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, November 5, 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, November 5, 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 5 – 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.

CD 5 – ULURP # N 260166 ZRQ – 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 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 5 – ULURP # 260146 MMQ – IN THE MATTER OF an application submitted by the New York City Department of Transportation and New York City Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: 1. the elimination, discontinuance, and closing of a portion

of 57th Drive between 59th Street and 58th Place; and 2. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 5, Borough of Queens, in accordance with Map No. 5045 dated April 28, 2026, and signed by the Borough President.

CD 8 – ULURP # C 250003 ZMQ – IN THE MATTER OF an application submitted by RJ Capital Holdings, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14d: 1. eliminating from within an existing R6A District a C1-4 District bounded by 84th Drive, Manton Street, a line 100 feet southeasterly of 84th Drive, a line 100 feet northeasterly of Queens Boulevard, a line perpendicular to the westerly street line of 139th Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northwesterly street line of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard; 2. changing from an R6A District to an R8X District property bounded by 84th Drive, a line 100 feet northeasterly of Queens Boulevard, a line 100 northwesterly of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard; 3. establishing within an existing R6A District a C2-4 District bounded by 84th Drive, Manton Street, a line 100 feet southeasterly of 84th Drive, and a line 100 northeasterly of Queens Boulevard; and 4. establishing within a proposed R8X District a C2-4 District bounded by 84th Drive, a line 100 northeasterly of Queens Boulevard, a line 100 feet northwesterly of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard; as shown on a diagram (for illustrative purposes only) dated August 10, 2026, and subject to the conditions of CEQR Declaration E-923.

CD 8 – ULURP # N 250004 ZRQ – IN THE MATTER OF an application submitted by RJ Capital Holdings, LLC pursuant to Section 197-c and 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 8 – ULURP # C 250112 ZMQ – IN THE MATTER OF an application submitted by 165-15 Union Turnpike LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c: 1. changing from an R3-2 District to an R6A District property bounded by a line 230 feet southerly of 78th Avenue, a line 170 feet westerly of 166th Street, a line 100 feet southerly of 78th Avenue, 166th Street, Union Turnpike, and 165th Street; and 3. establishing within the proposed R6A District a C2-3 District bounded by a line 230 feet southerly of 78th Avenue, a line 170 feet westerly of 166th Street, a line 100 feet southerly of 78th Avenue, 166th Street, Union Turnpike, and 165th Street; as shown on a diagram (for illustrative purposes only) dated August 24, 2026, and subject to the conditions of CEQR Declaration E-924.

CD 8 – ULURP # N 250113 ZRQ – IN THE MATTER OF an application submitted by 165-15 Union Turnpike LLC pursuant to Sections 197-c and 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.