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:	**137 Beach 116th Street Overlay Rezoning**
CEQR No.	21DCP015Q
ULURP No(s).	**Pending**
SEQRA Classification:	Unlisted
Queens Community District:	QN14

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, Beach 116 Associates, LLC seeks a Zoning Map Amendment from a R7A/C1-3 to a R7A/C2-4 to facilitate the development of a physical cultural establishment at 137 Beach 116th Street subsequent to Special Permit pursuant to ZR §73-36 at the Board of Standards and Appeals in Queens, Community District 14.

An Environmental Assessment Statement is attached. Please contact Laura Kenny of the Department of City Planning at 212-720-3419 if you have questions regarding the application.

Sincerely,

Olga Abinader, *Director*

July 17, 2020
Date

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