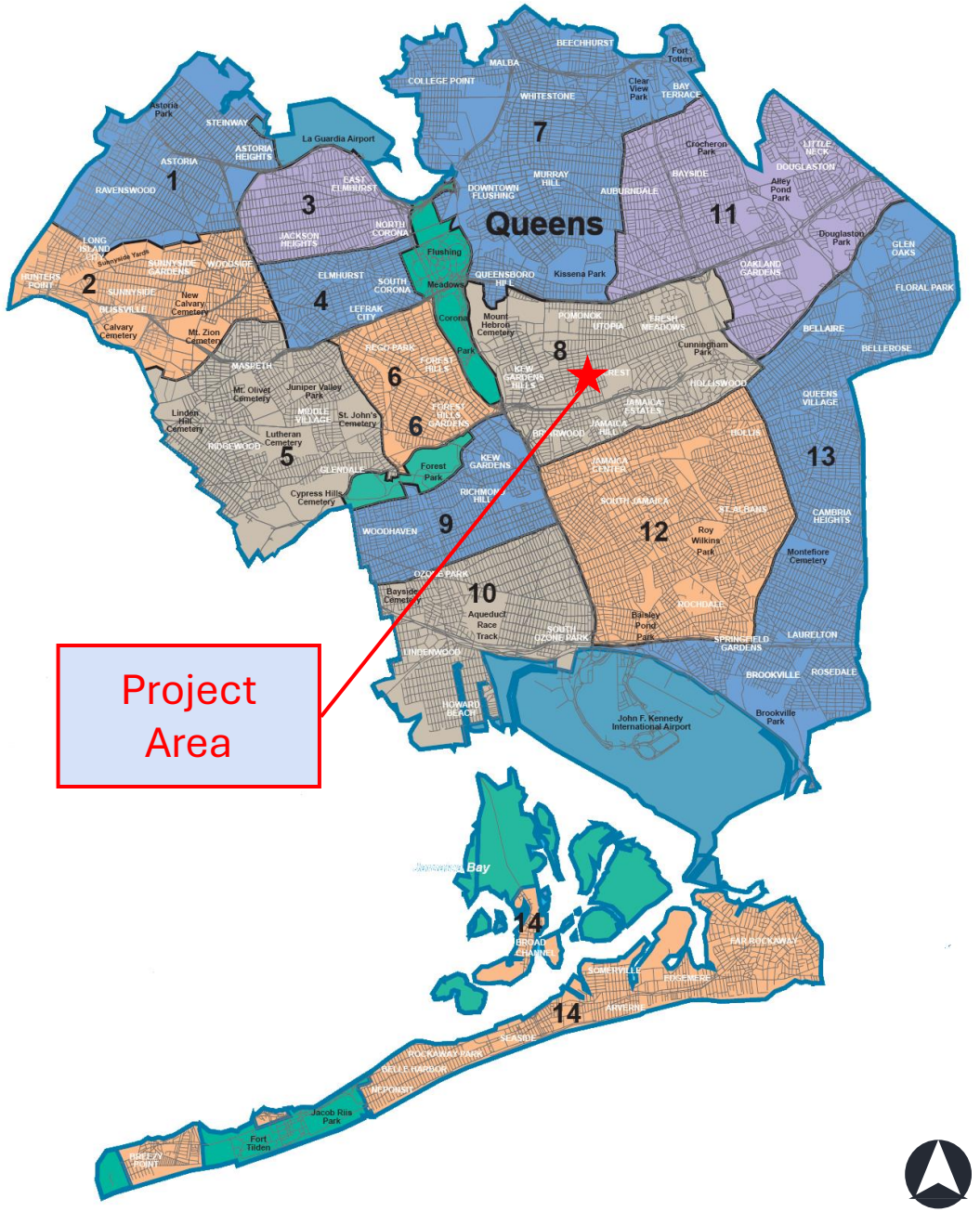
165-25 Union Turnpike Rezoning

Review Session Presentation – August 24, 2026

Project Overview

- **Applicant**
  - 165-25 Union Turnpike LLC
- **Location**
  - 165-25 Union Turnpike, Hillcrest
  - Block 6973: Lots 17, 18, 19, 21, 23, 25, p/o 27, p/o 29, p/o 31, p/o 32, p/o 33
  - Queens Community District 8
  - City Council District 24
- **Actions Requested**
  - Zoning Map Amendment (ZM)
    - From R3-2 to R6A/C2-3
  - Zoning Text Amendment (ZR)
    - Map MIH Options 1 & 2



Proposed Development

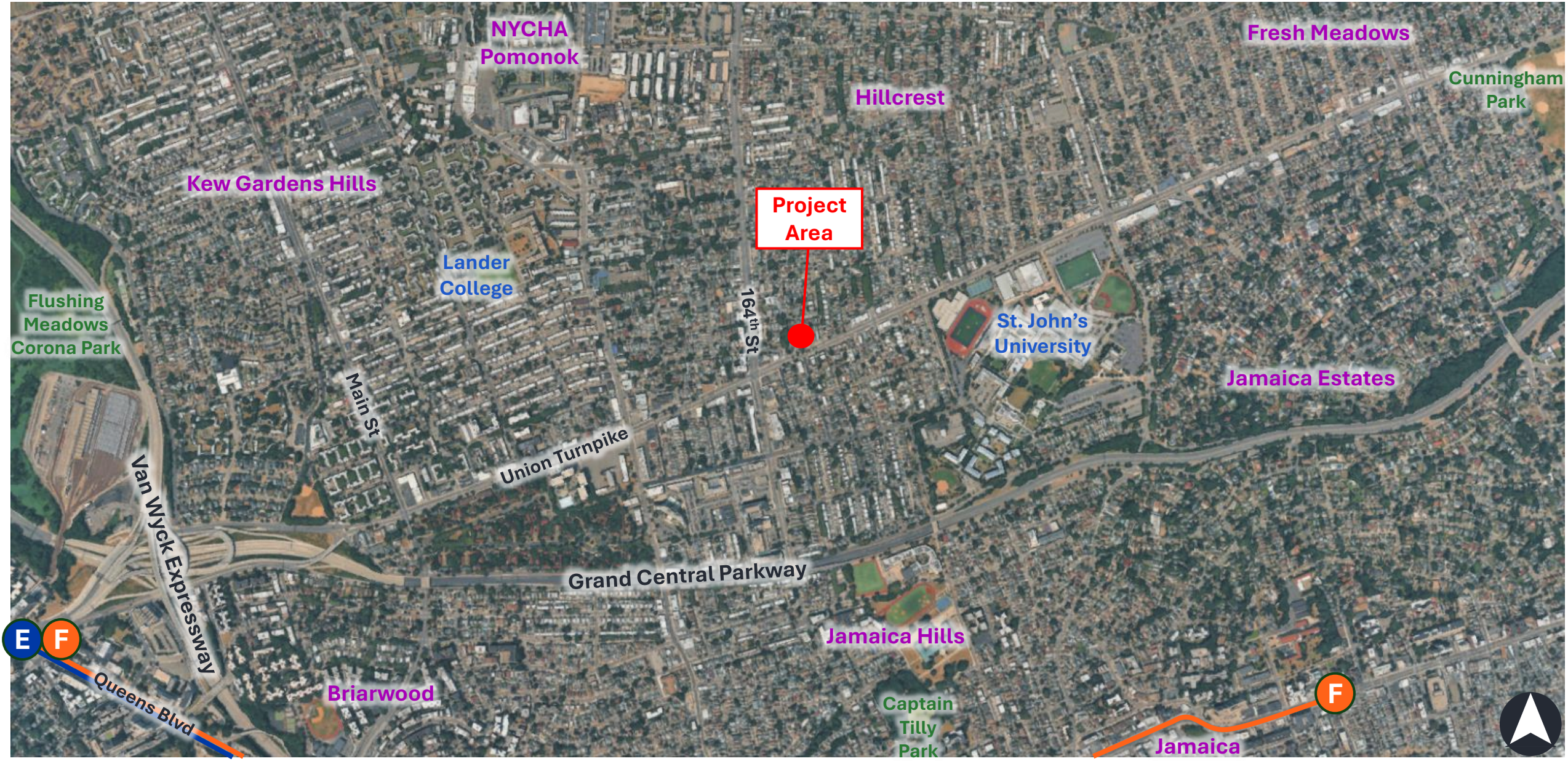
Applicant proposes a new nine-story, approximately 82,379 square foot (3.9 FAR) mixed-use building:

