

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

**Note correction below. This meeting is taking place Tonight
March 10, 2026, and NOT in 2025 as per previous notice.**

****TONIGHT****

**NOTICE OF
PUBLIC HEARING:
Tuesday, March 10th, 2026
6:30PM**

**VFW Post #150
51-11 108th Street
Corona, NY 11368**

**50-20 108th Street (Corona) Rezoning
Applicant Team Federici Builders Corp. (Primary Applicant)**

-Presentation from the Applicant's Representative, Frank St. Jacques, Special Counsel, Akerman LLP regarding the proposed rezoning application of **50-20 108th Street**.

-Presentation by CB4's Land Use Consultant, Paul Graziano of *Principal Associated Cultural Resource Consultants, LLC*

-Testimony from Public Members

Project Brief: A zoning map amendment from the current R6B and R6B/C2-3 to R7A/C2-4 zoning with a text amendment to map MIH to facilitate two new seven-story buildings with a mixed-use building approximately 129,619 square feet and a residential building with approximately 11,375 square feet by Federici Buildings Corp. at 50-20 108th Street in South Corona, Community District 4, Queens. Additionally, the applicant is seeking to rezone eleven (11) properties not owned by them but adjacent to their proposed development sites which are;

The zoning application includes eleven (11) non-applicants that are:

Tax Blocks and Lots Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41 and 42 and Block 1993, Lot 65.

To Testify: All testimony (in person or submitted) will be limited to two minutes and written testimony must be submitted by **3:00 P.M. No Later Than Tuesday, March 10, 2026**. To present a written statement at the Public Hearing, individuals must e-mail it to Community Board 4Q at **qn04@cb.nyc.gov**.

NOTE:
**THE FULL BOARD MEETING WILL TAKE PLACE IMMEDIATELY
FOLLOWING THE PUBLIC HEARTING.**

[Haz CLIC aquí, para español](#)

BOARD MEETING NOTICE AND AGENDA

**Tuesday, March 10th, 2026
7:00 pm**

**VFW Post #150
51-11 108th Street
Corona, NY 11368**

1. Pledge of Allegiance

2. Roll Call

3. Vote: Minutes February 10th, 2026

4. Chairperson's Report

5. District Manager's Report

6. Public Forum - Good & Welfare of the District

(All statements will be limited to 2 minutes)

- Community Board Members
- Members of the Public
- Civic/Non Profit Organizations/ City Agencies

7. Report and Vote: ULURP/Zoning Committee

- 50-20 108th Steet Rezoning

**8. Report and Vote: Consumer Affairs Economic Development
and Business Licensing Committee**

- New York State Liquor Authority Applications (*See Below*)

9. Committee Reports:

- Environmental
- Health and Human Services
- Parks and Cultural Affairs
- Public Safety and Homeland Security
- Transportation
- Youth Services

10. Report from Elected Officials

(All statements will be limited to 3 minutes)

11. Adjournment

[February 2026 Board Meeting Minutes \(Click Here\)](#)

[Missed Last Month's Board Meeting?](#)

[Click HERE for a copy of the Conflict of Interest For Community Board Members Presentation from Alex Kipp, COIB.](#)

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50-20 108TH STREET REZONING

QUEENS COMMUNITY DISTRICT 4
COUNCIL DISTRICT 21

[Questions Regarding the 50-20 Rezoning Public Hearing?](#)

For your information, below we have included a copy of the presentation as well as the full audio recording which includes an explanation of the project, as well as any conversations and votes that took place.

Be sure to join us next week as the Board will be holding a **Public Hearing** on **Tuesday, March 10th** where we will hear from the applicant, discuss, and vote on this very important development.

Preguntas Sobre la Zonificación de la semana que viene?

Para su información, a continuación incluimos una copia de la presentación, así como la grabación completa, que incluye una explicación del proyecto y las conversaciones y votaciones que se llevaron a cabo.

Esté atento a la convocatoria de la próxima semana, ya que la Junta tendremos una audiencia pública el **martes 10 de marzo**. Allí escucharemos al solicitante, debatiremos y votaremos sobre este importante desarrollo.

