ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *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:	**78-46 Metropolitan Avenue Rezoning**
CEQR No.	22DCP092Q
ULURP No.	220133ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN05

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 (CPC), is assuming lead agency status for this application.

Project Description:

The Applicant, Dr. Robert Thomas, requests approval of a zoning map amendment to rezone the affected area (Block 3776, Lots 30 and 31) from R5 to R5D/C2-3 in the Middle Village neighborhood within Queens Community District 5. The proposed action would facilitate the alteration and vertical enlargement of an existing, one-story, commercial building (Use Group 16 Animal Hospital/ Use Group 6 Veterinary Medicine) located on the development site (Lot 31), with two additional stories containing 2,805 gross square feet (gsf) (2,550 zoning square feet (zsf)) of residential space and a total of two dwelling units (one unit per floor).
The proposed three-story development would have a height of 33'9" and a total floor area of 5,484 gsf (4,985 zsf, 1.94 FAR), consisting of 2,679 gsf (2,435 zsf) of UG 16/UG 6 Animal hospital/Veterinary medicine to remain and 2,805 gsf (2,550 zsf) of residential use. The proposed zoning map amendment would bring the existing legal non-conforming ground floor Use Group 6 Veterinary Medicine use into conformance.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 21, 2021
Date

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