NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 42-18 31st Ave Rezoning
C 230012 ZMQ	
CEQR Number:	**Borough(s)**: Queens
22DCP174Q	**Community District Number(s)**: 1

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by 42-18 Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a & 9b:

1. eliminating from within an existing R5 District a C1-2 District bounded by 31st Avenue, 44th Street, a line 150 feet southwesterly of 31st Avenue, and 42nd Street;

2. changing from an R5 District to an R6A District property bounded by 31st Avenue, 44th Street, Newtown Road, 43rd Street, a line 100 feet southwesterly of 31st Avenue, and 42nd Street; and

3. establishing within the proposed R6A District a C1-3 District bounded by 31st Avenue, 44th Street, Newtown Road, 43rd Street, a line 100 feet southwesterly of 31st Avenue, and 42nd Street;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated March 27, 2023, and subject to the conditions of CEQR Declaration E-690.

Related Applications:	N 230013 ZRQ				

Applicant(s):		**Applicant Contact**:
42-18 Development LLC 42-18 31st Avenue Queens, NY 11103		Eric Palatnik Eric Palatnik, P.C. 32 Broadway, Suite 114 New York, NY 10004

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Queens Office

Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **03/27/2023** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **04/05/2023** and must be completed by **06/05/2023**