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:	**231-06 Northern Boulevard Commercial Overlay**
CEQR No.	22DCP102Q
ULURP No.	210394ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN11

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, Twin Deer Group, LLC, is seeking a zoning map amendment to rezone Queens Block 8164, Lots 15, 22, 30, 43, 122, 130 and 230, Block 8165, Lots 23 and 25; and Block 8166, Lots 20 and 25 (the proposed rezoning area) in the Douglaston neighborhood of Queens Community District 11, from an R1-2 zoning district to an R1-2 zoning district with a C2-2 commercial overlay (the proposed action). The proposed action would facilitate the development of a two-story, approximately 15,834 gross-square-foot (gsf) enlargement of an existing 13,901 gsf restaurant, resulting in an approximately 29,735-gsf restaurant with a maximum building height of 30 feet (the proposed project) located on Queens Block 8164, Lots 15, 22, 30, 43, 122, 130, and 230 (the development site). The proposed action would permit local retail and service uses within the proposed rezoning area and would bring the existing restaurant use on the development site into conformance with the use provisions of the New York City Zoning Resolution.

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 30, 2021 (Date)

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