DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

July 13, 2018

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **91-05 Beach Channel Drive Rezoning**
CEQR No. 18DCP181Q

Dear Ms. Semel,

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 and is initiating the CEQR review.

Project Address: 91-05 Beach Channel Drive, Block 16125, Lots 22(p/o), 23(p/o), 24 and 64
Community District: Queens, Community District 14
SEQRA Classification: Unlisted
Project Description: The applicant, Denis S. O'Connor, Inc., seeks a zoning map amendment (the "proposed action") to establish a C2-3 commercial overlay within part of an R4-1 district. The proposed action would facilitate the legalization of an existing nonconforming funeral home operating within a residential district at 91-05 Beach Channel Drive in the Rockaway Beach neighborhood of Queens, Community District 14.

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at (212) 720-3422 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project file

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3423 FAX (212) 720-3488
rdobrus@planning.nyc.gov