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 #: 260262ZMQ	**Project Name**: Yellowstone Boulevard Rezoning
CEQR Number: 25DCP005Q	**Borough(s)**: Queens **Community District Number(s)**: 6
Please use the above application number on all correspondence concerning this application	

Related Applications:	260263ZRQ				

Applicant(s): 6040 F.P. FOOD LLC Joe Friedman joefriedman17@gmail.com		
		Applicant Contact: Richard Lobel Sheldon Lobel, P.C. rlobel@sheldonlobelpc.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 **06/29/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **07/08/2026** and must be completed by **10/05/0202**

***Docket Description**:*

IN THE MATTER OF an application submitted by 6040 F.P. Food LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C1-2 District bounded by Dartmouth Street, Yellowstone Boulevard, Dane Place, Exeter Street, a line 150 feet northwesterly of Dane Place, and a line 150 feet westerly of Yellowstone Boulevard;

2. changing from an R4 District to an R7X District property bounded by Dartmouth Street, Yellowstone Boulevard, Exeter Street, and a line perpendicular to the southwesterly street line of Dartmouth Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dartmouth Street and the westerly street line of Yellowstone Boulevard; and

3. establishing within the proposed R7X District a C2-4 District bounded by Dartmouth Street, Yellowstone Boulevard, Exeter Street, and a line perpendicular to the southwesterly street line of Dartmouth Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dartmouth Street and the westerly street line of Yellowstone Boulevard;

as shown on a diagram (for illustrative purposes only) dated June 29, 2026, and subject to the conditions of CEQR Declaration E-813.