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:	**21st Street Rezoning**
CEQR No.	24DCP027Q
ULURP No(s).	230250ZMQ, N230251ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q01

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: Astoria Park Warehouse LLC, the Applicant, is seeking a Zoning Map Amendment to rezone from R5B and R5D/C1-3 districts to an R6A/C1-4 zoning districts and a Zoning Text Amendment to Appendix F of the Zoning Resolution to map Mandatory Inclusionary Housing (MIH) at Block 874 Lots 68, 69, 70, 167, 168, 169, 268, 269 and Block 876, Lots 12, 14, 7501 in the Astoria neighborhood, Community District 1, Queens. The Proposed Actions are projected to result in two mixed-use buildings on Projected Development Site 1 and 2. Projected Development Site 1 (Block 876, Lots 12 and 14) would result in a 68,811 gsf eight-story building (85 ft tall) with ground floor commercial (local retail) uses and 55 residential units (including 13-17 affordable units) and 23 parking spaces. Projected Development Site 2 (Block 874, Lot 70) would result in a 60,570 gsf seven-story building (75 ft tall) with ground floor commercial (local retail) uses and 39 residential units (including 10-12 affordable units) and 18 parking spaces.

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*

September 28, 2023
Date

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