NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: **C 260147 ZMQ**	**Project Name**: **47-03 108th Street Rezoning**
CEQR Number: 26DCP091Q	**Borough(s)**: Queens **Community District Number(s)**: 4

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

***Docket Description**:*

see attached

Related Applications:	N 260148 ZRQ				

Applicant(s): 108 Realty Group Inc. 49-03 69th Street Woodside, NY 11377		**Applicant Contact**: 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 **02/02/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **02/11/2026** and must be completed by **04/13/2026**

47-03 108th Street Rezoning

CD 4 **C 260147 ZMQ**

IN THE MATTER OF an application submitted by 108 Realty Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b:

1. changing from an R6B District to an R7X District property bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street; and

2. establishing within the proposed R7X District a C2-4 District bounded by 47th Avenue, a line 100 feet northeasterly of 108th Street, 48th Avenue, and 108th Street;

as shown on a diagram (for illustrative purposes only) dated February 2, 2026, and subject to the conditions of CEQR Declaration E-863.