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**

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| **Re:** | **St. Francis Prep Commercial Overlay** |
| CEQR No. | 26DCP028Q |
| ULURP No(s). | 250302ZMQ |
| SEQRA Classification: | Unlisted |
| Queens Community District: | Q08 |

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, St. Francis Preparatory School, is seeking a zoning map amendment (the "Proposed Action") to map a C1-2 commercial overlay district over an existing R4 district affecting Block 7128, Lot 2 (the "Development Site") in the Fresh Meadows neighborhood of Queens, Community District 8. The Proposed Action would rezone the Development Site from an R4 to an R4/C1-2 to establish a continuity of land uses within the surrounding area and to facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign on the Development Site. No other development would occur on the Development Site.

The Build Year for the Proposed Action is 2026.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 10/1/2025

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