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:	**164th Street Rezoning**
CEQR No.	25DCP053Q
ULURP No(s).	250290ZMQ, N250291ZRQ
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, 88-66 Myrtle LLC, is seeking a Zoning Map Amendment to rezone Block 6967, Lots 1, 28, 30 and part of (p/o) 5, 23, 25 in the Hillcrest neighborhood of Queens Community District 8 (the "Rezoning Area") from an R3-2 zoning district to an R6A/C2-4 zoning district and a Zoning Text Amendment to establish an Mandatory Inclusionary Housing ("MIH") Area coterminous with the Rezoning Area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new, five-story mixed-use building on Lots 1, 25 (p/o), 28, and 30 with 120,515 gross square feet ("gsf") of floor area (the "Proposed Development"). The Proposed Development would contain approximately 18,019 gsf of parking (37 residential parking spaces) at the cellar level, 17,627 gsf of community facility uses on the ground floor, and 84,869 gsf of residential uses on the upper floors including approximately 80 dwelling units, 20-30% (16-24 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3.

The Build Year for the Proposed Action(s) is 2027.

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

Sincerely,

Evren Ulker-Kacar, AICP, Deputy Director — 11/28/2025 Date

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