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:	**122-03 14th Avenue Rezoning**
CEQR No.	24DCP130Q
ULURP No(s).	240311ZMQ, N240312ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q07

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, Northern 167 Property LLC, is proposing a Zoning Map Amendment from R4A/C1-3 to R6A/C2-4 and a Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area, (together, the Proposed Actions), affecting Queens Block 3997, Lots 1 and 7 (the Project Site). The Proposed Actions would facilitate a new six-story, 64.5-feet tall, 111,430 gross-square-foot (gsf) mixed-use residential and commercial building (the Proposed Project). The Proposed Project would include approximately 75,743-gsf residential area, including 103 dwelling units, (of which 26-31 would be permanently affordable pursuant to the MIH program), 6,186-gsf of ground-floor retail space, and 52 parking spaces in a garage located in the cellar and first floor, in Queens, Community District 7.

The Build Year for the Proposed Action(s) is 2026.

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

Sincerely,

Evren Ulker-Kacar

06/27/2024
Date

Evren Ulker-Kacar, AICP, *Deputy Director*

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488