DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

March 24, 2009

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Avery-Fowler Zoning Map Amendment**
CEQR No. 07DCP050Q
ULURP No. 070352ZMQ
Queens, Community District 7
CEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Avery-Fowler Property Owners, is seeking a zoning map amendment to rezone an entire block (Block 5076, Lots 1, 5, 7, 9, 11, 14, 16, 29, 31, 43, 61, 65, 69, 75, 160) from M1-1 and M1-2 to C2-6A. The rezoning area is generally bounded by College Point Blvd, 131st Street, Avery Avenue and Fowler Avenue in the Flushing Area of Queens Community District 7.

The proposed action would facilitate a proposal by the applicant to construct multiple medium-density mixed use buildings totaling 131, 400 square feet of ground floor commercial space and 394,200 square feet of residential development (approximately 400 dwelling units).

The affected area is currently developed with 1 residential building, 9 commercial buildings, 1 manufacturing facility and accessory parking; one lot is currently vacant. Absent the proposed action, the area would remain unchanged.

Robert Dobruskin, AICP, *Director*
James P. Merani, R.A., *Deputy Director*
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An Environmental Assessment Statement is attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

James P. Merani, R.A.
Deputy Director
Environmental Assessment and Review Division

cc:

Laurence Parnes	Robert Dobruskin	Olga Abinader
Phil Sperling	John Young	Sam Voyages
Pat Bussey	Susan Wong	