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 #: C250112ZMQ	**Project Name**: 165-25 Union Turnpike Rezoning
CEQR Number: 26DCP124Q	**Borough(s)**: Queens **Community District Number(s)**: 8
Please use the above application number on all correspondence concerning this application	

Related Applications:	N250113ZRQ				

Applicant(s): 165-25 Union Turnpike LLC Jonathan Davydov		
		Applicant Contact: Frank St. Jacques Akerman LLP frank.stjacques@akerman.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 **08/24/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **09/02/2026** and must be completed by **11/02/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by 165-15 Union Turnpike LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c:

1. changing from an R3-2 District to an R6A District property bounded by a line 230 feet southerly of 78th Avenue, a line 170 feet westerly of 166th Street, a line 100 feet southerly of 78th Avenue, 166th Street, Union Turnpike, and 165th Street; and

3. establishing within the proposed R6A District a C2-3 District bounded by a line 230 feet southerly of 78th Avenue, a line 170 feet westerly of 166th Street, a line 100 feet southerly of 78th Avenue, 166th Street, Union Turnpike, and 165th Street;

as shown on a diagram (for illustrative purposes only) dated August 24, 2026, and subject to the conditions of CEQR Declaration E-924.