DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

October 17, 2014

Nilda Mesa, Director
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Xu Hotel and Residences Rezoning**
CEQR No. 13DCP106Q
ULURP No. 120403ZMQ
Queens Community District 7
SEQRA 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, CG & J Realty LLC, is seeking a zoning map amendment to rezone Block 4960, Lot 29 (the "project site") and part of Lots 28, 57, 58, 59, 60, 61, 62, and 63 and part of Block 4977, Lot 130, from a R6/C2-2 district to C4-3 and R6 districts in the Downtown Flushing neighborhood of Queens, Community District 7 (the "proposed action"). The proposed action would facilitate the construction of an approximately 214,539 gross square foot (gsf) eleven-story, mixed-use building containing hotel, residential, commercial, and community facility uses.

The project site is located in a R6/C2-2 district which allows residential and community facility Use Groups 1 through 4, with a permitted residential floor area ratio (FAR) ranging from 0.78 to 2.43 and a community facility FAR of 4.8. The existing C2-2 commercial overlay permits Use

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Groups 1 through 9 and 14 and a maximum commercial FAR of 2.0. The proposed action seeks to extend the C4-3 zoning district to the south of the project site to facilitate a mixed use building with a wider range of commercial uses than what would be permitted on an as-of-right-basis. The proposed C4-3 zoning district permits Use Groups 1 through 6, 8, 9, 10, and 12 and a commercial FAR of up to 3.4, a residential FAR of between 0.78 and 2.43, and a community facility FAR of up to 4.8.

The project site, Block 4960, Lot 29, is currently developed with a one-story 25,300 square foot (sf) supermarket and an accessory parking lot containing 38 parking spaces. Vehicular access to the parking lot is provided via curb cuts onto Northern Boulevard and Leavitt Street. The rezoning boundary also extends beyond the project site and includes portions of the following non-Applicant owned lots: Block 4960, Lots 28 and 57 through 63 and Block 4977, Lot 130. These parcels are not expected to be redeveloped or enlarged as a result of the proposed action. Block 4960, Lots 28 and 57 through 62 are developed with one- to three-family residential buildings. Block 4960, Lot 63 is developed with a City owned parking lot that serves Flushing Town Hall, a Landmark Preservation Commission (LPC) designated landmark and National Register listed site located directly west of the project site. The rezoning area extends 125 feet in from the Northern Boulevard street line, therefore approximately 0.16 feet (two inches) in width of Block 4960, Lots 28 and 57 through 62 would be zoned C4-3. The remainder of the C2-2 commercial overlay would be removed from these lots and would maintain their effective R6 zoning. In addition, a portion of the Daniel Carter Beard Memorial Park mall (Block 4977, Lot 130) is within the proposed rezoning boundary. It is an open space area owned by the NYC Department of Parks and Recreation. The eastbound and westbound lanes of Northern Boulevard are divided by this partially landscaped and partially paved median strip.

The proposed action would facilitate a proposal by the applicant to construct an approximately 214,539 gsf eleven-story mixed-use building on the project site. The proposed development would include approximately 43 dwelling units within 40,299 gsf of floor area, 191 hotel rooms within 103,554 gsf of floor area, 11,273 gsf of accessory retail space, and approximately 7,890 gsf of community facility space (non-profit club). The proposed development would also include 155 accessory attended parking spaces (plus 16 reservoir spaces), 33 bicycle parking spacing, and one loading berth. The cellar level of the building would be used for hotel parking and accessed from ramps on the basement level on Leavitt Street and by vehicle elevators. The first floor of the building would be used for residential parking garage and would be accessed from ramps on the basement level on Leavitt Street.

The proposed project is expected to be completed by 2017.

Absent the proposed action, the project site would be developed with a 174,174 gsf eleven-story mixed-use building. The building would include 72 dwelling units within 74,553 gsf of floor area, 33,771 gsf of community facility space (non-profit club), and 21,820 gsf of retail space. The proposed development would also include 143 accessory attended parking spaces (plus 15 reservoir spaces) and one loading berth.

An Environmental Assessment Statement is attached. Please contact Lauren Hamid-Shapiro of the Department of City Planning at (212) 720-3426, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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