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:	**22-79 Mott Ave Rezoning**
CEQR No.	24DCP043Q
ULURP No(s).	230089ZMQ; N230090ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q14

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: Queens Realty Holdings of NY, Ltd. (the "Applicant"), requests approval of a zoning map amendment to rezone Block 15714, Lot 86 and part of Lot 82 (the "Affected Area") from an R5 to an R6A zoning district and a zoning text amendment pursuant to Appendix F to establish a Mandatory Inclusionary Housing ("MIH") area coterminous with the Affected Area (collectively, the "Proposed Actions") in the Far Rockaway Neighborhood of Queens Community District 14. The Proposed Actions would facilitate the development of a new seven-story mixed-use residential and community facility building on the Applicant owned site (Block 15714, Lot 86) at 22-79 Mott Avenue containing 48,657 total gross square feet ("GSF") with approximately 35 dwelling units of which 25-30% (9 to 11 units) would be permanently affordable pursuant to MIH options 1 or 2 and 26 parking spaces.

An Environmental Assessment Statement is attached. Please contact Erin Whitney of the Department of City Planning at ewhitney@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director* — October 25, 2023 Date

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