NYC PLANNING

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:	**21-17 37th Avenue Rezoning**
CEQR No.	23DCP060Q
ULURP No.	Pending
SEQRA Classification:	Unlisted
Queens Community District:	QN01

The above-referenced application involves discretionary actions 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, 21-17 37th Ave. LLC, requests the approval of a zoning map amendment (the "Proposed Action") from an M1-1 zoning district to an M1-5 zoning district to rezone Queens Block 348, Lots 1, 2, p/o 6, and p/o 35 (the "Project Area"). The Proposed Action would facilitate the development of a new seven-story plus cellar and sub-cellar, 113-foot-10-inch-tall light manufacturing and commercial building at Projected Development Site 1 (Block 348, Lot 2), 31-17 37th Avenue, in the Ravenswood neighborhood of Queens, Community District 1. The proposed building would contain approximately 119,854 gross square feet (GSF) (84,475 zoning square feet (ZSF); 4.97 FAR), including 22,242 GSF (21,386 ZSF; 1.26 FAR) of commercial uses (UG 6, local retail stores and commercial offices), 65,612 GSF (63,088 ZSF; 3.71 FAR) of light manufacturing uses, and 32,000 gsf of accessory parking area containing 58 spaces.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

November 9, 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
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NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Perris Straughter, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN01, Chair
Queens Community Board QN01, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**21-17 37th Avenue Rezoning**
CEQR No.	23DCP060Q
ULURP No.	Pending
SEQRA Classification:	Unlisted
Queens Community District:	QN01

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Stacey Barron, AICP at the Environmental Assessment and Review Division, +1 212-720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

November 9, 2022
Date

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