- Appx. 73,092 sf of residential space
- Appx. 7,589 sf of commercial space
- Appx.1,698 sf of community facility space
- 87 dwelling units (appx. 22 - 26 income-restricted under MIH Option 1 or 2)

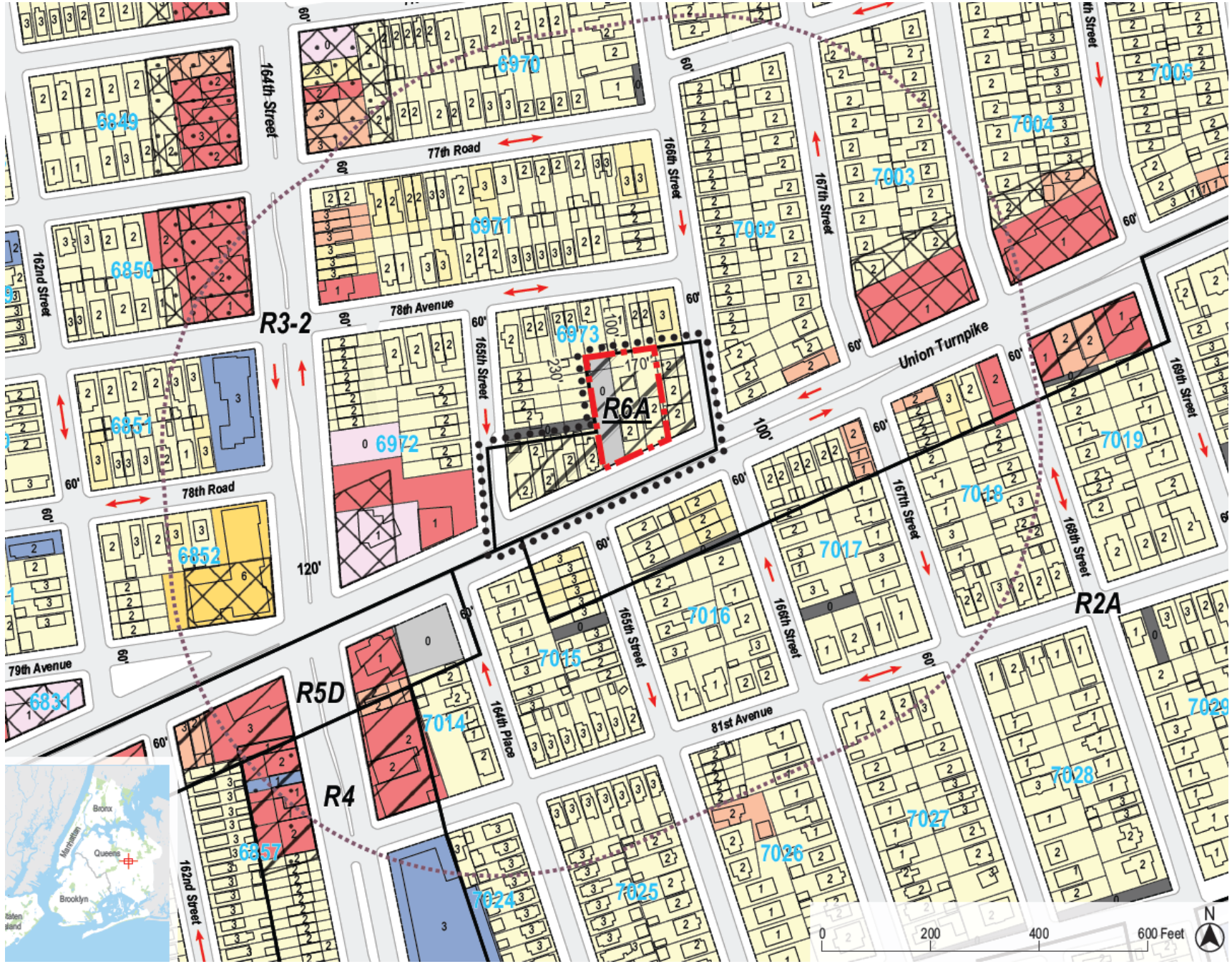


For illustrative purposes only

Surrounding Context



Area Map


Project Information
600' Radius
Development Site
Area Proposed to be Rezoned
Existing Commercial Overlays & Zoning Districts
C1-1
C1-2
C1-3
C1-4
C1-5
C2-1
C2-2
C2-3
C2-4
C2-5
Zoning Districts
Special Districts
5037 Block Numbers
Property Lines
5 Number of Floors
Land Uses
One & Two Family Residential Buildings
Multi-Family Residential Buildings (Walk-up)
Multi-Family Residential Buildings (Elevator)
Mixed Residential & Commercial Buildings
Commercial/Office Buildings
Industrial/Manufacturing
Transportation/Utility
Public Facilities & Institutions
Open Space
Parking Facilities
Vacant Land
No Data/Other
R3-2
R5D
R4
R6A
R2A
164th Street
162nd Street
166th Street
167th Street
165th Street
164th Place
77th Road
78th Avenue
78th Road
79th Avenue
81st Avenue
Union Turnpike
168th Street
169th Street
6849
6970
6850
6971
6851
6973
6972
6852
6831
6857
7014
7015
7016
7017
7018
7019
7002
7003
7004
7005
7024
7025
7026
7027
7028
7029
Bronx
Manhattan
Queens
Brooklyn
0
200
400
600 Feet
N

Local Context



Tax Map

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-08-2008 13:16:52
End Date : Current

Queens Block: 6973

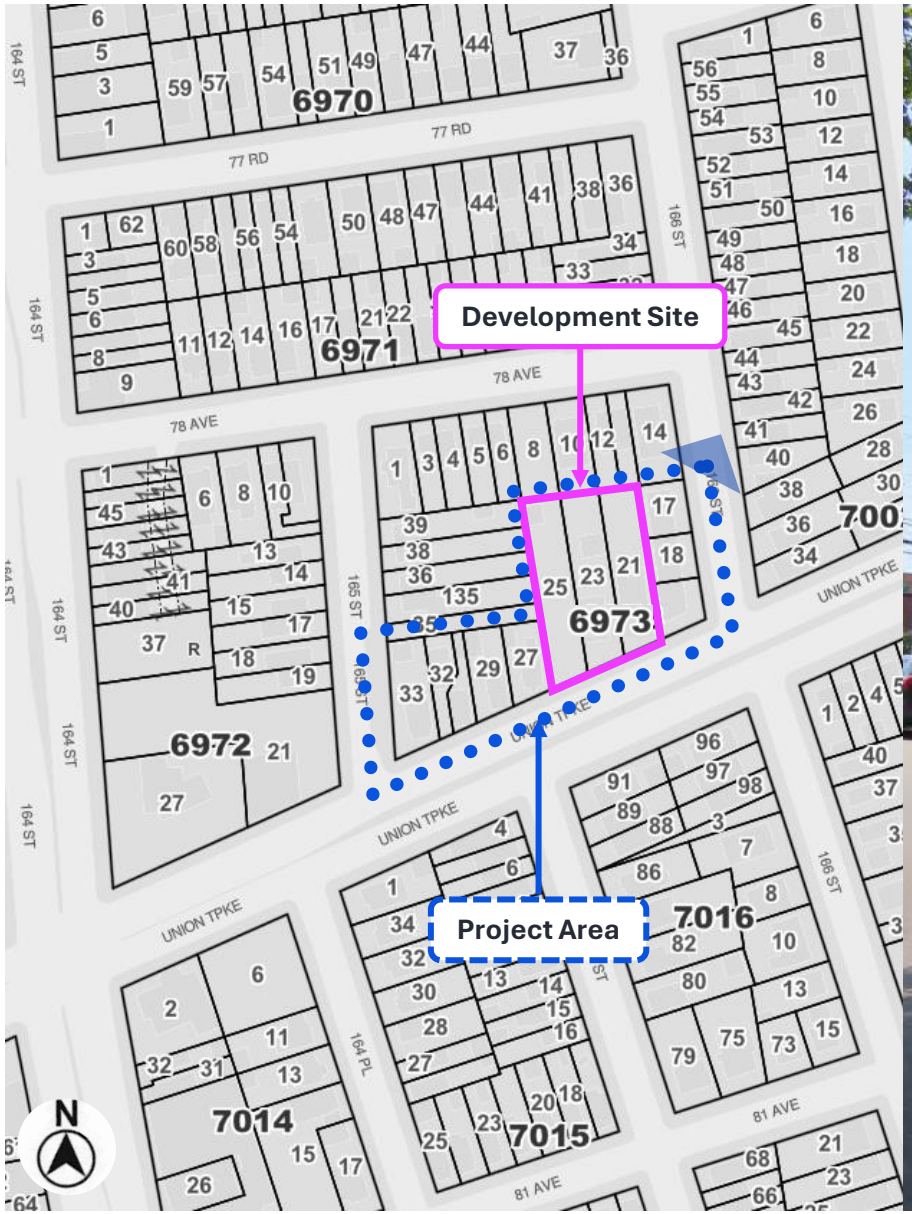
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R3-2 — Existing Zoning District
- R6A — Proposed Zoning District
- Proposed C2-3 Overlay

