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:	**21-31 46th Ave Rezoning**
CEQR No.	25DCP023Q
ULURP No(s).	250125ZMQ, C250126ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q02

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, 21-31 46th Street Holdings, LLC, proposes a Zoning Map Amendment from M1-4/R6B to R7X/C2-5 and a Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the Proposed Actions) affecting Queens, Block 76, Lot 11 (the Affected Area). The Proposed Actions would facilitate a new 11-story (112-foot-tall), 99,030-gross-square-foot (gsf) mixed commercial and residential building, consisting of 8,567-gsf of retail uses, 76,963-gsf of residential uses -- including 70 dwelling units (approximately 18-21 of which would be permanently affordable pursuant to the MIH program) – and approximately 22 parking spaces in the Long Island City neighborhood of Queens, Community District 2.

The Build Year for the Proposed Actions is 2027

An Environmental Assessment Statement is attached. Please contact Max Marinoff of the Department of City Planning at mmarinoff@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* Date 12/9/2024

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