ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *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:	**100-12 Queens Boulevard Rezoning**
CEQR No.	26DCP077Q
ULURP No(s).	260184ZMQ; 260185ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q06

The above-referenced application involves discretionary actions 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, 100 Queens Blvd Co. LLC, requests the approval of two discreationary actions (the "Proposed actions") including a Zoning Map Amendment to rezone Queens Block 3170, Lots 27, 31, 24, 25, 26 and portions of Lots 1 and 23 (the "Proposed Rezoning Area") from R7-1/C1-2, R4B/C1-2, and R4B districts to R9X/C2-4, R7-1, R7-1/C2-4, and R4B districts and a Zoning Text Amendment to modify Zoning Resolution Appendix F to designate Block 3170, Lots 27 and 31 (the "Project Site") as a Mandatory Inclusionary Housing (MIH) area in the Forest Hills neighborhood of Community District 6, Queens.
. The Proposed Actions would facilitate the development of a 366,074 total gross square foot (GSF), 10.8 floor area ratio (FAR), 215-foot-tall building with a 20-foot rooftop bulkhead mixed-use building consisting of 322,429 GSF of residential area containing 389 dwelling units (DU's), of which 20%-30% (78-117 DU's) would be affordable pursuant to MIH options 1, 2, or 3, at an average of 60%, 80%, or 40% area median income, respectively, 16,685 GSF of commercial retail area, 18,429 GSF of cellar parking containing 38 accessory residential parking spaces, and 8,531 GSF of mechanical floor area on the Project Site. The Build Year for the Proposed Actions is 2029.

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,

Evren Ulker-Kacar, AICP, *Deputy Director*

April 22, 2026
Date

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