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:	**Yellowstone Boulevard Rezoning**
CEQR No.	25DCP005Q
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Queens Community District:	Q06

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, 6040 FP Food LLC, requests a zoning map amendment to rezone Block 3163, Lots 30 and 32 (the "Affected Area") from an R4/C1-2 zoning district to an R7X/C2-4 zoning district, and a zoning text amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area, collectively the "Proposed Actions." The Proposed Actions would facilitate the development of an 11-story (143-foot tall), 146,099 total gross square foot (GSF) mixed-use commercial and residential building consisting of approximately 15,982 commercial GSF, 115,187 residential GSF with approximately 154 dwelling units of which 25%-30% of the residential floor area (approximately 39-46 units) would be affordable at an average of 60%-80% Area Median Income pursuant to MIH options 1 or 2, and 64 cellar-level parking spaces (14,930 parking GSF) at applicant-owned Block 3163, Lots 30 and 32 in the Forest Hills neighborhood of Community District 6, Queens. The Build Year for the Proposed Actions is 2027.

An Environmental Assessment Statement is attached. Please contact Erin Whitney of the Department of City Planning at ewhitney@oplanning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

8/14/2024
Date