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:	**23-10 Queens Plaza South**
CEQR No.	22DCP136Q
ULURP No(s).	210317ZMQ, 210319ZSQ, N210318ZRQ
SEQRA Classification:	Type I
Queens Community District:	QN02

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, AAGS Holdings LLC (also known as Dynamic Star), requests a series of land use actions, including a zoning map amendment, zoning text amendment and special permit to facilitate the 22-story enlargement of an existing four-story commercial building, including approximately 216,600 additional commercial square feet (sf) at 23-10 Queens Plaza South (Block 425, Lot 5) in the Long Island City neighborhood, Queens Community District 2.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

June 21, 2022
Date

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