DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

October 17, 2014

Nilda Mesa, Director
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **38th Street and 31st Avenue Rezoning**
CEQR No. 15DCP047Q
ULURP No. Pending
Queens, Community District 1
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, 30-70 Astoria LLC, is seeking a zoning map amendment to rezone a portion of Block 659 (including portions of Lots 5, 73, 75, 76, 77, 78, 79, and 81, collectively the "rezoning area") from R5B and R6B zoning districts (a split lot condition) to an entirely R6B zoning district. The affected properties are located in the Astoria neighborhood of Queens, Community District 1. The proposed action would facilitate a proposal by the Applicant to construct a five-story residential building on Block 659, Lots 75 and 76 ("the project site"). The proposed new development would consist of 27,450 gross square feet (gsf) of residential uses (consisting of 26 dwelling units), and a 13 space cellar-level accessory parking garage, which would be accessed from an existing curb cut along 38th Street.

Currently, the project site contains a two-and-a-half story 2,738 gsf residential building (Lot 75) and a two-story 1,330 gsf residential building (Lot 76). The remainder of the rezoning area,

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E
(212) 720-3493 FAX (212) 720-3495
oabinad@planning.nyc.gov

which is not under control of the applicant, contains five 2-to-4 story, multi-family residential buildings (Lots 73, 77, 78, 79, and 81) and one 2 story community facility building (Lot 5). Currently residential uses are permitted at a maximum floor area ratio (FAR) of 1.35 and community facility uses are permitted at an FAR of 2.0. The proposed new R6B zoning district would permit an FAR of 2.0 for both residential and community uses.

Absent the proposed action, the Applicant has stated that the project site would be developed with an approximately 25,700 gsf residential building (containing 20 dwelling units) allowed on an as-of-right basis. The development would also include 10 cellar-level accessory parking spaces which would be accessed from an existing curb cut along 38th Street.

The proposed project is expected to be completed by 2016.

An Environmental Assessment Statement is attached. Please contact Lauren Hamid-Shapiro of the Department of City Planning at (212) 720-3426 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Robert Dobruskin, Lauren Hamid-Shapiro, Joy Chen, Sofia Mangalam, Kenny Ramnarine, Deborah Carney, Pat Bussey, Susan Wong