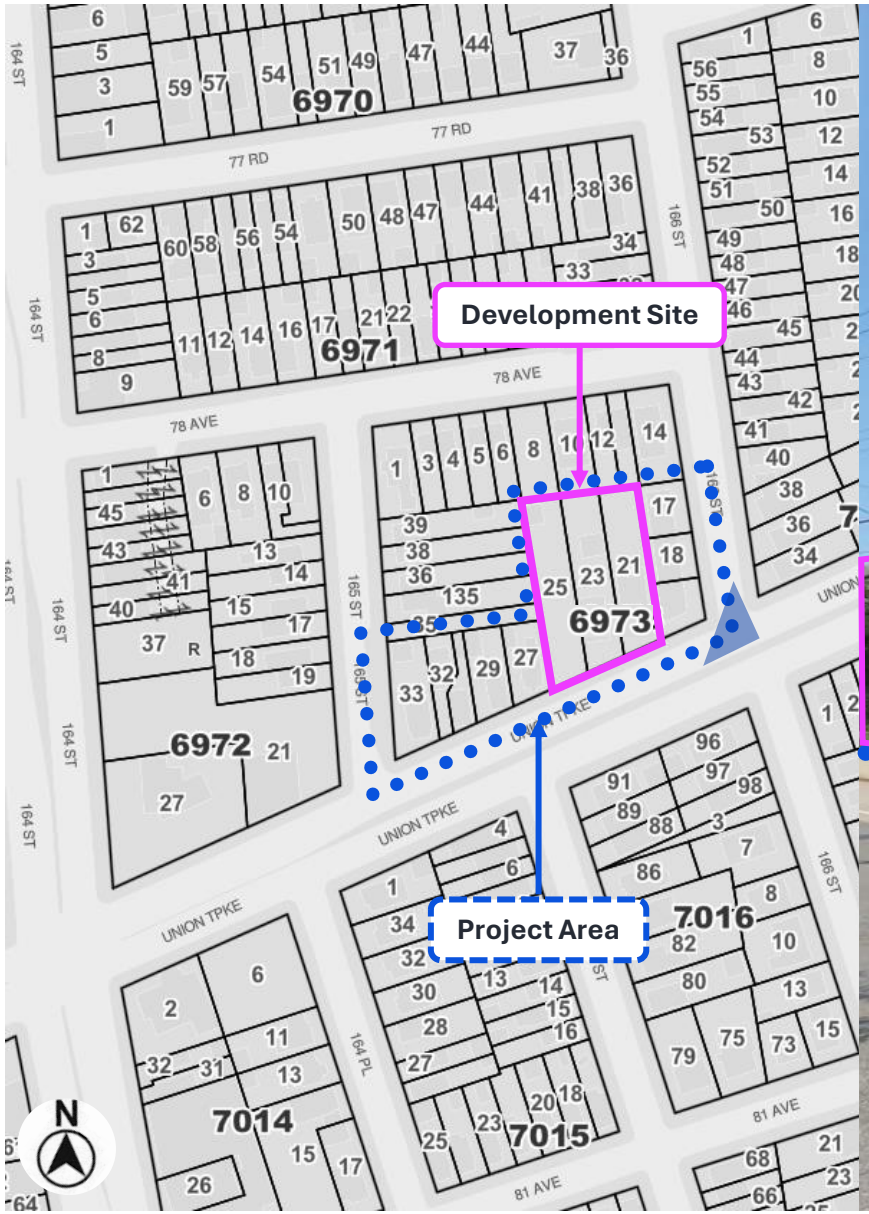


Site Photos


Development Site
Project Area
6970
6971
6973
6972
7016
7014
7015
700
77 RD
78 AVE
81 AVE
UNION TPKE
164 ST
165 ST
166 ST
164 PL
N

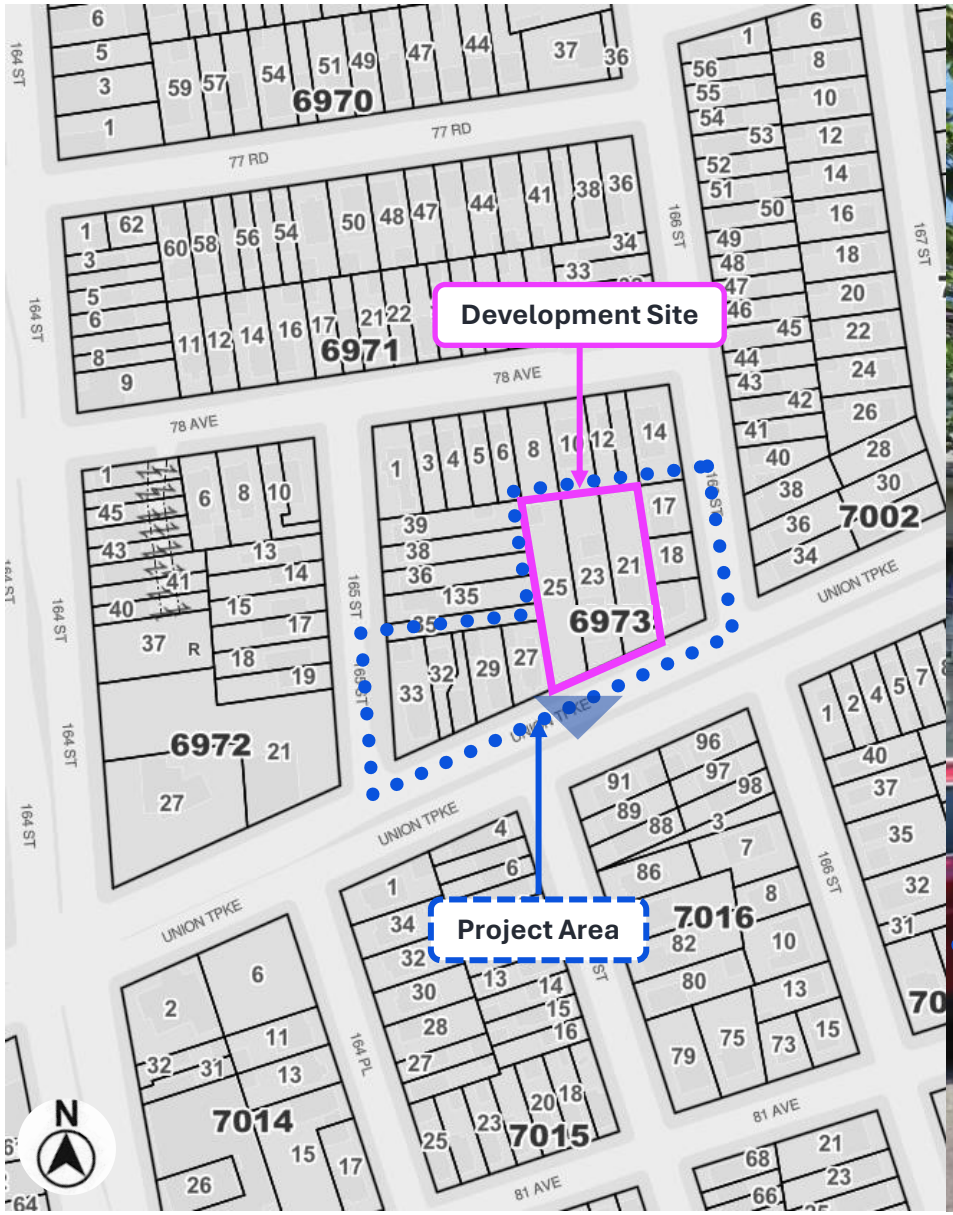

166th St

Site Photos


Development Site
Project Area
6970
6971
6973
6972
7016
7014
7015
77 RD
78 AVE
81 AVE
UNION TPKE
164 ST
165 ST
166 ST
164 PL
N