Si tiene alguna pregunta sobre este o cualquier otro tema, no dude en comunicarse directamente con la oficina de la Junta al **(718) 760-3141** o por correo electrónico a: **qn04@cb.nyc.gov**

- The full audio recording can be obtained by [CLICKING HERE](#).
- A copy of the slides presented at the meeting can be obtained by [CLICKING HERE](#)
- Puede obtener la grabación de audio completa haciendo clic [aquí](#).
- Puede obtener una copia de las informaciones presentadas en la reunión haciendo clic [aquí](#).

PROPOSED MIXED-USE DEVELOPMENT

- Two mixed-use buildings
- 8-stories & 7-stories
- 216,367 sf total floor area
- 184,394 sf residential
- 16,645 sf community facility
- 15,327 sf commercial
- 196 total apartments/49 MIH
- Unit distribution:

OBR 50 (13 MIH)	25%
1BR 70 (17 MIH)	36%
2BR 60 (15 MIH)	31%
3BR 16 (4 MIH)	8%
- 74 garage parking spaces



SITE 1



SITE 2

Important Dates To Remember

Tonight
Tuesday, March 10th
Community Board 4 Full Board Meeting and Public Hearing
(VFW Post #150)
51-11 108th Street - Corona, NY
6:30pm

Tuesday, March 10th
BP Donovan Richards
"Holi Celebration"
(Helen Marshall Cultural Center)
120-55 Queens Boulevard - Kew Gardens, NY
6:00pm - 8:00pm

Thursday, March 12th
110 Precinct Council" Special" Meeting
"Farewell to Detective David Saponieri, 110 Pct."
(New York Hall of Science)
47-01 111th Street - Corona, NY
7:00pm

Wednesday, March 18th
BP Donovan Richards
"Annual Black History Month Celebration"
(Helen Marshall Cultural Center)
120-55 Queens Boulevard - Kew Gardens, NY
6:00pm

Wednesday, March 19th
BP Donovan Richards
"Third Annual Irish American Heritage Celebration"
(Helen Marshall Cultural Center)
120-55 Queens Boulevard - Kew Gardens, NY
6:00pm - 8:00pm

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NYSLA APPLICATIONS – March 2026

NEW / TEMPS

<u>NO.</u>	<u>ESTABLISHMENT NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>	<u>DATE RECEIVED</u>
1.	KAI FISH MARKET	102-23 HHE CORONA, NY	LIQUOR, WINE, BEER & CIDER	02/09/2026
2.	MAREA BRAVA, CORP.	101-16 43 RD AVENUE CORONA, NY	LIQUOR, WINE, BEER & CIDER	02/11/2026
3.	MEXCEL CORP. DBA EL TENAMPA	96-14 ROOSEVELT AVE CORONA, NY	WINE, BEER AND CIDER	02/11/2026
4.	PRONTITO CORP.	40-25 FORLEY STREET ELMHURST, NY	WINE, BEER & CIDER	02/26/2026

RENEWALS

<u>NO.</u>	<u>ESTABLISHMENT NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>	<u>DATE RECEIVED</u>	<u>EXP. DATE</u>
1.	EAT GAL, INC. DBA ZAAB ZAAB	76-04 WOODSIDE AVE. ELMHURST, NY	WINE, BEER, AND CIDER	02/26/2026	03/21/2026
2.	WINNERS BAR, INC.	82-67 BROADWAY ELMHURST, NY	LIQUOR, WINE, BEER, AND CIDER	02/26/2026	06/30/2026
3	JACKSON 79 CORP.	78-14 ROOSEVELT AVE J. HEIGHTS, NY	LIQUOR, WINE, BEER & CIDER	02/26/2026	06/30/2026
4	TERRAZA 7 TRAIN CAFÉ CORP.	40-19 GLEANE STREET ELMHURST, NY	LIQUOR, WINE, BEER, AND CIDER	02/17/2026	04/30/2026
5	POLLO MARIA CORP. DBA DON ALEX	106-26 CORONA AVENUE CORONA, NY	WINE, BEER, AND CIDER	02/09/2026	N/A
6	GINGER DOLLAR SUSHI DBA TOMO JAPANESE	89-14 QUEENS BOULEVARD ELMHURST, NY	WINE, BEER, AND CIDER	02/09/2026	10/31/2026

