

Marialena Giampino
Chairperson

Christian Cassagnol
District Manager

Queens Community Board 4

46-11 104th Street - Corona, NY 11368

Servicing Corona, Corona Heights, Elmhurst and Newtown

**JOIN US NEXT TUESDAY AT ELMHURST HOSPITAL
CENTER FOR OUR MONTHLY BOARD MEETING!**

**This is our last meeting before
the Board goes into Summer Session!**

PUBLIC HEARING & BOARD MEETING **NOTICE AND AGENDA**

**This month's Full Board Meeting will be
held on:**

**Tuesday, June 10th, 2025
7:00 pm**

**Elmhurst Hospital Center
Auditorium
79-01 Broadway
Elmhurst, NY 11373**

**NOTICE OF
PUBLIC HEARING:
Tuesday, June 10th, 2025
7:00 pm
Elmhurst Hospital Center**

**Auditorium
79-01 Broadway
Elmhurst, NY 11373**

**SUBJECT: 78-01 Queens Boulevard Rezoning (C 250044 ZMQ)
Akerman/7801 Queens Holding, LLC**

A zoning map amendment from the current M1-1 zoning to R7X/C2-4 zoning with a text amendment to map MIH to facilitate a new 13-story, 263,334 s.f mixed use development containing 314 dwelling units and 9,823 s.f. of commercial space is being sought by a private applicant at 78-01 Queens Boulevard in Elmhurst, Community District 4, Queens. There are several properties that are being proposed for the mixed-use development are Block 1537 Lot 4 (Tdbank), Lot 19, and Lot 22. Additionally, the applicant is seeking to rezone properties not owned by them but adjacent to their proposed development site which are Block 1537, Lot 1 and Block 1538, Lots 10, 7, 4, and 1.

Link to Proposed Project: [NYC Planning - Zoning Application Search](#)

Submit Testimony

All testimony (in person or submitted) will be strictly limited to TWO (2) minutes, and written testimony must be submitted NO LATER THAN 3:00 P.M. Tuesday, June 10th.

TO SUBMIT TESTIMONY:

1. Come in-person to the Public Hearing
2. E-mail it to Community Board #4Q at qn04@cb.nyc.gov

BOARD MEETING NOTICE AND AGENDA

**Tuesday, June 10th, 2025
7:45 pm**

**Elmhurst Hospital Center
Auditorium
79-01 Broadway
Elmhurst, NY 11373**

QCB4 BOARD MEETING AGENDA

June 10, 2025

1. Pledge of Allegiance
2. Roll Call

3. Vote: Minutes – May 13, 2025

4. Chairperson's Report

5. District Manager's Report

6. Public Forum – Good and Welfare of the District

- **Community Board Members**
- **City Agencies and Community Organizations**
- **Members of the Public**

(All statements will be 2 minutes. This will be strictly enforced).

7. Presentations:

**Commanding Officer: Deputy Inspector Tony Wong, NYPD
110th Precinct**

8. Report and Vote: ULURP / Zoning Committee

- **78-01 Queens Boulevard Rezoning (C 250044 ZMQ)
Akerman/7801 Queens Holding, LLC**

9. Report and Vote: Consumer Affairs, Economic Development
and Business Licensing Committee

- **State Liquor Authority Applications**

10. Committee Reports

- **Environmental**
- **Health and Human Services**
- **Parks & Cultural Affairs**
- **Public Safety & Homeland Security**
- **ULURP/Zoning**
- **Youth Services**

11. Report of Elected Officials - All statements will be limited to 2
minutes. (This will be strictly enforced.)

12. Adjournment



May 2025 Board Meeting Minutes (Click Here)

June 2025 Liquor License Applicants

NYSLA APPLICATIONS - JUNE 2025

NEW / TEMP APPLICATIONS

NO.	ESTABLISHMENT NAME	ADDRESS	LICENSE TYPE	DATE RECEIVED
1.	BISTRO RESTAURANT, INC. DBA BRAVAZIO BISTRO	97-13 37th AVENUE	LIQUOR, WINE, BEER AND CIDER	06/27/2025

RENEWAL APPLICATIONS

NO.	ESTABLISHMENT NAME	ADDRESS	LICENSE TYPE	DATE RECEIVED	EXP. DATE
1.	EL JOCAJO	45-10 89th STREET	LIQUOR, WINE, BEER AND CIDER	05/27/2025	06/30/2025
2.	EL CUENCANTO DELI PIZZA REST. INC.	99-12 ALSTYNE AVENUE	LIQUOR, WINE, BEER AND CIDER	05/19/2025	06/30/2025
3.	HONNADO ELLASORIANO CORP.	81-10 ROOSEVELT AVENUE	LIQUOR, WINE, BEER AND CIDER	05/19/2025	06/30/2025
4.	GORGEBALL RESTAURANT, LLC.	77-07 ROOSEVELT AVENUE	LIQUOR, WINE, BEER AND CIDER	05/14/2025	06/30/2025
5.	SANTA BARBARA SERVICE LTD. DBA MAMA'S PIZZA	81-14 ROOSEVELT AVENUE	LIQUOR, WINE, BEER AND CIDER	05/27/2025	06/30/2025
6.	MAMA VICTORIA CORP.	41-08 JUNCTION BOULEVARD	LIQUOR, WINE, BEER AND CIDER	05/28/2025	06/30/2025

Community Board #4 Queens 46-11 104th Street Corona, NY 11368
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