

STATE OF NEW YORK)
) ss.:
 COUNTY OF QUEENS)

Re: Willets Point Public Hearing Notice

I, Annabelle Meunier, being duly sworn, deposes and says:


1. I am employed at the Department of Housing Preservation and Development of the City of New York.
2. I served by certified mail, return receipt requested, copies of the attached Public Hearing Notice to the addressees of such letter on February 3, 2026 by sealing such letter in a first class, postpaid, properly addressed envelope and depositing such envelope in an official repository under the exclusive care and custody of the United States Post Office, to the following addresses for the Assessment of Billing Record Owners and attorneys of the parcels listed below:

Name	Address	Block	Lot
126 Willet LLC	126-94 Willets Point Blvd Corona, NY 11368-1604	1833	165
126 Willet LLC	126-96 Willets Point Blvd. Corona, NY 11368-1604	1833	166
YLRM LLC	8035 222 nd Street Queens Village, NY 11427-1220	1833	170
GREENSPOON MARDER LLP	Carol A. Sigmoid Joshua M. Deal Christopher T. Luehs <i>Attorneys for Defendants</i> <i>126 Willet LLC and Moris Yeroshalmi</i> 1345 Avenue of the Americas 22 nd Floor New York, New York 10105		

Signature: *A Meunier*

Print name: Annabelle Meunier

Sworn to before me this 17 day
of February, 2026



Notary Public

DORKA SARAHI PINNIX
NOTARY PUBLIC-STATE OF NEW YORK
No. 02PI6440851
Qualified in Westchester County
My Commission Expires 09-12-2026



PUBLIC NOTICE

THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PLEASE TAKE NOTICE, that in accordance with Sections 201-204 (inclusive) of the New York State Eminent Domain Procedure Law (“EDPL”), a Public Hearing will be held by the New York City Department of Housing Preservation and Development (“HPD”), on behalf of the City of New York (the “City”), in connection with the acquisition of certain real property located in the Willets Point Special District of the Borough of Queens, City and State of New York, in furtherance of the redevelopment and revitalization of Willets Point in accordance with the Willets Point Urban Renewal Plan.

The time and place of the hearing are as follows:

DATE: Thursday, February 26, 2026
TIME: 5:30 PM – 7:30PM
LOCATION: Queens Public Library at East Elmhurst
95-06 Astoria Blvd,
East Elmhurst, NY 11369

Please note that you may also join this hearing virtually through a Zoom Webinar by visiting this link at https://nycedc.zoom.us/webinar/register/WN_42-SzNi-TtyUdO5VzqNlYg to register for the Willets Point Urban Renewal public hearing at the above scheduled date and time.

The purpose of this hearing is to inform the public of the proposed acquisition of 126-82, 126-94, 126-96 and 127-08 Willets Point Boulevard in furtherance of the revitalization of Willets Point, pursuant to the Willets Point Urban Renewal Plan, as may be amended from time to time, and the Willets Point Special District Plan. The purpose is also to review the public use to be served by the project and disclose its impact on the environment and local residents.

The property proposed to be acquired is identified as 126-82, 126-94, 126-96, and 127-08 Willets Point Boulevard (Block 1833, Lots 143, 165, 166 and 170 respectively) bounded by Willets Point Boulevard to the west and City-owned parcels to the south, east, and north on the Tax Map of the City of New York for the Borough of Queens. There are no proposed alternative locations. The proposed acquisition of the above referenced properties is necessary to meet the City’s commitment described in the 2008 Environmental Impact Statement (“EIS”) and subsequent memoranda, to advance the goals of the Willets Point Urban Renewal Plan.

Any person in attendance at this meeting, either in-person or virtually, shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to HPD at the address below, provided the comments are received by 5:00 P.M. on Thursday, March 12th, 2026, (which is fourteen (14) days after the public hearing date).

City of New York Department of Housing Preservation and Development
Office of Neighborhood Strategies
100 Gold Street,
New York, NY 10038
Attention: Queens & Staten Island Planning
Cc: General Counsel

Note Pursuant to EDPL Section 202(C)(2): Those property owners who may subsequently wish to challenge the condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

YLRM LLC
 6035 222nd St.
 Queens Village, NY 11427-1220



9590 9402 8862 4005 2017 41

2. Article Number (Transfer from service label)

9589 0710 5270 1824 5886 96

PS Form 3811, July 2020 PSN 7530-02-000-9053

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- Addressee

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 - Registered Mail Restricted Delivery
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1. Article Addressed to:

126 Willet LLC
 126-96 Willets Point Blvd.
 Corona, NY 11368-1604



9590 9402 8862 4005 2017 58

2. Article Number (Transfer from service label)

9589 0710 5270 1824 5886 89

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Domestic Return Receipt

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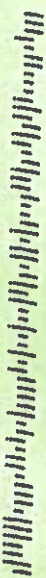
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NYC Dept. of Housing Preservation & Development
Office of Neighborhood Strategies, 9X
attn: Annabelle Muenier
100 Gold St.
New York, NY 10038

599



USPS TRACKING #



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100 Gold St.
New York, NY 10038 9th Floor

ONS

