NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**97-04 Sutphin Boulevard Rezoning**
CEQR No.	**21DCP095Q**
ULURP No(s).	**210213ZMQ 210214ZRQ**
SEQRA Classification:	Unlisted
Queens Community District:	QN12

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. The applicant may also seek discretionary financing from the New York City Department of Housing Preservation and Development (HPD)'s Senior Affordable Rental Apartments (SARA) program, as well as financing from the New York State Housing Finance Agency (HFA) and Homes and Community Renewal Agency. A coordinated review is being conducted with HPD, HFA and HCR acting as involved agencies.

Project Description: The Applicant, BG Sutphin LLC, is seeking a zoning map amendment from C4-5X/DJ to C6-3/DJ and zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area to facilitate a new 15-story, approximately 146,200 gross square foot (gsf) building containing approximately 190 affordable dwelling units for seniors and approximately 16,500 gsf of community facility space at 97-04 Sutphin Boulevard in the Special Downtown Jamaica District (DJ), Community District 12, Queens.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at +1 212-720-3426 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director* — December 9, 2020
Date

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