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:	**61-10 Queens Blvd Rezoning**
CEQR No.	23DCP021Q
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Queens Community District:	2

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, PF Supreme, LLC, is seeking a Zoning Map Amendment to modify an existing C1-2 overlay to a C2-4 overlay on approximately 161,000 square feet of Lots 1 and 100 of Block 3214 in the Woodside neighborhood located within Queens Community District 2. The proposed actions would allow for the as-of-right development of a 16,156 gross square foot (gsf) fitness facility on the second floor of the existing Big Six Shopping Center at 61-10 Queens Boulevard. The existing building is a 65,000 gsf, two-story, 30-foot tall shopping center with a cellar.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

08/29/2022
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