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**

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| **Re:** | **123-12 Sutphin Boulevard Rezoning** |
| CEQR No. | 24DCP015Q |
| ULURP No(s). | Pending |
| SEQRA Classification: | Unlisted |
| Queens Community District: | Q12 |

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, Full Gospel Mission Church of God in Christ and SBR Equities Inc., is seeking the following actions (the "Proposed Actions"):

1. A Zoning Map Amendment to rezone Block 12051, parts of (p/o) Lots 57 and 155 from R6 District to R3A District; rezone Block 12051, p/o Lots 71 and 74 from R3A and R6 Districts to R6A District; and rezone Block 12045, p/o Lots 10, 13, 14, and 15 from R3A/C1-3 District to R6A/C1-3 District (the "Proposed Project Area") in the South Jamaica neighborhood of Queens Community District 12;
2. A Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R6A boundary.

The Proposed Actions would facilitate the development of an eight-story plus cellar mixed-use community facility and residential building with approximately 109,527 gross-square-foot (gsf) (3.5 FAR) on Block 12051, Lot 74 (the "Projected Development Site 1"). The Proposed Development would include approximately 9,837 gsf community facility space in the cellar and ground floor and 99,690 gsf residential floor area, providing approximately 125 dwelling units, 25-30% (31-38 units) of which would be affordable pursuant to MIH at an average of 60-80% AMI depending on the Option selected.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — August 18, 2023
Date

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