DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

February 7, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **St. Francis Preparatory School Rezoning**
CEQR No. 13DCP081Q
ULURP No. Pending
Queens, Community District 8
SEQR Classification: Type I

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, St. Francis Preparatory School, is proposing a zoning map amendment from R3-2 to R4 on a portion of a block located at the southwest corner of Francis Lewis Boulevard and the Long Island Expressway Eastbound Service Road, within the Fresh Meadows neighborhood of Queens, Community District 8 (Block 7128, Lots 2, 10 and p/o 100). The proposed action would facilitate a proposal by the applicant to enlarge an existing, 247,979 gross square foot (gsf) community facility building, the St. Francis Preparatory School (Block 7128, Lot 2), by approximately 65,000 gross square feet.

The subject site (Block 7128, Lot 2), owned by the applicant, is zoned R3-2, which allows residential uses at a floor area ratio (FAR) of .60 and community facility uses at an FAR of 1.0. The proposed rezoning would establish an R4 zone over the subject site, permitting residential uses with an FAR of .75 and community facility uses with an FAR of 2.0. The adjacent sites, not

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevans@planning.nyc.gov

under the applicant's control, and also currently zoned R3-2, contain an 115,000 gsf community facility building, the Special Education Public School 4Q (Lot 10), and an approximately 500,000 gsf public park (p/o Lot 100). Absent the proposed action, the entire affected area would remain in its existing conditions.

An Environmental Assessment Statement is attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, John Young, Olga Abinader, Robert Dobruskin, Pat Bussey, Ian Hegarty, Susan Wong