ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Dan 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:	**141-05 109th Ave. Rezoning**
CEQR No.	22DCP151Q
ULURP Nos.	220267ZMQ, N220268ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN12

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. The applicant may also seek discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: The applicant, Mal Pal Realty Corp., is requesting approval of a zoning map amendment from an R3A to R6B/C2-3 zoning district; and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR); to designate the proposed rezoning area (Queens Block 10068, Lots 200, 205, 210, 213, 214, 215, 216, and 218) as a Mandatory Inclusionary Housing (MIH) area (the proposed actions). The proposed actions would facilitate the development of a four-story 92,779 gross square foot (gsf) mixed-use development comprising 5,165 gsf of retail space, 4,587 gsf of office space, and 5,950 gsf of community facility space for a Universal Pre-K school on the first floor; 52,051 gsf of residential space on floors 2 through 4; and 28 cellar level accessory parking spaces, on the project site at 141-05 109th Avenue (Queens Block 10068, Lots 200, 205, 210, 213, 214, and 215) in South Jamaica, Community District 12, Queens. The proposed development would include 60 dwelling units, 15 to 18 of which would be affordable pursuant to MIH.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at +1 212-720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 25, 2022
Date

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