NYC PLANNING

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 21-31 46th Avenue
C250125ZMQ	
CEQR Number:	**Borough(s)**: Queens
77DCP990Q	**Community District Number(s)**: 02

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

***Docket Description**:*

IN THE MATTER OF an application submitted by 21-31 Holdings, 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 M1-4/R6B District to an R7X District property bounded by a line 100 feet northerly of 46th Avenue and its easterly prolongation, the southerly prolongation of a line 215 feet westerly of 23rd Street, 46th Avenue, and the southerly prolongation of a line 340 feet westerly of 23rd Street; and

2. establishing within the proposed R7X District a C2-5 District bounded by a line 100 feet northerly of 46th Avenue and its easterly prolongation, the southerly prolongation of a line 215 feet westerly of 23rd Street, 46th Avenue, and the southerly prolongation of a line 340 feet westerly of 23rd Street;

as shown on a diagram (for illustrative purposes only) dated March 2, 2026, and subject to the conditions of CEQR Declaration E-837.

Related Applications:	N250126ZRQ				

Applicant(s):		**Applicant Contact**:
21-31 Holdings, LLC George Fina		Richard Lobel 212-725-2727 rlobel@sheldonlobelpc.com

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 **03/02/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **03/11/2026** and must be completed by **05/11/2026**