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:	**42-18 31st Ave Rezoning**
CEQR No.	22DCP174Q
ULURP Nos.	Pending
SEQRA Classification:	Unlisted
Queens Community District:	QN01

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, 42-18 Development LLC, is seeking approval of a zoning map amendment from an R5/C2-1 district to R6A/C1-3 and R5 zoning districts; and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to designate the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) area. The proposed rezoning area, located in the Astoria neighborhood of Queens Community District 1, includes Block 692 Lots 43, 44, 45, 46, 49, 50, 51, 36, 37 (portion of (p/o)), 38, 39, 140, 148 (p/o) 343 and 243; Block 693, Lots 35 (p/o), 36, 37, 38, 39 (p/o), 40 (p/o), 41 (p/o), 42 (p/o) and 137; and Block 694, Lots 1 and 4. The Proposed Actions would facilitate the development of a 38,188 gsf six-story (65 feet tall) mixed use residential and commercial building comprising 30,188 gross square foot (gsf) of residential use, 8,000 gsf of ground floor retail use, and 12 accessory residential parking spaces in the cellar level, on the development site (Block 692, Lots 43, 44, 45, and 46). The proposed building would include 33 dwelling units, 9 to 10 of which would be affordable pursuant to MIH.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — May 4, 2022 Date

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