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:	**23-01 Steinway Street Rezoning**
CEQR No.	23DCP167Q
ULURP No(s).	230307ZMQ, N230308ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q01

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, Nick Efraim, is seeking a zoning map amendment to change Block 793 Lots 72, 73, 75 and 171 (p/o) and Block 795 Lots 1, 2, 3 and 61 from an existing R5D to a R6A/C2-4 district and to change Block 803 Lots 43, 45, and 46 and Block 805 Lots 61 (p/o) and 64 (the "Affected Area") from an existing R5D/C2-3 to a R6A/C2-4 district and a zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area (the "Proposed Actions"). The Proposed Actions would facilitate development of a new six-story, 85-foot-tall, 39,811 gross square feet (gsf) mixed-use building comprised of 22 dwelling units, including approximately 6 permanently affordable dwelling units pursuant to MIH, and 2,794 gross square feet (gsf) of ground floor commercial retail at 23-01 Steinway Street in the Astoria neighborhood of Queens Community District 1.

An Environmental Assessment Statement is attached. Please contact Sean O'Rourke of the Department of City Planning at sorourke@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 8/21/2023 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