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:	**42-11 30th Avenue Rezoning**
CEQR No.	24DCP070Q
ULURP No(s).	240223ZMQ, N240224ZRQ, 240225ZSQ
SEQRA Classification:	Unlisted
Queens Community District:	Q01

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, CG Realty LLC, is seeking a zoning map amendment from an R5/C1-2 zoning district to R6A/C2-4 and from an R5/C1-2 to R5 generally along the north side of 30th Avenue between 42nd Street and 43rd Street, including Block 698, Lots 1, 2, 40, 41, 44, 45, 47, 48 and part of 39 in the Astoria neighborhood of Queens Community District 1 (the "Rezoning Area"); a zoning text amendment to Zoning Resolution ("ZR") Appendix F to establish the proposed R6A/C2-4-zoned portion of the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") Area; and a zoning special permit pursuant to ZR § 74-533 to waive required accessory off-street parking spaces to facilitate affordable housing within the Transit Zone. The Proposed Actions would facilitate the development of a 59-foot tall, five-story, 48,955 gross-square-feet ("gsf") mixed-use commercial/residential building with 35 dwelling units (9-11 units of which would be income restricted pursuant to MIH) on Block 698, Lots 41 & 44 ("Projected Development Site 1"). As part of a conservative analysis, a 59-foot tall, six-story, 35,610 gsf building with 28 dwelling units (7-8 units of which would be income restricted pursuant to MIH) is projected to be developed on Block 698, Lots 1 & 45 ("Projected Development Site 2"). The Build Year for the Proposed Action(s) is 2028.

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,

Stephanie Shellooe, AICP, *Director* — August 7, 2024 (Date)

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