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 #: C 260383ZMQ	**Project Name**: 32-02 Linden Place Rezoning
CEQR Number: 27DCP016Q	**Borough(s)**: Queens **Community District Number(s)**: 7
Please use the above application number on all correspondence concerning this application	

Related Applications:	N 260384ZRQ				

Applicant(s): Vernon 298 LLC Gary Chen		
		Applicant Contact: Fayanne Betan Sheldon Lobel, P.C. fbetan@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 **09/23/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **10/02/2026** and must be completed by **11/30/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by Vernon 298 LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 District to an R7A District property bounded by 32nd Avenue, Linden Place, a line 305 feet southeasterly of 32nd Avenue, a line midway between Farrington Street and Linden Place, a line 275 feet southeasterly of 32nd Avenue, and Farrington Street; and

2. establishing within the proposed R7A District a C2-4 District bounded by 32nd Avenue, Linden Place, a line 100 feet southeasterly of 32nd Avenue, and Farrington Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2026, and subject to the conditions of CEQR Declaration E-951.