NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 50-20 108th Street Rezoning
C 250253 ZMQ	
CEQR Number:	**Borough(s)**: Queens
25DCP082Q	**Community District Number(s)**: 04

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

***Docket Description**:*

see attached

Related Applications:	N 250254 ZRQ				

Applicant(s):		**Applicant Contact**:
Federici Builders Corp. Anthony Federici 1251 Avenue of the Americas New York, NY 10020		Akerman LLP Frank St. Jacques 1251 Avenue of the Americas 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 **01/21/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **01/30/2026** and must be completed by **03/30/2026**

##

50-20 108th Street Rezoning

CD 4 **C 250253 ZMQ**

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

1. eliminating from within an existing R6B District a C2-3 District bounded by 50th Avenue, a line 100 feet northerly of Corona Avenue, a line 100 feet northwesterly of 51st Avenue, 108th Street, 51st Avenue, and Corona Avenue;

2. changing from an R6B District to an R7A District property bounded 50th Avenue, a line 150 feet southwesterly of 108th Street, a line midway between 49th Avenue and 50th Avenue, 108th Street, 51st Avenue, and Corona Avenue; and

3. establishing within the proposed R7A District a C2-4 District bounded by 50th Avenue, a line 100 feet northerly of Corona Avenue, a line 100 feet northwesterly of 51st Avenue, 108th Street, 51st Avenue, and Corona Avenue;

as shown on a diagram (for illustrative purposes only) dated January 21, 2026, and subject to the conditions of CEQR Declaration E-884.