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:	**163-01 Cross Bay Boulevard Rezoning**
CEQR No.	24DCP083Q
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Queens Community District:	Q10

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: Russo's on the Bay (the Applicant), seeks the approval of the following Proposed Actions: i) a Zoning Map Amendment to rezone parts of 3 blocks in Howard Beach from R2 to R6B/C2-2, from R3-1/C2-2 to R6B/C2-2, and from R3-1/C2-2 to R6B/C2-5; ii) a Zoning Text Amendment to Appendix F to map an MIH area that would be coterminous with the rezoning area; iii) A Special Permit pursuant to ZR Section 74-802, Transient Hotels within Commercial Districts; iv) a modification to a previously approved Zoning Authorization pursuant to ZR Section 62-822, Modification of waterfront public access area and visual corridor requirements; v) a CPC Chairperson Certification pursuant to ZR Section 62-811, Waterfront public access and visual corridors; and vi) a Special Permit pursuant to ZR Section 62-837 to modify yard regulations on a waterfront block. The Proposed Actions would affect Block 14066, Lots 1, 3, 4, 5, 13, 23, 32, 41, 45, 47 and 49; Block 14195 Lot 13 and former Lot 8900 (an unincorporated portion of the demapped streetbed of 163rd Avenue); and Block 14201, Lot 63 in the Howard Beach neighborhood of Queens Community District 10.

The Proposed Actions would facilitate the proposed redevelopment of Applicant-owned, Block 14201, Lot 63 and former Lot 8900 (Projected Development Site 1), which would be redeveloped with a four-story plus cellar, 50-foot-tall, 30,984 gsf commercial building, containing 33 hotel rooms and spa facilities, as well as 30 accessory parking spaces in the cellar. The site would also provide a 20-foot wide pathway to connect to the shorefront public walkway along Shellbank Basin. Additionally, Applicant-owned Block 14066, Lots 1, 3, 4, 32, 41, 45, 47, and 49 (Projected Development Site 2) would be redeveloped with a 65-foot-tall, six-story, 105,267 gsf residential building, containing 124 dwelling units (25-37 would affordable pursuant to MIH). For the purposes of presenting a conservative CEQR analysis, the EAS also analyzes an additional development on Block 14066, Lots 5, 13, and 23 (Projected Development Site 3), which is not controlled by the Applicant. It would be redeveloped with a six-story, 65-foot-tall, 132,907 gsf mixed-use building,

containing 104,907 gsf of residential use, 123 dwelling units (25 to 37 would be affordable pursuant to MIH), 28,000 gsf of commercial use, and 46 accessory surface parking spaces. The Build Year for the Proposed Actions is 2029.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

October 1, 2025
Date

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