NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**45-20 83rd Street Rezoning**
CEQR No.	21DCP113Q
ULURP No(s).	210041ZMQ; 210042ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN04

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, Sunshine Elmhurst Real Estate LLC, is seeking a zoning map amendment from on an M1-1 zoning district to an R7A district to facilitate the development of two new buildings containing residential and community facility uses at 80-52 47th Avenue (Block 1536, former Lots 80 and 223 or reapportioned Lot 80) in Community District 4, Queens. This project also includes a zoning text amendment to establish a new Mandatory Inclusionary Housing area in Appendix F, coincident with the boundaries of the proposed R7A district. The Proposed Actions would facilitate the development of 80-52 47th with a new 161,696 GSF (141,133 ZSF) 9-story residential building, accessed from 47th Avenue. The building will include 163 total dwelling units, at least 20% of which would be permanently affordable. The Proposed Action would also bring the 67,286 GSF (63,264 ZSF) UG 3 charter school building to be developed on Block 1536, Lot 223 (45-20 83rd Street) into conformance as-of-right.

An Environmental Assessment Statement is attached. Please contact Diane McCarthy of the Department of City Planning at +1 212-720-3417 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director* — May 17, 2021 Date

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN04, Chair
Queens Community Board QN04, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**45-20 83rd Street Rezoning**
CEQR No.	21DCP113Q
ULURP No(s).	210041ZMQ; 210042ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN04

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact DIANE MCCARTHY at the Environmental Assessment and Review Division, +1 212-720-3417.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director* May 17, 2021 Date

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