DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

June 25, 2019

Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **62-04 Roosevelt Ave Rezoning**
CEQR No. 19DCP218Q
ULURP No(s). Pending

Dear Ms. Semel,

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 and is initiating the CEQR review.

Project Address: 62-04 Roosevelt Avenue, Queens Block 1294, Lots 55, p/o 56, 58, 60, 68, p/o 73, 76
Community District: Queens Community District 2
SEQRA Classification: Unlisted
Project Description: This is a private application by VS PBS Venture 1, LLC and Mare Nostrum Elements, Inc. requesting a zoning map change from R6 and R6/C1-4 to a C4-4 district. The applicant also seeks a zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area. These actions will facilitate the development of a new 13-story mixed-use building containing commercial and community facility spaces and 213 residential units of which 64 will be permanently affordable.

An Environmental Assessment Statement is attached. Please contact Rupsha Ghosh of the Department of City Planning at (212) 720-3250 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project File

Olga Abinader, *Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3493 FAX (212) 720-3488
oavinad@planning.nyc.gov