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:	**Reform Temple of Forest Hills Rezoning**
CEQR No.	22DCP188Q
ULURP Nos.	220274ZMQ, N220275ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN06

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, Weber Management, Inc and the Reform Temple of Forest Hills, is seeking a zoning map amendment to rezone Queens Block 2246, Lot 31 and p/o Lot 41(the "proposed rezoning area") from R1-2A to R7D, and a zoning text amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish an MIH area coterminous with the proposed rezoning area (collectively, the "proposed actions") in the Forest Hills neighborhood of Queens Community District 6. The proposed actions would facilitate the development of a 162,535 gross square foot (gsf) mixed-use development (the "proposed project") containing 153 dwelling units, of which 38 to 46 would be affordable pursuant to MIH, as well as 16,600 gsf of community facility uses and 66 accessory parking spaces on the Applicant-owned property located at 71-11 112th Street (Lot 31, "Projected Development Site 1").

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* — June 14, 2022 Date

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