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:	**50-20 108th Street Rezoning**
CEQR No.	25DCP082Q
ULURP No(s).	250253ZMQ; 250254ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q04

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, Anthony Federici, Federici Builders Corp., is seeking a Zoning Map Amendment to rezone Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, and 42, and Block 1993, Lot 65 (the "Project Area"), from the current R6B and R6B/C2-3 zoning districts to R7A & R7A/C2-4 zoning districts in the neighborhood of South Corona, Community District 4, Queens. The Applicant also seeks a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area (together, the "Proposed Actions"). The Proposed Actions would facilitate the development of two buildings. The larger of the two buildings would be an 8-story, 85-foot tall mixed-use building comprising 129,506 gross square feet ("gsf") of residential uses, 15,327 gsf of commercial uses, and 6,447 gsf of community facility space fronting Corona Avenue, 50th Avenue, 51st Avenue, and 108th Street on Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30 ("Projected Development Site 1"). The building would include 122 dwelling units ("DUs"), 20-30% of which (24-37) would be permanently affordable pursuant to MIH. A 7-story, 75-foot tall building consisting of 70,424 gsf of residential uses and 10,198 gsf of community facility space would be located at the corner of 50th Avenue and 108th Street on Block 1993, Lot 65 ("Projected Development Site 2").

The Build Year for the Proposed Action(s) is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 12/15/2025

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Chelsea Kelley, Deputy Director, City Council Planning and Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board Q04, Chair
Queens Community Board Q04, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**50-20 108th Street Rezoning**
CEQR No.	25DCP082Q
ULURP No(s).	250253ZMQ; 250254ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	Q04

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Ibrahim Jobe at the Environmental Assessment and Review Division, ijobe@planning.nyc.gov.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Evren Ulker-Kacar, AICP, Deputy Director — Date: 12/15/2025

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488