DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

January 13, 2011

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **23rd Street Rezoning**
CEQR No. 11DCP069Q
ULURP No. 110178 ZMQ
Queens, Community District 1
SEQRA Classification: Unlisted

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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, 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.

The applicant, Thomas F. Cusanelli, is seeking a zoning map amendment to rezone a portion of Tax Block 555 (Lots 1, 36, 38, 40, 42 and a portion of Tax Lot 5) from an R5 district to an R5/C1-4 district by extending an adjacent C1-4 commercial overlay. The proposed action would legalize a semi-detached building located on Lot 36, which does not comply with side yard requirements under the existing R5 zoning district. The affected area is generally bounded by Broadway, 23rd Street, 33rd Avenue and 21st Street in the neighborhood of Astoria, within Queens, Community District 1.

The affected area is currently zoned for a low density R5 residential and community facility development uses.

The analysis year for the proposed actions is 2011.

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
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An Environmental Assessment Statement is attached. Please contact Fara Surrey of the Department of City Planning at (212) 720-3260 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP
Director, Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Celeste Evans	Sam Voyages	Susan Wong
John Young	Deborah Carney	Pat Bussey	Fara Surrey