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:	**Whitestone Lanes Rezoning**
CEQR No.	23DCP104Q
ULURP Nos.	230091ZMQ, N230092ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q07

The above-referenced application involves discretionary actions 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, Mar Mar Realty Inc., is seeking a zoning map amendment from an M1-1 district to an R7A district; and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to designate the affected area (Block 4370, Lots 1, 15, and 48) as a Mandatory Inclusionary Housing (MIH) area (collectively, the Proposed Actions). The Proposed Actions would facilitate the construction of the Proposed Project: a 468,682 gross square foot (gsf) nine-story, 95-foot-tall residential building located at 30-05 Farrington Street (Lots 1, 15, and 48, or Projected Development Site 1). The Proposed Project would include 388,293 gsf of residential floor area and 361 dwelling units, 25-30% (91-109 units) of which would be of which would be affordable pursuant to MIH depending on the Option selected. A new Publicly Accessible Area (PAA) encompassing approximately 14,400 square feet of open space would also be provided as part of the Proposed Project.

An Environmental Assessment Statement is attached. Please contact Stacey Barron, AICP of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

February 14, 2023
Date

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