ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Dan 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:	**97-27 57th Ave. Commercial Overlay**
CEQR No.	22DCP144Q
ULURP No.	220250ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN04

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, SWDM 57 LLC, is seeking approval of a zoning map amendment to rezone Queens Block 1906, Lot 1 (the proposed rezoning area) from R6A/C1-2 and R6B to R6A/C1-2 and R6B/C2-4, in the Corona neighborhood of Community District 4 (the proposed action). The proposed C2-4 overlay would facilitate the demolition of the existing supermarket on Lot 1 (the development stie), and the construction of a 140,961 gsf mixed-use development comprising a relatively larger supermarket on the ground floor, 78 residential units on floors 2 through 6, and 64 accessory parking spaces in the cellar level. The height of the proposed 6-story building would range between 75 and 100 feet due to the split lot condition of the underlying zoning districts.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 18, 2022
Date

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

NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Dan Garodnick, *Director*
Department of City Planning

To: Raju Mann, Director, City Council Land Use Division
Donovan Richard, Queens Borough President
Queens Community Board 4, Chair
Queens Community Board 4, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**97-27 57th Ave. Commercial Overlay**
CEQR No.	220250ZMQ
ULURP No(s).	220250ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN04

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Stacey Barron at the Environmental Assessment and Review Division, (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 18, 2022
Date

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