached. Please contact ANNABELLE MEUNIER of the Department of City Planning at (212)-720-3426 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director* — Date: 1/27/21

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