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 260348 ZMQ	**Project Name**: 44-17 Greenpoint Avenue Rezoning
CEQR Number: 26DCP140Q	**Borough(s)**: Queens **Community District Number(s)**: 2
Please use the above application number on all correspondence concerning this application	

Related Applications:	N 260349 ZRQ				

Applicant(s): ZDJ Greenpoint LLC Jasper Wu 60 Cuttermill Road, Suite 405 Great Neck, NY, 11021		
		Applicant Contact: Richard Lobel Sheldon Lobel, P.C. 122 East 42nd Street New York, NY, 10168

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 **06/15/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **06/24/2026** and must be completed by **09/21/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by ZDJ Greenpoint 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. eliminating from within an existing R6A District a C1-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, Greenpoint Avenue, 44th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;

2. changing from an R6A District to an R7A District property bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street;

3. changing from an R6A District to an R7X District property bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;

4. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet southerly of Queens Boulevard, 45th Street, a line 100 feet northwesterly of Greenpoint Avenue, and a line midway between 44th Street and 45th Street; and

5. establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Greenpoint Avenue, 45th Street, Greenpoint Avenue, and 44th Street;

as shown on a diagram (for illustrative purposes only) dated June 15, 2026, and subject to the conditions of CEQR Declaration E-911.