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

Application #: C 260165ZMQ	**Project Name**: 10-86 Cypress Avenue Rezoning
CEQR Number: 26DCP135Q	**Borough(s)**: Queens **Community District Number(s)**: 5
Please use the above application number on all correspondence concerning this application	

Related Applications:	N 260166ZRQ				

Applicant(s): Cypress B.Z.V. Corp Eytan Naftali		
		Applicant Contact: Frank Noriega Belkin Burden Goldman, LLP fnoriega@bbgllp.com

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 **09/23/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **10/02/2026** and must be completed by **11/30/2026**

***Docket Description**:*

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.