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:	**50-02 Queens Boulevard Rezoning**
CEQR No.	25DCP021Q
ULURP No(s).	240316ZMQ, N240317ZRQ
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, 50-02 Woodside Development LLC, is seeking a zoning map amendment from M1-1 district to an R7X/C2-4 and R7A/C2-4 districts and zoning text amendment to Appendix F of the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area (the Proposed Actions), affecting Block 2283, Lots 1,12, 22, 36 and 43 in the Woodside neighborhood of Community District 2, Queens. The Proposed Actions would facilitate the development of the Applicant's property located at 50-02 Queens Boulevard (Projected Development Site 1, Block 2283, Lots 1, 12, 22 and 36) with a new 14-story, 361,508 gross square foot (gsf) mixed use development. The Proposed Actions would facilitate approximately 278,047 gsf of residential space (257 Dwelling Units (DUs), 64-77 affordable pursuant to MIH), 20,171 gsf of commercial space, 4,308 gsf of community facility (daycare) space, and 129 accessory parking spaces. The Proposed Actions would also facilitate development of Projected Development Site 2 (Block 2283, Lot 43), which would be redeveloped as a 74,944 gsf mixed use development including 63 DUs (16-19 affordable pursuant to MIH), 3,228 gsf of commercial space, and 24 accessory parking spaces. The Build Year for the Proposed Actions is 2027.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — November 1, 2024 (Date)

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488