NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *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:	**35-01 Vernon Boulevard Rezoning**
CEQR No.	21DCP114Q
ULURP No(s).	220050ZMQ, 220051ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN01

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 R5 to M1-4/R7A, and zoning text amendments to establish a Mandatory Inclusionary Housing (MIH) area, to facilitate a new nine-story, 108-unit, mixed-use development, including over 25,000 square feet of commercial and light industrial space, is being sought by Agayev Holding, LLC at 35-01 Vernon Boulevard in Long Island City, Community District 1, Queens.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at 212-720-3328 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 30, 2021
Date

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