NYC PLANNING

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:	**31st Street and Hoyt Ave. Rezoning**
CEQR No.	21DCP117Q
ULURP No(s).	210200ZMQ, 210201ZRQ
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 are seeking two land use actions including a Zoning Map Amendment from R5B and C4-3 to C4-5X and C4-4 zoning districts and a Zoning Text Amendment to establish the project area as a Mandatory Inclusionary Housing (MIH) area, affecting portions of two blocks (Block 835, Lots 1, 2, 3, 4, 7 and 8; Block 837, Lots 9, 13, 15, 16, 17, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48 and parts of Lots 27, 49, 50, 54, 55 and 58) in the Astoria neighborhood of Queens Community District 1. The Proposed Actions would facilitate three new, 11- and 14-story developments, including approximately 322 dwelling units, 34,000 square feet of commercial space, and 10,000 square feet of community facility space.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at 212-720-3328 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

January 4, 2021
Date

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