

**THE OFFICE OF THE QUEENS BOROUGH PRESIDENT
FOR CITY RECORD PUBLICATION**

NOTICE IS HEREBY GIVEN that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, October 15, 2026** starting at 9:30 a.m. The public hearing will be virtually streamed live at <https://www.youtube.com/@queensbp> and held in-person in the **Borough President Conference Room** located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify virtually may preregister for speaking time by visiting <https://www.queensbp.nyc.gov/> and submitting your contact information through the Zoom pre-registration link. After pre-registering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2922 between 9:00 a.m. to 5:00 p.m. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 p.m. on **Thursday, October 10, 2026** and may be submitted by e-mail to planning2@queensbp.nyc.gov or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard, Room 226, Kew Gardens, NY 11424.

PLEASE NOTE: Individuals requesting Sign Language Interpreters and/or ADA Accessibility Accommodations should contact the Borough President's Office at (718) 286-2860 or email planning2@queensbp.nyc.gov no later than THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

The Public Hearing will include the following item:

CD 6 – ULURP # C 260262 ZMQ – IN THE MATTER OF an application submitted by 6040 F.P. Food LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C1-2 District bounded by Dartmouth Street, Yellowstone Boulevard, Dane Place, Exeter Street, a line 150 feet northwesterly of Dane Place, and a line 150 feet westerly of Yellowstone Boulevard;
2. changing from an R4 District to an R7X District property bounded by Dartmouth Street, Yellowstone Boulevard, Exeter Street, and a line perpendicular to the southwesterly street line of Dartmouth Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dartmouth Street and the westerly street line of Yellowstone Boulevard;
3. establishing within the proposed R7X District a C2-4 District bounded by Dartmouth Street, Yellowstone Boulevard, Exeter Street, and a line perpendicular to the southwesterly street line of Dartmouth Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dartmouth Street and the westerly street line of Yellowstone Boulevard; as shown on a diagram (for illustrative purposes only) dated June 29, 2026, and subject to the conditions of CEQR Declaration E-813

CD 6 – ULURP # N 260263 ZRQ – IN THE MATTER OF an application submitted by 6040 F.P. FOOD LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

CD 2 – ULURP #C 260348 ZMQ – IN THE MATTER OF an application submitted by ZDJ Greenpoint LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.9b:

- 1.eliminating from within an existing R6A District a C1-4 District bounded by a line 100feet southerly of Queens Boulevard, 45th Street, Greenpoint Avenue, 44th Street, a line100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and45th Street;
 - 2.changing from an R6A District to an R7A District property bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;
 - 3.changing from an R6A District to an R7X District property bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;
 - 4.establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street; and
 - 5.establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;
- as shown
on a diagram (for illustrative purposes only) dated June 15, 2026, and subject to the conditions of CEQR Declaration E-911.

CD 2 – ULURP #N 260349 ZRQ – IN THE MATTER OF an application submitted by ZDJ Greenpoint LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas), for the purpose of establishing a Mandatory Inclusionary Housing area.

CD 2 – ULURP #C 260267 ZMQ – IN THE MATTER OF an application submitted by ZDJ Queens 50 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. eliminating from within an existing R6 District a C2-3 District bounded by Roosevelt Avenue, 51st Street, a line 100 feet northerly of Queens Boulevard, and 50th Street;
 2. eliminating from within an existing R7X District a C2-3 District bounded by a line 100 feet northerly of Queens Boulevard, 51st Street, Queens Boulevard, and 50th Street;
 3. changing from an R6 District to an R8A District property bounded Roosevelt Avenue, 51st Street, a line 100 feet northerly of Queens Boulevard, and 50th Street;
 4. changing from an R7X District to an R8A District property bounded by a line 100 feet northerly of Queens Boulevard, 51st Street, Queens Boulevard, and 50th Street; and
 3. establishing within the proposed R8A District a C2-4 District bounded by Roosevelt Avenue, 51st Street, Queens Boulevard, and 50th Street;
- as shown on a diagram (for illustrative purposes only) dated July 13, 2026, and subject to the conditions of CEQR Declaration E-930.

CD 2 – ULURP #C 260268 ZRQ – IN THE MATTER OF an application submitted by ZDJ QUEENS 50 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas), for the purpose of establishing a Mandatory Inclusionary Housing area.

CD 2 – ULURP #C240316 ZMQ – IN THE MATTER OF an application submitted by 5002 Woodside Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R7X District property bounded by Queens Boulevard, 51st Street, a line 100 feet southerly of Queens Boulevard, and 50th Street;
 2. changing from an M1-1 District to an R6A District property bounded by a line 100 feet southerly of Queens Boulevard, a line 70 feet westerly of 51st Street, a line 360 feet northerly of 47th Avenue, a line 190 feet westerly of 51st Street, 47th Avenue, and 50th Street; and
 3. establishing within the proposed R7X District a C2-4 District bounded by Queens Boulevard, 51st Street, a line 100 feet southerly of Queens Boulevard, and 50th Street;
- as shown on a diagram (for illustrative purposes only) dated June 1, 2026, and subject to the conditions of CEQR Declaration E-914.

CD 2 – ULURP #N 240317 ZRQ – IN THE MATTER OF an application submitted by 5002 Woodside Development LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas), for the purpose of establishing a Mandatory Inclusionary Housing area.

CD 2 – ULURP #C 260348 ZMQ – IN THE MATTER OF an application submitted by ZDJ Greenpoint LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.9b:

- 1.eliminating from within an existing R6A District a C1-4 District bounded by a line 100feet southerly of Queens Boulevard, 45th Street, Greenpoint Avenue, 44th Street, a line100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and45th Street;
 - 2.changing from an R6A District to an R7A District property bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;
 - 3.changing from an R6A District to an R7X District property bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;
 - 4.establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street; and
 - 5.establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;
- as shown on a diagram (for illustrative purposes only) dated June 15, 2026, and subject to the conditions of CEQR Declaration E-911.

CD 2 – ULURP #N 260349 ZRQ – IN THE MATTER OF an application submitted by ZDJ Greenpoint LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas), for the purpose of establishing a Mandatory Inclusionary Housing area.

CD 2 – ULURP #C 260165 ZMQ – IN THE MATTER OF an application submitted by Cypress B.Z.V. Corp. pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13d:

1. changing from an M1-4D District to an R7A District property bounded by Cypress Avenue, a line midway between Decatur Street and Cody Avenue, a line 100 feet southwesterly of Cypress Avenue, and a line midway between Summerfield Street and Decatur Street; and
 2. establishing within the proposed R7A District a C2-4 District bounded by Cypress Avenue, a line midway between Decatur Street and Cody Avenue, a line 100 feet southwesterly of Cypress Avenue, and a line midway between Summerfield Street and Decatur Street;
- as shown on a diagram (for illustrative purposes only) dated September 23, 2026, and subject to the conditions of CEQR Declaration E-934.