NYC PLANNING

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 240145 ZMQ	**Project Name**: 78-08 Linden Boulevard Rezoning
CEQR Number: 24DCP123Q	**Borough(s)**: Queens **Community District Number(s)**: 10

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

***Docket Description**:*

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

1. eliminating from within an existing R4 District a C1-2 District bounded by Linden Boulevard, 79th Street, a line perpendicular to the westerly street line of 79th Street distant 212 feet southerly from the point of intersection of the westerly street line of 79th Street and the southerly street line of Linden Boulevard, and 78th Street-Sapphire Street;
2. changing from an R4 District to an R6A District property bounded by a line 380 feet northerly of 149th Avenue, 79th Street, a line 260 feet northerly of 149th Avenue, and 78th Street-Sapphire Street;
3. changing from an R4 District to an R7D District property bounded by Linden Boulevard, 79th Street, a line 380 feet northerly of 149th Avenue, and 78th Street-Sapphire Street; and
4. establishing within the proposed R7D District a C2-4 District bounded by Linden Boulevard, 79th Street, a line 380 feet northerly of 149th Avenue, and 78th Street-Sapphire Street;

Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated July 14, 2025, and subject to the conditions of CEQR Declaration E-851.

Related Applications:	N 240146 ZRQ	N 240147 LDQ			

Applicant(s):	**Applicant Contact**:
Linden Canyon LLC 111 Great Neck Road, Suite 308 Great Neck, NY 11021	Lisa Orrantia Akerman LLP 1251 Avenue of the Americas New York, NY 10020

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 **07/14/2025** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **07/23/2025** and must be completed by **10/06/2025**