ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *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:	**138-23 Queens Boulevard Rezoning**
CEQR No.	24DCP103Q
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Queens Community District:	Q08

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 Applicant, RJ Capital Holdings LLC, is seeking a zoning map amendment from R6A/C1-4 to R8X/C2-4 and R6A/C2-4, and zoning text amendment to modify Appendix F in the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions") on the east side of Queens Boulevard between 84th Drive and 86th Avenue (the "Project Area"). The Proposed Actions would facilitate the development of Projected Development Site 1 (Queens Block 9649, Lots 17, 25, and 37), an approximately 395,931-gross square foot (gsf) mixed-use residential and commercial building with up to 17-stories (175-feet tall) containing 339 Dwelling Units (DU) including 85-102 affordable DUs pursuant to MIH, 33,020-gsf of local retail space, and 132 space accessory parking garage at 138-23 Queens Boulevard in the Briarwood neighborhood of Queens Community District (CD) 8. Non-Applicant owned Projected Development Site 2 (Block 9649, Lots 42 and 44) is expected to be improved with a 17-story (175-feet tall) approximately 134,225-gsf mixed-use residential and commercial building containing 110 DUs, including 28-33 affordable DUs pursuant to MIH, and 12,790-gsf of ground floor local retail, as well as 40 accessory parking spaces. The Build Year for the Proposed Actions is 2028.

An Environmental Assessment Statement is attached. Please contact Louise Cafiero of the Department of City Planning at lcafiero@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director* — May 8, 2024 Date

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