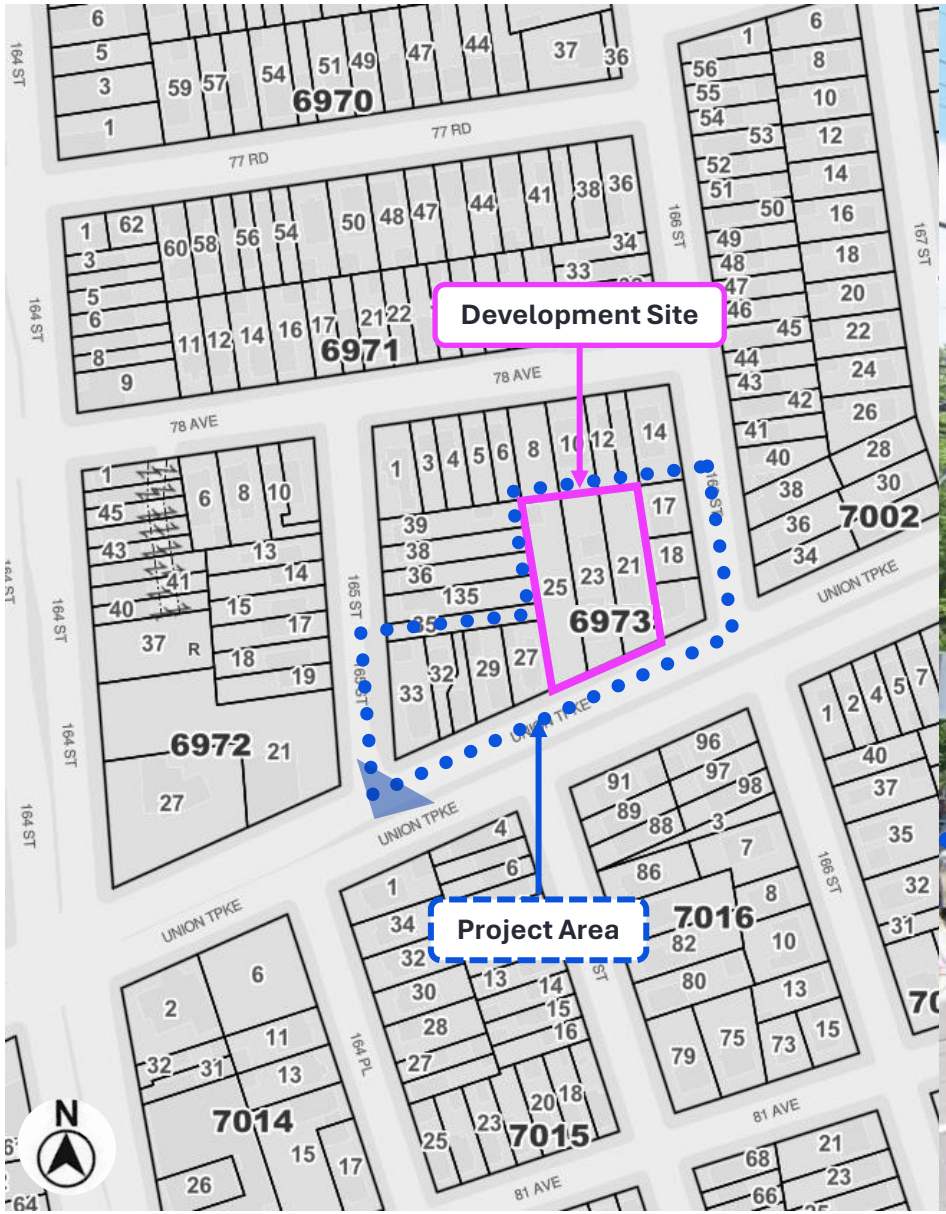

Union Turnpike
166th St

Site Photos


Development Site
Project Area
6970
6971
6972
6973
7002
7014
7015
7016
77 RD
78 AVE
81 AVE
UNION TPKE
164 ST
165 ST
166 ST
167 ST
164 PL
N


Union Turnpike

Site Photos

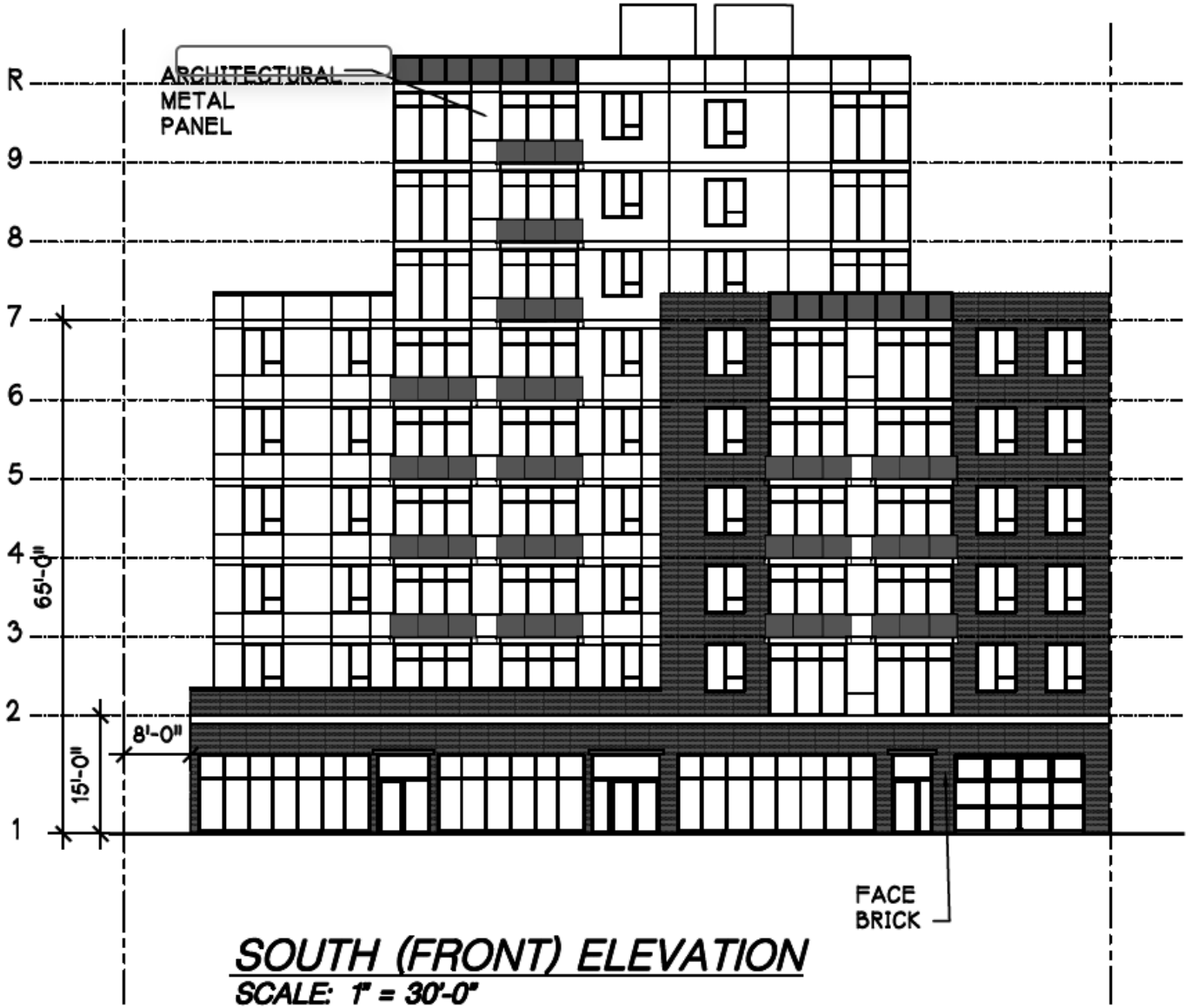

Development Site
Project Area
6970
6971
6972
6973
7002
7014
7015
7016
77 RD
78 AVE
81 AVE
UNION TPKE
164 ST
165 ST
166 ST
167 ST
164 PL
N


