DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

November 15, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street - 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **11-55 49th Avenue Rezoning**
CEQR No. 14DCP066Q
ULURP No. Pending
Queens, Community District 2
SEQR Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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. This application is part of a coordinated review with the New York City Department of Housing Preservation and Development (HPD), as an involved agency.

The Applicant, Hunters Point 49, LLC, is seeking zoning map and text amendments to rezone lots within an M1-4 district to a M1-5/R7X district (Block 61, Lots 50, 55, and p/o 5; Block 72, p/o Lot 1), to include the rezoning area in the Special Long Island City Mixed Use District (LIC District) and to allow unenclosed sidewalk cafes on 49th Avenue between 11th Street and 21st Street. In addition to the above CPC approvals, the applicant anticipates applying for funding through HPD's 421-a Affordable Housing Program, which provides tax exemptions for reserving 20 percent of the dwelling units as affordable housing. The proposed actions would facilitate a proposal by the applicant to redevelop a property consisting of a surface parking lot with a twelve-story 173,552 gross square foot (gsf) mixed-use building. The project site is located at 11-55 49th Avenue and is bounded by 11th Street to the west, 21st Street to the east, the Long Island Rail Road (LIRR) right-of-way to the north, and 49th Avenue to the south, in the Hunters Point neighborhood of Queens, Community District 2.

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevans@planning.nyc.gov

The proposed project would include approximately 140 dwelling units, 28 of which would be affordable per 421-a financing, 7,600 gsf of restaurant space, and 100 below-grade accessory parking spaces on the applicant owned lot (Block 61, Lot 55). The rezoning area also includes four non-applicant owned tax lots (Block 61, Lots 50 and p/o 5; Block 72, p/o Lot 1). The proposed actions are not expected to induce new development on these lots because they are owned by government agencies and/or are located within the bed of public sidewalks, portions of 21st Street and above the LIRR spur that is part of the Arch Street Yard and Shop, all of which would require additional discretionary actions.

M1-4 districts allow light industrial, commercial and retail uses at a maximum floor area ratio (FAR) of 2.0. Certain community facilities are allowed at a maximum FAR of 6.5. Building envelopes are regulated by the sky exposure plane and parking requirements vary by use. The proposed M1-5/R7X district allows all uses at a maximum FAR of 5.0. Residential uses are subject to the R7X height and setback provisions which have street wall requirements with a minimum and maximum base height of 60 and 85 feet respectively and a maximum height of 125 feet. Manufacturing and commercial developments are allowed a maximum base height of 85 feet or six stories whichever is less.

The proposed project is expected to be completed by 2017. Absent the proposed action, the applicant has stated that the subject site would not be redeveloped and the current use as a public parking lot would remain unchanged.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Robert Dobruskin, John Young, Deborah Carney, Jonathan Keller, Susan Wong, Pat Bussey, Penny Lee

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevans@planning.nyc.gov