NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 158-06 Northern Boulevard Rezoning
2025Q0155	
CEQR Number:	**Borough(s)**: Queens
26DCP065Q	**Community District Number(s)**: 7

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

***Docket Description**:*

CD 7 C 260171 ZMQ

IN THE MATTER OF an application submitted by Northern 158 Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c:

1. eliminating from within an existing R5B District a C1-2 District bounded by Northern Boulevard, 159th Street, a line 100 feet southwesterly of Northern Boulevard, and 158th Street;

2. changing from an R2 District to an R7A District property bounded by a line 100 feet southwesterly of Northern Boulevard, 159th Street and its southerly centerline prolongation, the Long Island Railroad Right Of Way (Northside Division), a line midway between 158th Street and 159th Street and its southerly prolongation, a line perpendicular to the easterly street line of 158th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 158th Street and the southwesterly street line of Northern Boulevard, and 158th Street;

3. changing from an R5B District to an R7A District property bounded by Northern Boulevard, 159th Street, a line 100 feet southwesterly of Northern Boulevard, and 158th Street; and

4. establishing within the proposed R7A District a C2-4 District bounded by Northern Boulevard, 159th Street and its southerly centerline prolongation, the Long Island Railroad Right Of Way (Northside Division), a line midway between 158th Street and 159th Street and its southerly prolongation, a line 100 feet southwesterly of Northern Boulevard, and 158th Street; as shown on a diagram (for illustrative purposes only) dated March 2, 2026, and subject to the conditions of CEQR Declaration E-896.

Related Applications:	260172ZRQ				

Applicant(s):		**Applicant Contact**:
Northern 158 Holding LLC	Leon Chen	Frank St. Jacques- Akerman LLP 1251 Avenue of the Americas 37th Floor New York, NY 10020

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 **03/05/2026** and must be completed by **05/04/2026**