165th St
Union Turnpike

Proposed Development

The Applicant proposes a new nine-story, approximately 82,379 square foot (3.9 FAR) mixed-use building comprised of:

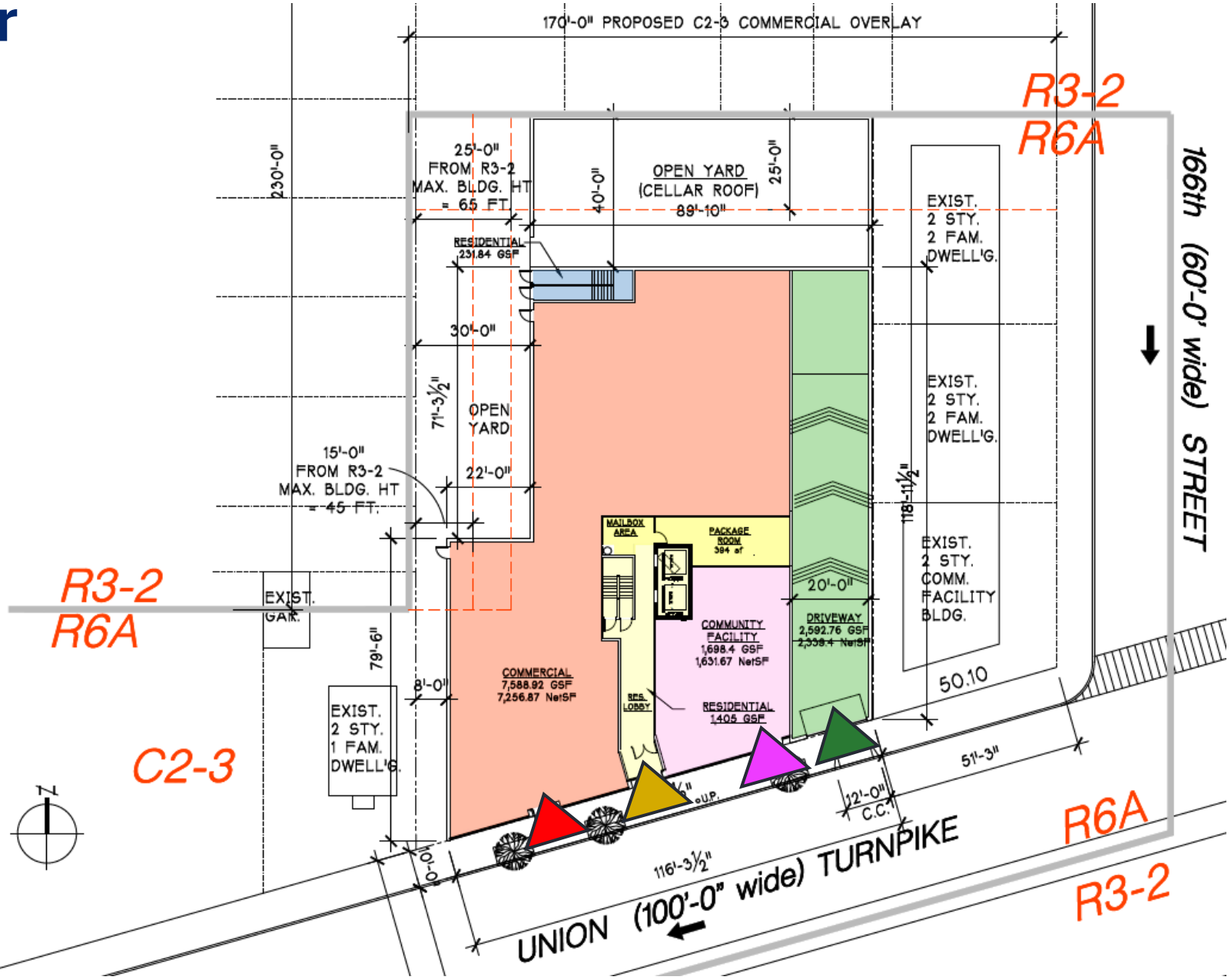
- Appx. 73,092 sq of residential space
- Appx. 7,589 sf of commercial space
- Appx.1,698 sf of community facility space
- 87 dwelling units (appx. 22 - 26 income-restricted under MIH Option 1 or 2)
- 38 parking spaces



