ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

December 1, 2021

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:	**40-25 Crescent Street Rezoning**
CEQR No.	22DCP065Q
ULURP No(s).	220169ZMQ, N220170ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN01

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: Crescent Street Associates, LLC seeks a rezoning from M1-2/R5D and M1-2/R5B to M1-2/R6A, and a zoning text amendment to ZR Appendix F to establish an MIH Area, to facilitate a new six-story mixed-use building with 233 dwelling units, 17,000 gsf of commercial and manufacturing floor area, and 118 enclosed parking spaces on Block 406, Lot 12 in Long Island City, CD 1, Queens.

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

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director* — December 1, 2021 (Date)

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