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:	**33-01 11th Street Rezoning**
CEQR No.	24DCP128Q
ULURP No(s).	240334ZMQ, N240335ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q01

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, Catholic Medical Mission Board, seeks a zoning map amendment to rezone Queens Block 317 Lots 1, 16, and 18 (the "Affected Area") from an R5 district to an R7A/M1-4 district and a zoning text amendment to Appendix F of the Zoning Resolution to designate the Affected Area a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new eight-story, 85-foot-tall mixed-use building consisting of 227 dwelling units, including approximately 57 income-restricted dwelling units pursuant to MIH, approximately 13,346 gross square feet (gsf) of commercial retail space, approximately 5,118 gsf of community facility space, and approximately 20,485 gsf of warehouse space at the applicant-owned site at 33-01 11th Street in the Ravenswood neighborhood of Queens Community District 1.

The Build Year for the Proposed Action(s) is 2028.

An Environmental Assessment Statement is attached. Please contact Sean O'Rourke of the Department of City Planning at sorourke@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director* — July 12, 2024
Date

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