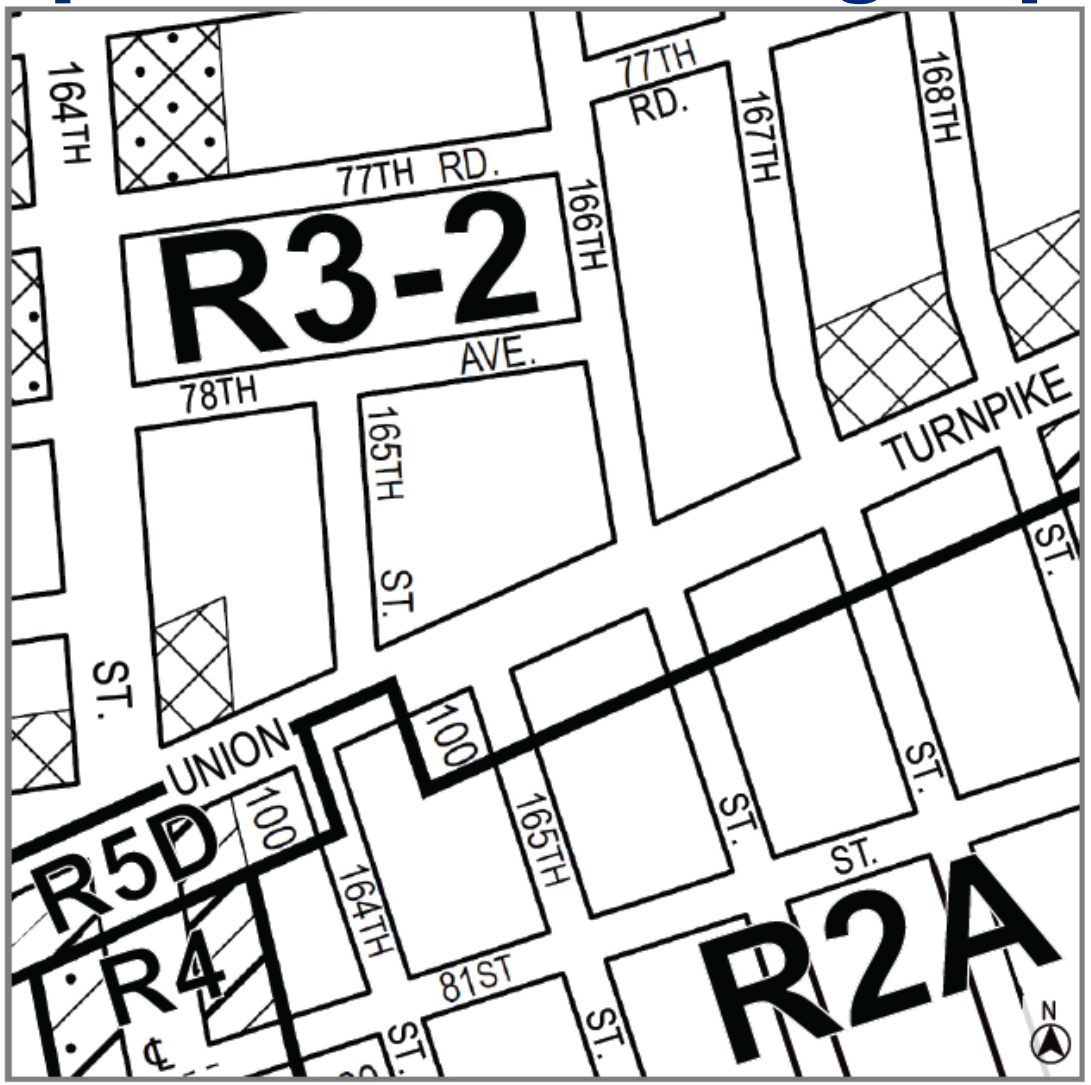
For illustrative purposes only

Illustrative Ground Floor

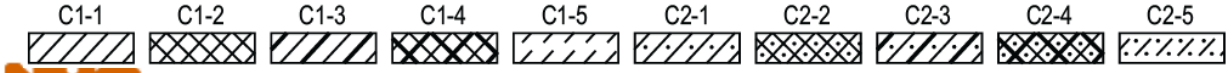
- Commercial Entrance
- Residential Entrance
- Community Facility Entrance
- Parking Garage Entrance

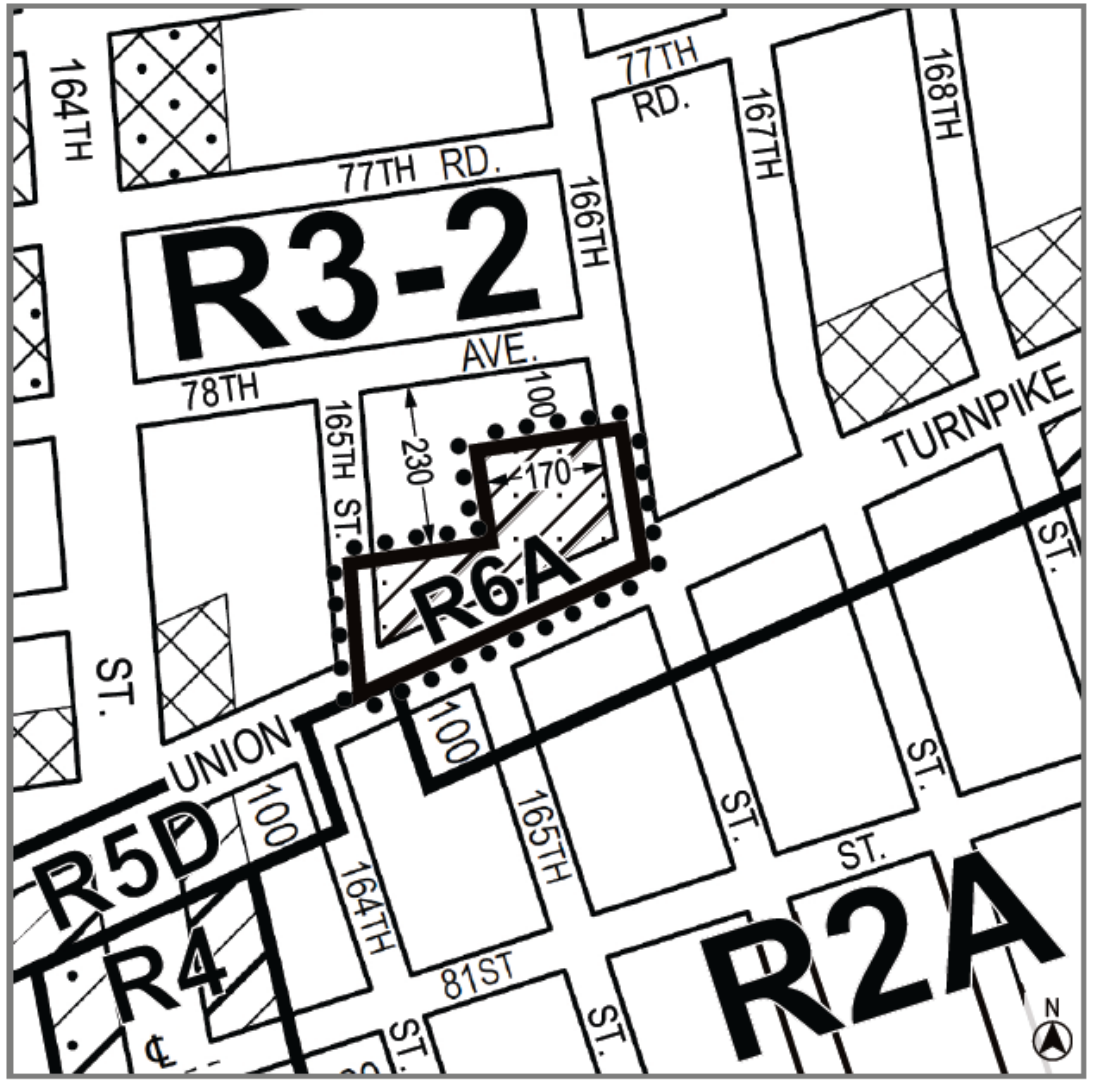


Proposed Action: Zoning Map Amendment



Current Zoning Map (14c)



