DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 30, 2019

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **44-01 Northern Boulevard Rezoning**
CEQR No. 19DCP108Q
ULURP No(s). 190125ZRQ, 190124ZMQ

Dear Ms. Semel,

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 and is initiating the CEQR review.

Project Address: 44-01 Northern Boulevard, Queens, New York
Community District: QN01
SEQRA Classification: Unlisted
Project Description: This is a private application by 44-01 Northern Boulevard LLC requesting a zoning map amendment, from M1-1 to R7X/C2-4. The Applicant is also proposing a zoning text amendment to map an Inclusionary Housing designated area over the rezoning area. The actions are proposed to facilitate the development of a mixed-use 11-story building with approximately 244 dwelling units, ground-floor retail, and parking at 44-01 Northern Boulevard in Astoria, Community District 1, Queens.

An Environmental Assessment Statement is attached. Please contact Katherine Glass of the Department of City Planning at 212-720-3425 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project File

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