NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 164th Street Rezoning
C 250290 ZMQ	
CEQR Number:	**Borough(s)**: Queens
25DCP053Q	**Community District Number(s)**: 8

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

***Docket Description**:*

IN THE MATTER OF an application submitted by 88-66 Myrtle 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 75th Road, a line 100 feet easterly of 164th Street, a line midway between 75th Road and 76th Avenue, a line 140 feet easterly of 164th Street, 76th Avenue, and 164th Street; and

2. establishing within the proposed R6A District a C2-4 District bounded by 75th Road, a line 100 feet easterly of 164th Street, a line midway between 75th Road and 76th Avenue, a line 140 feet easterly of 164th Street, 76th Avenue, and 164th Street;

as shown on a diagram (for illustrative purposes only) dated January 5, 2026, and subject to the conditions of CEQR Declaration E-880.

Related Applications:	N 250291 ZRQ				

Applicant(s):		**Applicant Contact**:
88-66 Myrtle LLC	Boris Yakubov	Steven Sinacori steven.sinacori@akerman.com 212-880-3800

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 **01/05/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **01/14/2026** and must be completed by **03/16/2026**