NYC PLANNING

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:	**Ocean Crest Rezoning**
CEQR No.	23DCP042Q
ULURP No(s).C	230041ZMQ, N230042ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q14

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, TCB Beach Channel Drive Limited Partnership, is seeking a zoning map amendment from R4-A to R6A, and a zoning text amendment to establish an MIH area on Block 15744, Lots 1, 7 and a portion of Lot 18. The proposed actions would facilitate the development of a new 8-story, mixed use building containing 106 affordable housing units and ground floor community facilities at the corner of Ocean Crest Boulevard and Bay 32nd Street in the Wavecrest neighborhood of the Rockaway, Queens Community District 14. To facilitate the Proposed Development, the Development Site (Block 15744, Lot 7) will be subdivided into two separate tax lots, one for the area of the Proposed Development and another for the owner-retained portion of Lot 7 which contains an existing six-story apartment building to remain (the "Existing Building"). The Development Site will continue to be a single zoning lot through a zoning lot development agreement (ZLDA).

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

11/7/2022
Date

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