NOTICE OF CERTIFICATION

Pursuant to:

Choose One: ■ Uniform Land Use Review Procedure ☐ Expedited Land Use Review Procedure

Select if applicable (in addition to the Procedure above): ■ Affordable Housing Appeals Board Eligible

Application #: 250329ZMQ	**Project Name**: 135-27 Sapphire Street Rezoning
CEQR Number: 26DCP024Q	**Borough(s)**: Queens **Community District Number(s)**: 10
Please use the above application number on all correspondence concerning this application	

Related Applications:	N250330ZRQ				

Applicant(s): 135 Sapphire LLC		
		Applicant Contact: Amanda Iannotti aiannotti@sheldonlobelpc.com

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Address: Queens Office

120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **04/27/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **05/06/2026** and must be completed by **07/06/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b,

changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149th Avenue, 79th Street, 149th Avenue, and 78th Street/Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.