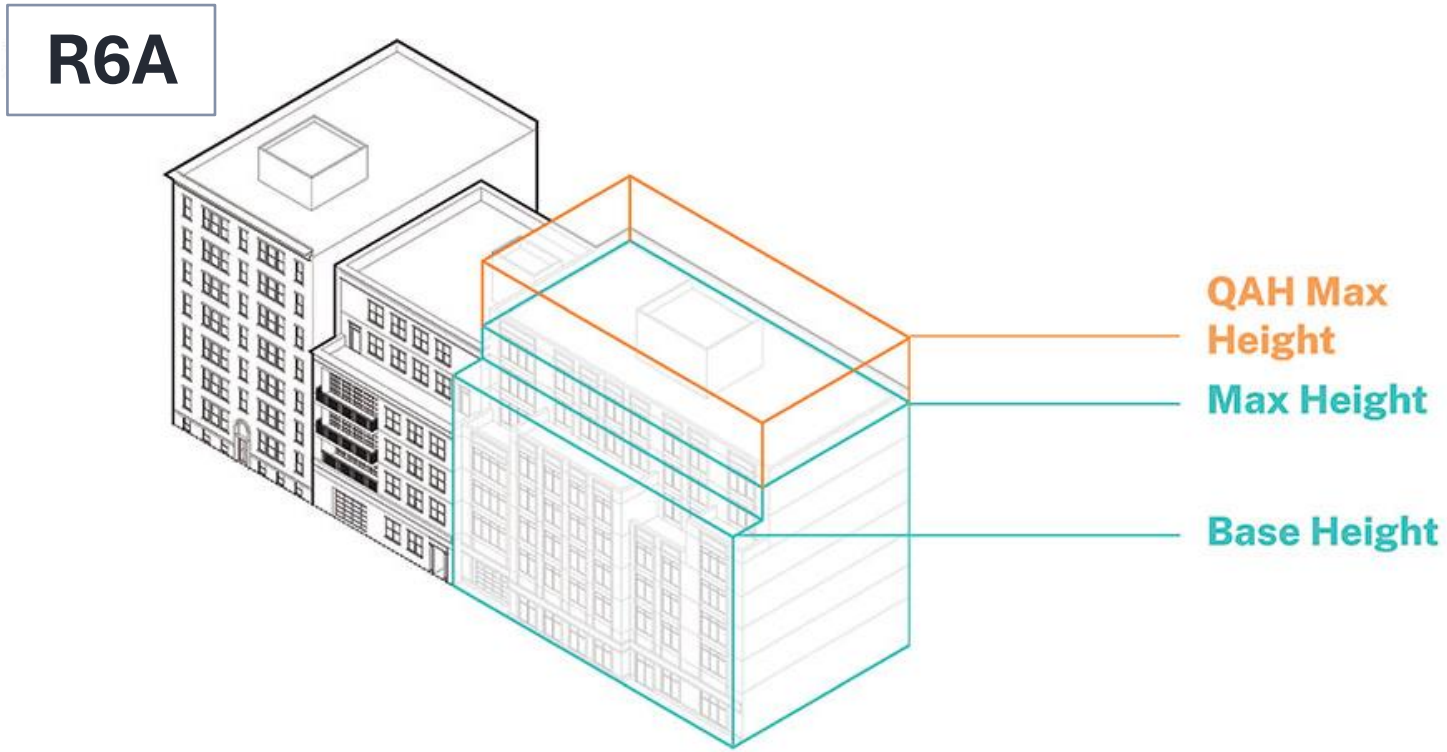


Proposed Zoning Map (14c) - Area being rezoned is outlined with dotted lines

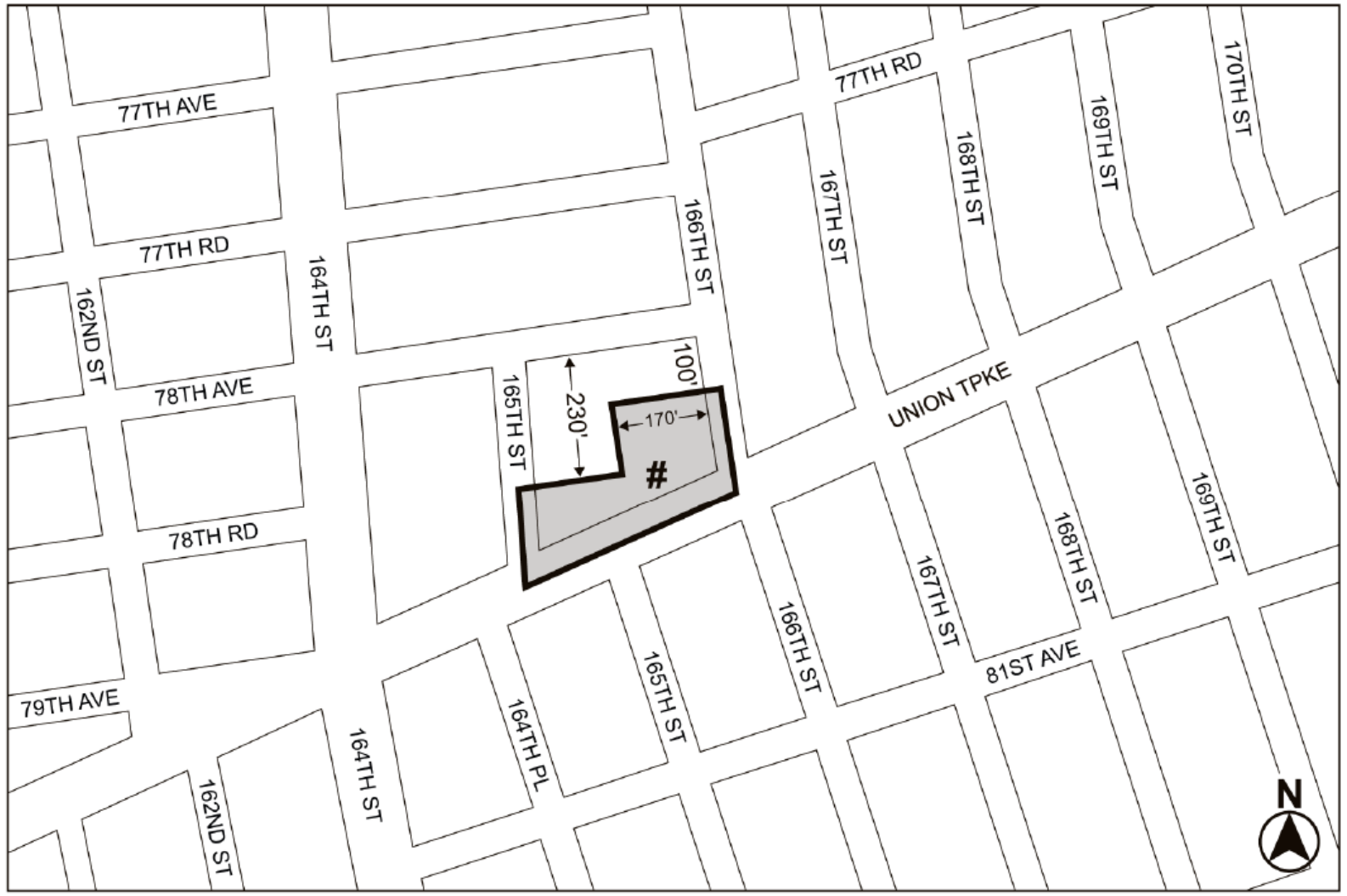
Rezoning from R3-2 to R6A/C2-3

Proposed Action: Zoning Map Amendment

	Current R3-2	Proposed R6A/C2-3
Residential FAR	1.00	3.90
Community Facility FAR	1.00	3.00
Commercial FAR	0	2.00
Min. front yard depth	15 feet	n/a
Max base height	35ft	65ft
Max building height	35ft	95ft
Minimum required parking (residential)	100%	50%
Minimum required parking (residential - QAH)	n/a	25%
Minimum required parking (commercial)	n/a	By Use



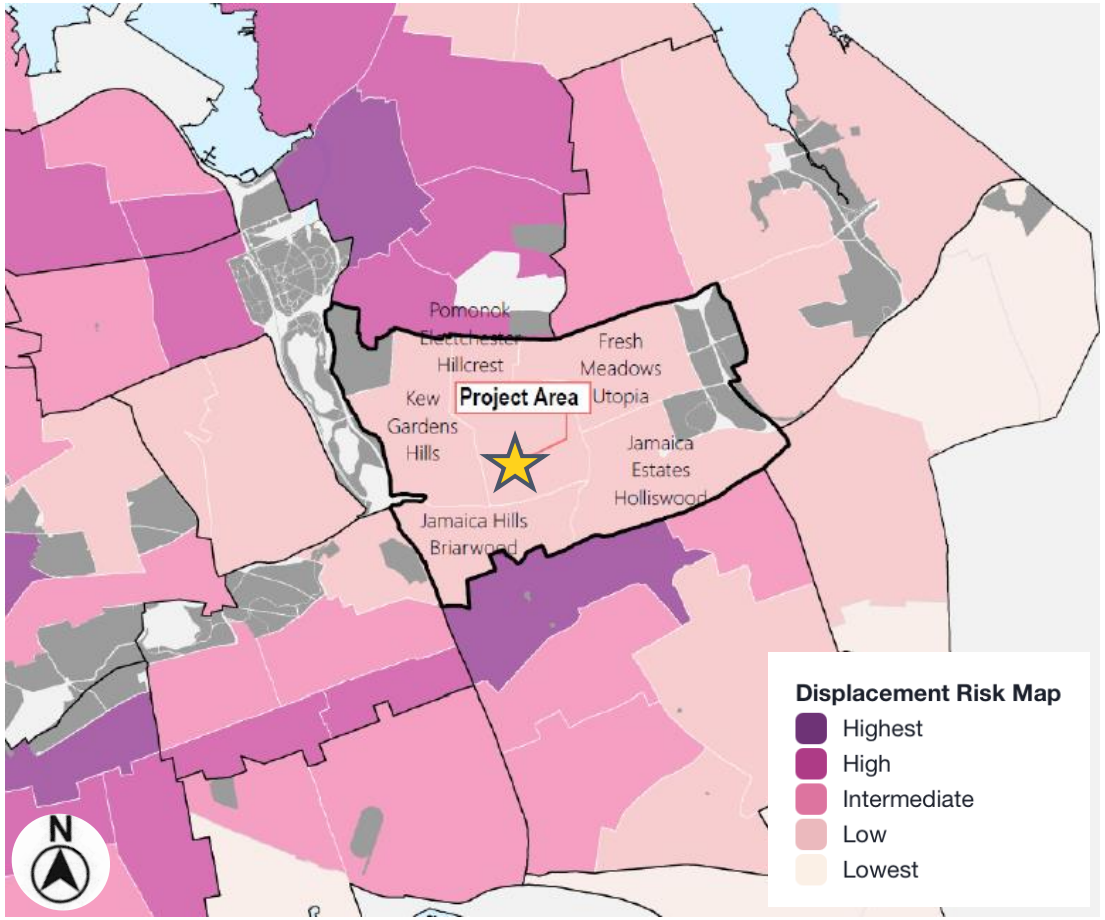
Proposed Action: Zoning Text Amendment



Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1 and Option 2

Data From Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:
$84,217
Fresh Meadows, Hillcrest, Briarwood: Public Use Microdata Area (PUMA) 4408
*Lower than the Borough Median (**$85,568**), Higher than Citywide Median (**$79,738**)*

