ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *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:	**31-17 12th Street Rezoning**
CEQR No.	22DCP098Q
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Queens Community District:	Q01

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: This is a private application submitted by 31-17-19 IZ LLC for a zoning map amendment of Queens, Block 518, Lots 13, 16, 17, 18 p/o 19 and p/o 5, located at 31-17 12th Street in the Astoria neighborhood of Queens, Community District 1 from an R5B to R6B district. The Applicant is also seeking a zoning text amendment to create a Mandatory Inclusionary Housing (MIH) Area coterminous with the affected area. The actions would facilitate the development of a new 5-story residential building with 35 dwelling units including either 9-12 affordable units depending on the MIH option.

An Environmental Assessment Statement is attached. Please contact Evan Miller of the Department of City Planning at +1 212-720-3657 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 30, 2021
Date

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