



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:** 27-24 College Point Boulevard Commercial Overlay  
CEQR No. 23DCP106Q  
ULURP No. 220185ZMQ  
SEQRA Classification: Unlisted  
Queens Community District: Q07

The above-referenced application involves discretionary action 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, Bacele Realty Corp., seeks a zoning map amendment to rezone Block 4292, portions of Lots 10, 11, 12, 60 and 75 (the Proposed Project Area) from an R5B zoning district to an R5B/C2-3 zoning district, and an R4 zoning district to an R5/C2-3 zoning district (the Proposed Action), in the College Point neighborhood of Queens Community District 7. The Proposed Action would facilitate construction of the Proposed Development, a new 15-foot tall, one-story, commercial building containing a Use Group 5 eating and drinking establishment with a drive-through and five accessory parking spaces in the rear, and a total floor area of 2,541 gross square feet (gsf) at 27-24 College Point Boulevard (Block 4292, Lot 12, "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,

A handwritten signature in black ink, appearing to read "Stephanie Shellooe".

Stephanie Shellooe, AICP, *Director*

February 21, 2023  
Date