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent 2025		Eligible Income	
				Studio	3 Bedroom	1-person HH	5-person HH
Low Income	9	10%	60%	$1,700	$2,530	$68,000	$105,000
Low Income	8	10%	80%	$2,270	$3,370	$90,700	$140,000
Moderate Income	9	10%	100%	$2,840	$4,210	$113,400	$175,000
Not Income Restricted	61	70%	N/A	$1,180	$3,750	$47,000	$150,000
Total	87	100%					

Estimated monthly rent of income-restricted units for households earning 60% - 100% AMI
$1,700 - $4,210

Estimated average income of a household earning 60% - 100% AMI
$68,000 - $175,000

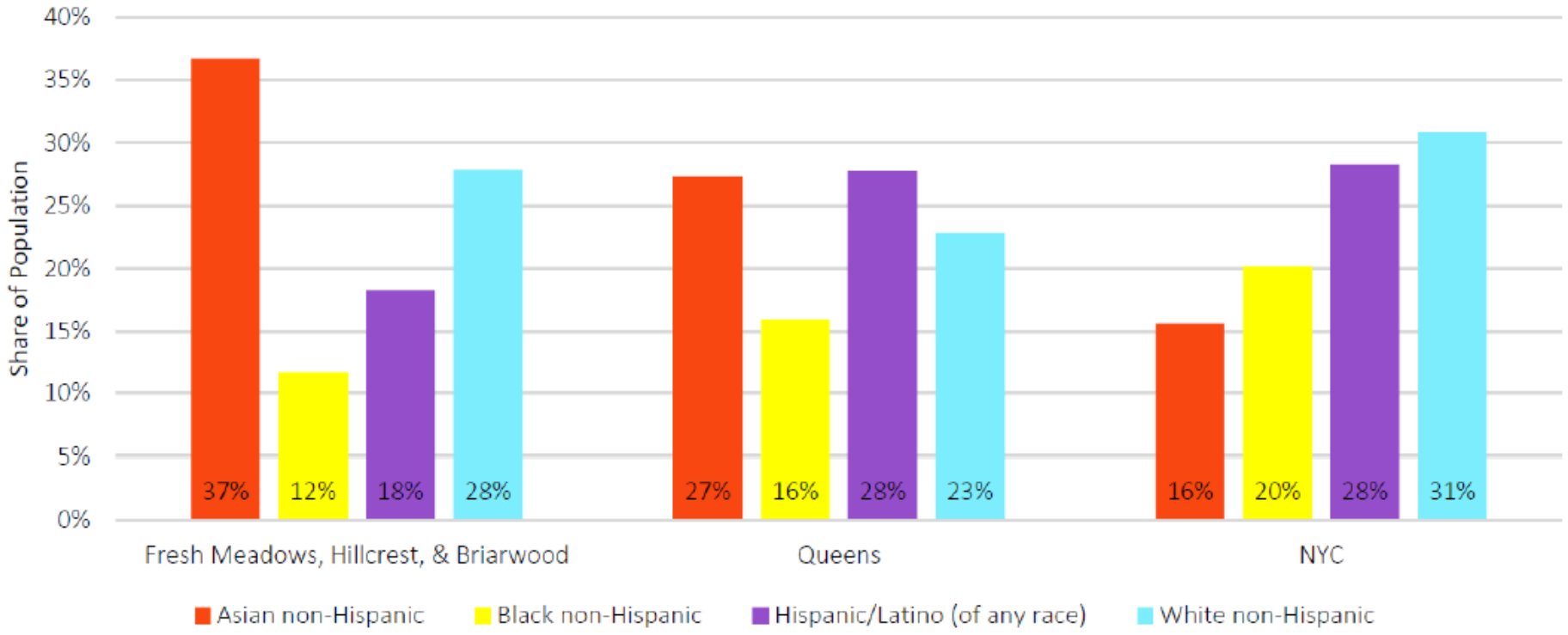
Data From Applicant's Racial Equity Report on Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



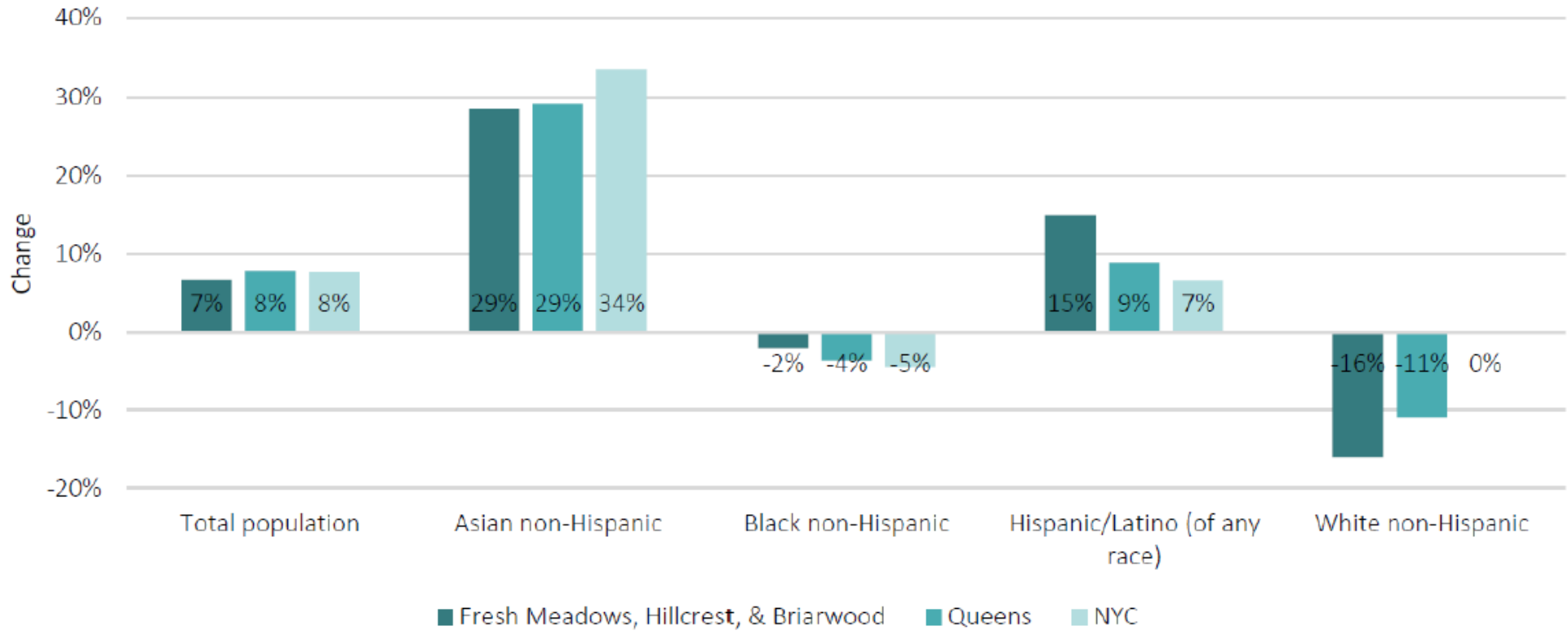
Source: Census 2020; Community Profile Table 1.01

Data From Applicant's Racial Equity Report on Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions Requested

- Zoning Map Amendment (ZM)
  - From R3-2 to R6A/C2-3
- Zoning Text Amendment (ZR)
  - Map MIH Options 1 & 2

Applicant proposes a new nine-story, approximately 82,379 square foot (3.9 FAR) mixed-use building:

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Appendix