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:	**78-08 Linden Boulevard Rezoning**
CEQR No.	24DCP123Q
ULURP No(s).	240145ZMQ, N240147LDQ, N240146ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q10

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, Linden Canyon, LLC, seeks a Zoning Map Amendment to rezone Queens, Block 11384, Lot 1, (the "Project Area") from R4/C1-2 to R7D/C2-4 and R6A, a Zoning Text amendment to modify Appendix F of the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous to the area being rezoned, and the cancelation of a restrictive declaration recorded against the Project Area in connection with a prior rezoning (the "Proposed Actions"). The R7D and C2-4 overlay would cover the northern portion of the lot (22,379 square feet (sf)), with a varying distance of 92-100 feet south of Linden Boulevard. The R6A district would be mapped on the southern portion of the lot (25,581 sf), to approximately 120 feet south of the southern border of the new R7D/C2-4 zone. The Proposed Actions would facilitate the construction of mixed-use building containing 242,960 gross square feet (gsf) of residential uses including 267 dwelling units, of which 68-81 units would be affordable pursuant to MIH and 12,108 gsf commercial (local retail) uses (the "Projected Development Site 1"), at 78-08 Linden Boulevard in the Lindenwood neighborhood of Queens Community District 10.

The Build Year for the Proposed Actions is 2027.

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* — June 21, 2024
Date

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