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**

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| **Re:** | **Beach 79 Self Storage Rezoning** |
| CEQR No. | 20DCP138Q |
| ULURP No(s). | 200299ZMQ |
| SEQRA Classification: | Type I |
| Queens Community District: | QN14 |

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:** A zoning map amendment from M1-1 to M1-2 is requested by a private applicant, 79 Arverne Development LLC, at 350 Beach 79th Street in Arverne, Community District 14, Queens, to facilitate new self service storage in two buildings. Building A would remain in its existing structural condition but would be converted to self service storage to create a 34,541 gsf self service storage use in Building A. A new building, Building B, would be constructed as a 204,465 gsf self service storage facility.

An Environmental Assessment Statement is attached. Please contact Laura Kenny of the Department of City Planning at 212-720-3419 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director* — Date: 5/5/2020

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