NYC PLANNING

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:	**147-14 Northern Boulevard Rezoning**
CEQR No.	23DCP025Q
ULURP No(s).	220415ZMQ; N220416ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN07

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, 147-149 LLC, seeks a zoning map amendment to rezone an area currently zoned as an R5 district with a C1-2 commercial overlay to an R7X district with a C2-3 commercial overlay and an R5 district with no commercial, as well as zoning text amendments to establish a Mandatory Inclusionary Housing ("MIH") area coterminous to the rezoning area with both MIH Options 1 and 2 mapped, and to modify the boundaries of the Transit Zone (collectively, the "Proposed Actions").

The Proposed Actions would affect Queens Block 5016, Lots 18, 27, 33, 39, and 47 and portions of Lots 7 and 11. The Proposed Actions would facilitate the development of two 11-story buildings (Buildings A and B) containing a total of 334,283 gross square feet ("gsf"), including 288,040 gsf of residential area (389 dwelling units, 35,775 gsf of commercial area, and 10,468 gsf of community facility space. Building A (located on Lots 18 and 27) would contain a total of 165,215 gross square feet, including 142,210 gsf of residential area (190 dwelling units), 17,615 gsf of ground-floor commercial area, and 5,390 gsf of community facility area. Building B (located on Lot 33 and 39) would contain a total of 169,068 gsf, including 145,830 gsf of residential area (199 dwelling units), 18,160 gsf of ground-floor commercial area, and 5,078 gsf or community facility area. No development is projected on Lots 7, 11, or 47.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

09/27/2022
Date

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