**Important Construction Update and Service Changes to 103rd
Street Station!**



The Flushing Line Improvements Project continues the rehabilitation of the Flushing Line. Work along the track, platforms and interior will strengthen and expand the structural lifespan of this station for the next 25 years.

Construction Update:

103rd St Station

Weekend Closure - February & March 2026

Work will be underway along **National Street** and will include temporary street closures for work related to the 103rd St Station. Please refer to the information below for details on impacts.

Street Closure: National Street will be closed between 41st Avenue and Roosevelt Avenue during the following weekends:

- Saturday, February 21 – Sunday, February 22, 2026
- Saturday, February 28 – Sunday, March 1, 2026
- Saturday, March 7 – Sunday, March 8, 2026

Work Hours:

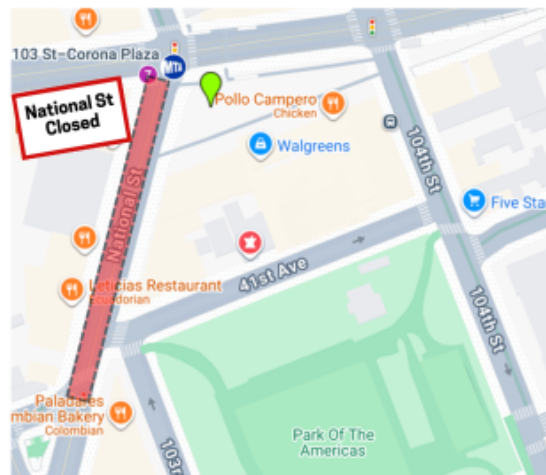
5:00 AM - 7:00 PM

(Saturday & Sundays only)

Parking Restrictions: No parking will be in effect along National Street between 41st Avenue and Roosevelt Avenue during work hours on the dates listed above.

Bus Service: The closure of National Street between 41st Avenue and Roosevelt Avenue will not impact bus operations.

Please note that all information in this notice is subject to change.



Questions? Contact us at FlushingLine@mtacd.org or 347-580-3328



STREET CLOSURE

Representative Grace Meng's Office is now accepting Community Project Funding (CPF) requests for Fiscal Year 2027.

As you may know, the CPF process allows Members of Congress to request direct funding for projects that benefit the communities they represent. Until we receive the full application guidelines for Fiscal Year 2027 from the House Appropriations Committee Majority, applicants may complete our preliminary application here: <https://forms.cloud.microsoft/g/6Xnc4muBW5>.

The deadline for Fiscal Year 2027 Community Project Funding requests is Friday, March 6, 2026.

For general guidance, visit the Appropriations Committee's webpage [here](#). In recent years, **non-profits have been** eligible for funding only under the Commerce, Justice, and Science (CJS) subcommittee. These projects typically restrict funding to public safety, STEM education, or workforce development.

You can view a full list of FY26 submissions [here](#). Please note that the guidelines are subject to change.

We encourage you to contact our office at MengAppropriations@mail.house.gov should you have any questions.

Free Upcoming Cultural Events and Workshops

HOPE 2026 has been rescheduled!

Wanna Lend a Hand Helping Out With Mitigating the Homeless Crisis?

See below for a statement from DSS Commissioner Erin Dalton.
And, be sure to visit nyc.gov/hope for more information and to volunteer!



Dear Colleagues,

I look forward to meeting all of you but for now I am writing to ask for your help to ensure the upcoming Homelessness Outreach Population Estimate (HOPE) survey of New Yorkers experiencing unsheltered homelessness is a success. Our volunteer numbers are at 50% of what they usually are, so I urge as many of you and your colleagues to help us meet our mark.

