# NOTICE OF CERTIFICATION

***Pursuant to:***

Choose One: ■ Uniform Land Use Review Procedure ☐ Expedited Land Use Review Procedure

Select if applicable (in addition to the Procedure above): ■ Affordable Housing Appeals Board Eligible

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|---|---|
| **Application #**: C 260267 ZMQ | **Project Name**: 50-01 Queens Boulevard Rezoning |
| **CEQR Number**: 26DCP118Q | **Borough(s)**: Queens<br>**Community District Number(s)**: 2 |

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

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|---|---|---|---|---|---|
| **Related Applications**: | N 260268 ZRQ | | | | |
| | | | | | |

**Applicant(s)**:

ZDJ QUEENS 50 LLC
Jasper Wu
60 Cuttermill Road, Suite 405
Great Neck, NY, 11021

**Applicant Contact**:

Richard Lobel
Sheldon Lobel, P.C.
122 East 42nd Street, Suite 2305
New York, NY, 10158

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

DEPARTMENT OF CITY PLANNING
Address: Queens Office
120-55 Queens Blvd., Room 201, Kew Gardens NY 11424
Phone: 718-520-2100
Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **07/13/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **07/22/2026** and must be completed by **10/05/0202**

***Docket Description**:*

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.□