##

165-25 Union Turnpike Rezoning

CD 8 **C 250112 ZMQ**

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.