NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 109 Marcus Garvey Boulevard LSGD
C 240399 ZMK	
CEQR Number:	**Borough(s)**: Brooklyn
24DCP100K	**Community District Number(s)**: 03

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

***Docket Description**:*

IN THE MATTER OF an application submitted by Phoenix Realty Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an R6 District to an R7A District property bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue - Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard, Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and subject to the conditions of CEQR Declaration E-779.

Related Applications:	N 240398 ZRK	C 240400 ZSK	N 240401 LDK		

Applicant(s):		**Applicant Contact**:
Phoenix Reality Group, LLC 551 Madison Ave New York, NY 10022		Eric Palatnik Eric Palatnik, PC 32 Broadway New York, NY 10004

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Brooklyn Office

Address: 16 Court Street, 7th Fl. Brooklyn, NY 11241-0103

Phone: 718-780-8280

Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On **12/02/2024** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **12/11/2024** and must be completed by **02/10/2025**