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:	**217-14 24th Avenue Rezoning**
CEQR No.	24DCP118Q
ULURP No(s).	240297ZMQ, 240298ZRQ
SEQRA Classification:	Type I
Queens Community District:	Q11

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, BMBT LLC, seeks the approval of a zoning map amendment from an R1-2 to an R6A zoning district in an area generally bounded by 24th Avenue and its easterly centerline prolongation, the Cross Island Parkway, Little Neck Boulevard, and a line 225 feet south of and parallel to the 24th Avenue centerline, including Block 6008, portions of Lots 84, 95 and 150 (the "Rezoning Area"); and a zoning text amendment pursuant to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area (the "Proposed Actions") in the Bay Terrace neighborhood of Queens, Community District 11.

The Proposed Actions would facilitate the development of a new eight-story residential and long-term care facility building totaling 254,171 gross square feet (gsf), with 162,026 gf of residential use containing 167 dwelling units (42-50 of which would be affordable pursuant to MIH), 58,194 gsf of assisted living use (65 beds), and 33,951 gsf (86 spaces) of below-grade of accessory parking at 217-14 24th Avenue (Block 6008, Lot 95). The Build Year for the Proposed Actions is 2027.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 4/17/2024

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