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**

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| **Re:** | **80-01 Broadway Commercial Overlay** |
| CEQR No. | 23DCP159Q |
| ULURP No(s). | Pending |
| 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, GWY Realty Inc, proposes a zoning map amendment to rezone Queens, Block 1509, Lots 1 and parts of Lots 17 and 6 (the Affected Area) from an R7A to an R7A with C2-4 overlay district (the Proposed Action). The Proposed Action would bring the existing legal non-conforming uses in the Affected Area into conformance. The Proposed Action would afford the Applicant the flexibility to invite new tenants into their currently non-conforming commercial space at 80-01 Broadway (Block 1509, Lot 1) in Elmhurst, Community District 4, Queens, in the future.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 6/27/2023

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