NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 250252 ZMQ	**Project Name**: 247-56 90th Ave Rezoning
CEQR Number: 25DCP069Q	**Borough(s)**: Queens **Community District Number(s)**: 13

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

***Docket Description**:*

IN THE MATTER OF an application submitted by Philip Mathai pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 15c, by changing from an R4-1 District to an R4 District property bounded by 90th Avenue, Commonwealth Boulevard, a line 100 feet northwesterly of Jericho Turnpike, and a line 430 feet easterly of 247th Street, Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated July 14, 2025.

Related Applications:					

Applicant(s):		**Applicant Contact**:
Philip Mathai 55 Watermill Lane, Suite 200 Great Neck, NY 11021		Adam Rothkrug Rothkrug, Rothkrug & Spector, LLP 55 Watermill Lane, Suite 200 Great Neck, NY 11021

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**