NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C220415 ZMQ N220416 ZRQ	**Project Name**: **147-14 Northern Boulevard Rezoning**
CEQR Number: 23DCP025Q	**Borough(s)**: Queens **Community District Number(s)**: CD 7

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

***Docket Description**:*

IN THE MATTER OF an application submitted by Northern 147-149 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 R5 District a C1-2 District bounded by Northern Boulevard, 149th Street, a line 150 feet southerly of Northern Boulevard, and 147th Street;

2. changing from an R5 District to an R7X District property bounded by Northern Boulevard, 149th Street, a line 100 feet southerly of Northern Boulevard, and 147th Street; and

3. establishing within the proposed R7X District a C2-3 District bounded by Northern Boulevard, 149th Street, a line 100 feet southerly of Northern Boulevard, and 147th Street;

as shown on a diagram (for illustrative purposes only) dated January 5, 2026, and subject to the conditions of CEQR Declaration E-765.

Related Applications:	**N 220416 ZRQ**				
Applicant(s):		**Applicant Contact**:			
Northern 147-149 LLC		**Chris Todd**		**Eric Palatnik** **eric@ericpalatnikpc.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 **01/05/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **01/15/2026** and must be completed by **03/16/2026**