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:	**189-10 Northern Boulevard Rezoning**
CEQR No.	25DCP086Q
ULURP No(s).	250331ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	Q11

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, Prince St. 606 LLC, is seeking the approval of a zoning map amendment to rezone Block 5513, Lots 11 ("Projected Development Site 1"), 10, 12, 22, 27 and a portion of (p/o) Lot 5 (the "Affected Area") in the Auburndale neighborhood of Queens, Community District 11 from R3-2 and R3X zoning districts to an R3-2/C2-4 zoning district. The Affected Area is bound by Northern Boulevard to the north, 189th Street to the west, 192nd Street to the east, and 43rd Road to the south. Approval of the Proposed Action would facilitate the development of Projected Development Site 1 with a new 3-story plus cellar, 30,190 gross square foot ("gsf") mixed-use commercial and community facility building, which would include 12,841 gsf of commercial space, 5,202 gsf of community facility space, and 12,147 gsf of parking (26 spaces).

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

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — 9/4/2025 Date

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