HOPE was originally scheduled for late January of this year but due to the extreme weather New York City was experiencing, it was determined that getting as many New Yorkers inside as possible should be our outreach teams' top priority. Now that conditions have improved, HOPE 2026 has been rescheduled for **Tuesday, March 10.**

The HOPE survey is critical because: (1) it is required for our federal funding; (2) local participation is the only way to produce national level information about changes in homelessness; (3) it provides an important piece of information about the issue in NYC; and (4) it improves public trust through a strong, transparent process. As someone new to New York, I can say that the rest of the country learned how to do the count from you and you remain a national model.

I hope you will help us execute a successful HOPE count by volunteering on **March 10, 2026 from 10:00 PM to 4:00 AM.**

Please register at nyc.gov/hope (or re-register if you signed up originally).

The assistance you provide will inform DSS-DHS' efforts to help our neighbors come inside throughout the year. I hope you will be able to join us on **March 10th** for a night of HOPE.

Sincerely,
Erin Dalton
DSS Commissioner

Upcoming Meetings and Community Events



110th Precinct Community Council

Join Us For Our Special March Meeting!

Date: Thursday, March 12, 2026
Time: 7:00 p.m.
Place: The New York Hall of Science
47-01 111th Street
Corona, NY 11368



A Special Farewell to Det. David Saponieri!

Please join us in honoring our Community Affairs Detective on his retirement.

*Thank you Dave for 20 years of dedicated service to the NYPD
and for everything you've done for our community!*

Precinct Commanding Officer
Deputy Inspector Tony Wong

Community Affairs
Detective David Saponieri
P.O. Danny Alvarez

Crime Prevention
P.O. John Williams

110th Precinct Community Council

President	Al Perna
Vice President	Will McCarthy
Treasurer	George Sotrillis
Secretary	Rachel Femia
Corresponding-Secretary	Vinny Laucella
Sergeant at Arms	Michael Liquori

Police officers from the 110th. Precinct will receive awards for their achievements. Deputy Inspector Wong, Commanding Officer of the 110th Pct. will be on hand to discuss crime and quality of life issues.

Great opportunity to voice community concerns and to ask questions!

Join us after the meeting for community networking and tasty treats!





DONOVAN RICHARDS JR.
QUEENS BOROUGH PRESIDENT



Holi Celebration

• Cultural Performances • Dynamic Speakers • Honors for Community Leaders • Refreshments

Tuesday, March 10, 6–8pm

Helen Marshall Cultural Center at Queens Borough Hall
120-55 Queens Boulevard, Kew Gardens, NY

RSVP at queensbp.nyc.gov/rsvp

RSVP required



Queens Borough Hall 120-55 Queens Boulevard, Kew Gardens, NY 11424 | 718.286.3000 | queensbp.nyc.gov



DONOVAN RICHARDS JR.

QUEENS BOROUGH PRESIDENT

Annual Black History Month Celebration

Honoring Queens' rich African American heritage,
uplifting scholars and celebrating Black community leadership.

Wednesday, March 18, 6pm

Refreshments at 5pm and program at 6pm

Helen Marshall Cultural Center at Queens Borough Hall
120-55 Queens Boulevard, Kew Gardens, NY

RSVP at queensbp.nyc.gov/rsvp

RSVP Required



Greater Jamaica
Development
Corporation





DONOVAN RICHARDS JR.
QUEENS BOROUGH PRESIDENT



Third Annual Irish American Heritage Celebration

• Thrilling Performances • Honors for Local Irish American Leaders • Delicious Irish Food

Thursday, March 19, 6–8pm

Helen Marshall Cultural Center at Queens Borough Hall
120-55 Queens Boulevard, Kew Gardens, NY

RSVP at queensbp.nyc.gov/rsvp
RSVP required



Queens Borough Hall | 120-55 Queens Boulevard, Kew Gardens, NY 11424 | 718.286.3000 | queensbp.nyc.gov

Community Board 4 Queens | 46-11 104th Street 1st Floor | Corona, NY 11368 US

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