

**THE OFFICE OF THE QUEENS BOROUGH PRESIDENT
FOR CITY RECORD PUBLICATION**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, February 2, 2023** starting at 9:30 a.m. The public hearing will be virtually streamed live at www.queensbp.org **and** held in-person in the Borough President's Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify may preregister for virtual speaking time by visiting www.queensbp.org/landuse and submitting their contact information through the preregistration link. After preregistering, the speaker will receive a confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2860 between 9:00 a.m. to 5:00 p.m. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 p.m. on **Thursday, February 2, 2023** and may be submitted by e-mail to planning2@queensbp.org or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard - Room 226, Kew Gardens, NY 11424.

The Public Hearing will be held on the following items:

CD Q14 — ULURP #200232 ZMQ — IN THE MATTER OF an application submitted by Queens Realty Holdings of NY LTD pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a, by changing an existing R4-1 District to an R6B District property bounded by Ocean Crest Boulevard, a line 115 feet northeasterly of Hartman Lane, Beach Channel Drive, a line 80 feet northeasterly of Hartman Lane, Far Rockaway Boulevard, and Hartman Lane, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated November 7, 2022, and subject to the conditions of CEQR Declaration E-676. (Related ULURP #220330 ZRQ).

CD Q14 — ULURP #N220330 ZRQ— IN THE MATTER OF an application submitted by Queens Realty Holdings of NY LTD pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated November 7, 2022, and subject to the conditions of CEQR Declaration E-676. (Related ULURP #200232 ZMQ)

CD Q01 — ULURP #210283 ZSQ — IN THE MATTER OF an application submitted by 2650 BQE LOR LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9c, changing from an M1-1 District to an M1-2 District property bounded by a line 400 feet northerly of 27th Avenue and it's easterly and westerly prolongations, Brooklyn Queens Expressway West, 27th Avenue, and Borough Place, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 12, 2022, and subject to the conditions of CEQR Declaration E-683.

CD Q12 – ULURP #220267 ZMQ – IN THE MATTER OF an application submitted by Mal Pal Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue, and 139th Street; and
2. establishing within the proposed R6B District a C2-3 District bounded by a line 100 feet northwesterly of 109th Avenue, 142nd Street, 109th Avenue and, 139th Street;

Borough of the Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated November 28, 2022, and subject to the conditions of CEQR Declaration E-693. (Related ULURP #220268 ZRQ).

CD12 – ULURP #N220268 ZRQ – IN THE MATTER OF an application submitted by Mal Pal Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated November 28, 2022, and subject to the conditions of CEQR Declaration E-693. (Related ULURP #220267 ZMQ).