DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the **U**niform **L**and **U**se **R**eview **P**rocedure

Application #: **210041 ZMQ**	Project Name: **45-20 83rd Street Rezoning**
CEQR Number: 21DCP113Q	Borough(s): Queens
	Community District Number(s): 4

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the the southeasterly street line of 47th Avenue and its northeasterly prolongation, 83rd Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th Avenue, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

Related Applications:	N 210042 ZRQ			

Applicant(s):

Sunshine Elmhurst LLC
56-12 58th Street
Maspeth, NY 11378

Applicant's Representative:

Richard Lobel
Sheldon Lobel, P.C.
18 East 41st Street, 5th Floor
New York, NY 10017

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Queens Office
Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424
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Public Review Timeline:

On **July 26, 2021** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **August 4, 2021** and must be completed by **October 4, 2021**