ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *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**

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| **Re:** | **50-01 Queens Boulevard Rezoning** |
| CEQR No. | 26DCP118Q |
| ULURP No(s). | 260267ZMQ; 260268ZRQ |
| 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, ZDJ Queens 50 LLC, seeks a zoning map amendment and a zoning text amendment (the "Proposed Actions") to rezone R6/C2-3 and R7X/C2-3 zoning districts to an R8A/C2-4 zoning district, and a zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) area coterminous with the affected area. These actions would affect Block 1319, Lots 1, 12, and 21 (the "Affected Area"), in the Sunnyside neighborhood of Queens Community District 2. With the Proposed Actions, Projected Development Site 1 (Applicant-owned Block 1319, Lot 1) would be developed with a 16-story, approximately 130,833 gross square foot (gsf) mixed-use building. This building would include 117,756 gsf of residential use, containing 139 dwelling units (28–42 of which would be affordable), 7,972 gsf of commercial use, and 5,444 gsf of community facility use. Projected Development Site 2 (Block 1319, Lot 12) would be developed with a 16-story, approximately 93,871 gsf mixed-use building. This building would include 83,687 gsf of residential use, containing 98 dwelling units (20–29 of which would be affordable), and 10,184 gsf of ground-floor commercial use. The build year for the Proposed Actions is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 4/15/2026 Date

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