DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 23, 2018

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Lefferts Boulevard Rezoning**
CEQR No. 18DCP117Q

Dear Ms. Semel,

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 and is initiating the CEQR review.

Project Address: 104-12 and 104-14 Lefferts Boulevard
Community District: Queens, Community District 10
SEQRA Classification: Unlisted
Project Description: The Applicant, Opos Sou Kapnisi, Inc., is seeking a zoning map amendment (the "Proposed Action") from R4-1 to R4-1/C2-3, affecting Block 9572, Lots 10 (part) and 11 on Lefferts Boulevard in Queens, Community District 10. The Proposed Action would extend the current C2-3 overlay district along Lefferts Boulevard from a depth of 100 feet south from Liberty Avenue to a line 500 feet north from 107th Avenue. The Proposed Action would facilitate a proposal by the Applicant to develop a one-story plus cellar commercial building on Lot 10, totaling 2,900 gross square feet with a floor area ratio of 1.0. Additionally, Lot 11, currently developed with a nonconforming commercial use, would become conforming under the Proposed Action.

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at (212) 720-3422 if you have questions regarding the application.

Sincerely,

Olga Abinader

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