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:	**102-51 Queens Boulevard Rezoning**
CEQR No.	24DCP107Q
ULURP No(s).	240250ZMQ, N240251ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q06

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, QBM Properties LLC, seeks the approval of a zoning map amendment from an R7-1/C1-2 to an R8X/C2-4 zoning district and a zoning text amendment pursuant to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions") at 102-51 Queens Boulevard (Block 2137, Lots 1, 6, 8, and 11) in the Forest Hills neighborhood of Queens, Community District 6.

The Proposed Actions would facilitate the development of a new 17-story, 247,096 gross square foot (gsf) mixed-use building with 184,118 gsf of residential use containing 216 dwelling units (54-65 of which would be affordable pursuant to MIH), 19,807 gsf of commercial uses and 87 accessory parking spaces located on the ground and second floors. The Build Year for the Proposed Actions is 2026.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

April 10, 2024
Date

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