ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**Halletts North**
CEQR No.	21DCP138Q
ULURP No(s).	**Pending**
SEQRA Classification:	Type I
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: The Applicant, Astoria Owners LLC, is seeking several actions including a Zoning Map Amendment from M1-1 to R7-3/C2-5, a Zoning Text Amendment to Appendix F for MIH, a Zoning Special Permit pursuant to ZR 74-743 (a)(2) to modify height and setback provisions, a Zoning Special Permit pursuant to ZR 74-532 to waive parking spaces, and a Zoning Certification pursuant to ZR 62-81, to facilitate a new 35 story, 987,000 total zsf, 1,400 DUs, mixed-use development, including 974,000 sf residential, 3,500 sf commercial, 9,500 sf community facility, and 41,363sf open space on a site located at 3-15 26th Avenue in Astoria, Community District 01, Queens.

An Environmental Assessment Statement is attached. Please contact Laura Kenny of the Department of City Planning at +1 212-720-3419 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director*

February 12, 2021
Date

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271