NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 210319 ZSQ	**Project Name**: 23-10 Queens Plaza South
CEQR Number: 22DCP136Q	**Borough(s)**: Queens **Community District Number(s)**: 02

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

***Docket Description**:*

IN THE MATTER OF an application submitted by AAGS Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza South (Block 425, Lots 1 & 5), in an M1-6/R9 District*, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2.

* Note: an amendment of the Zoning Map, Section No. 9b, to change an existing M1-5/R9 District to an M1-6/R9 District is proposed under a concurrent related application C 210317 ZMQ.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2020Q0317 , or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Related Applications:	C 210317 ZMQ	N 210318 ZRQ		

Applicant(s):

Brad Zackson
AAGS Holdings LLC
67 Joggling Street
Mount Pleasant, SC 29

Applicant Contact:

Penny Lee
Dynamic Star LLC
10 West Street, PH 3B
New York, NY 10004

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
Phone: 718-520-2100
Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **10/24/2022** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **11/02/2022** and must be completed by **01/03/2023**