NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the **U**niform **L**and **U**se **R**eview **P**rocedure

Application #: **210200ZMQ**	Project Name: **31st Street and Hoyt Ave. Rezoning**
CEQR Number: 21DCP117Q	Borough(s): Queens
	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 MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and a line 80 feet southeasterly of 31st Street;

2. changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24th Avenue, a line 90 feet southeasterly of 31st Street, a line 130 feet southwesterly of 24th Avenue, a line 80 feet southeasterly of 31st Street, a line 200 feet northeasterly of 24th Road, and 31st Street;

3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 90 feet southeasterly of 31st Street, 24th Road, 32nd Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31st Street; and

4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24th Road, a line 80 feet southeasterly of 31st Street, Astoria Boulevard North, and 31st Street.

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623.

Related Applications:	210201ZRQ			

Applicant(s):

MDM Development Group LLC
PO Box 50205,
Astoria, NY 11105.

2441 Astoria Associates LLC
258-01 Hillside Avenue,
Floral Park, NY 11004.

31 Neptune LLC
39-26 Bell Blvd,
Bayside, NY 11361.

Applicant's Representative:

Frank St. Jacques
Akerman LLP
520 Madison Avenue 20th Floor
New York, NY 10022

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
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Public Review Timeline:

On **June 21, 2021** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **June 30, 2021** and must be completed by **September 28, 2021**