

Opposition Issues Chart: 164th St Rezoning: Impact & Opposition Arguments
Upzoning from Low Density to Medium Density:

Zoning Rights & Precedent: Spot-Zoning Hazard:

Grants special development density privileges to an isolated lot, destabilizing surrounding R1,R2,R3-2 zones.
Comprehensive neighborhood planning is required.

Floor Area Ratio (FAR): Massive Overdevelopment:

Creates a total floor area calculation far exceeding the structural capacity of an R3-2 context.

Height & Neighborhood Scale: Out of Character: Highly Disruptive "Tower Effect":

Out-of-scale building casting severe shadows over low-density, single-family backyards.
Erases town center requirements, ignoring the single-family house pattern defining 164th St north of the expressway.
Map to preserve the historic scale of built-up residential neighborhoods

Transit & Infrastructure Area: Transit Desert Paradox:

Forcing high-density transit-oriented MIH mandates into an area dependent entirely on a single 164th St bus stop

Mandatory Inclusionary Housing: Isolated Placement:

Wedges an intense MIH multifamily building directly in front of low-density 1-to-2 family properties.

Parking & Garage Safety: Severe Street Congestion:

Forces heavy, localized underground garage gridlock right onto tight residential blocks.

Street Layout & Traffic Flows: Forced Grid Traffic Changes:

Demands entire block conversions to one-way systems between 164th St and Utopia Blvd.

Daycare & Community Capacity: Resource Imbalance:

Floods a neighborhood within 5 blocks of childcare saturation, while lacking pharmacies or major grocery stores within 1 mile.
The residential and commercial uses would create unsafe traffic conditions for students and staff of the school

Site Assembly & Demolition: Fragmented Ownership:

Demolishing low-density stock for parking lots while the underlying application lacks unanimous parcel signatures.

Local Parks & Public Space: Blighted Resources:

Fails to support or restore the **poor condition of the 75th Road Park** off 160th Street.

Site Parcel & Ownership:

The application footprint spans Block 6967. Reviewing official NYC ZOLA data reveals incomplete application signatures across the core properties:

- 75-41 164th Street (Block 6967, Lot 1 / Dev Site): Owned by 88-66 Myrtle LLC (purchased via Roman G. Yakubov and Boris Katanov). Location of the current Sholom/Apple Tree Daycare commercial footprint.
- Adjacent Residential Parcels (Block 6967, Lots 25, 28, 30 & partial 5, 23): Various local single-family property owners who have not universally signed or consented to the rezoning application boundaries

Lack of Unnecessary Hardship: Hardship is merely "self-created" due to the owner just wants to maximize profits.

CB08 knowledge on zoning is minimal:

<https://www.nyc.gov/assets/queenscb8/downloads/pdf/2026/Zoning-Committee-Meeting-Minutes-Feburary-9-2025.pdf>

<https://www.nyc.gov/assets/queenscb8/downloads/pdf/2026/Minutes-of-Community-Board-8-Board-Meeting-held-on-March-11-2026.pdf>

While I understand the citywide demand for housing, changing this long-standing R3-2 low-density residential district into a dense R6A/C2-4 commercial and residential zone is entirely inappropriate for Fresh Meadows. A six to eight story apartment building directly conflicts with the surrounding landscape of one- and two-family homes. This massive jump in density will strain our neighborhood infrastructure, worsen local traffic congestion, and exacerbate the severe lack of available street parking that our families already face.

Our community voice was clear during the Community Board 8 review, and we ask that you uphold the neighborhood's suburban-urban character by rejecting this out-of-scale upzoning. Thank you for your time and your continued dedication to protecting Queens neighborhoods.

Spot Zoning:

This specific application represents a classic case of unwarranted spot zoning that fails to align with comprehensive neighborhood planning.

I urge the City Council to overturn or heavily modify the City Planning Commission's decision based on the following critical planning concerns: or re-zone to match the neighborhood to R5D/C1-2.

- **Lack of Comprehensive Planning:** This rezoning carves out a highly specific, preferential zoning change for a single property owner. It does not look at the 164th Street corridor holistically or consider the long-term cumulative impacts on our neighborhood's infrastructure, schools, transit, and emergency services.

- **Incompatible Scale and Character:** The drastically increased density requested for this specific lot is entirely out of character with the surrounding context of the immediate neighborhood. Granting a special zoning designation here disrupts the predictable, stable land-use patterns that local residents and small businesses rely upon.

- **Negative Precedent:**

Approving this application signals to private developers that the city's established zoning resolutions can be bypassed on a piecemeal basis. It undermines the integrity of the Uniform Land Use Review Procedure (ULURP) by favoring individual economic interests over the public good.

Zoning changes must be made for the benefit of the community as a whole, not to maximize the value of an isolated parcel for a single re-zoning.

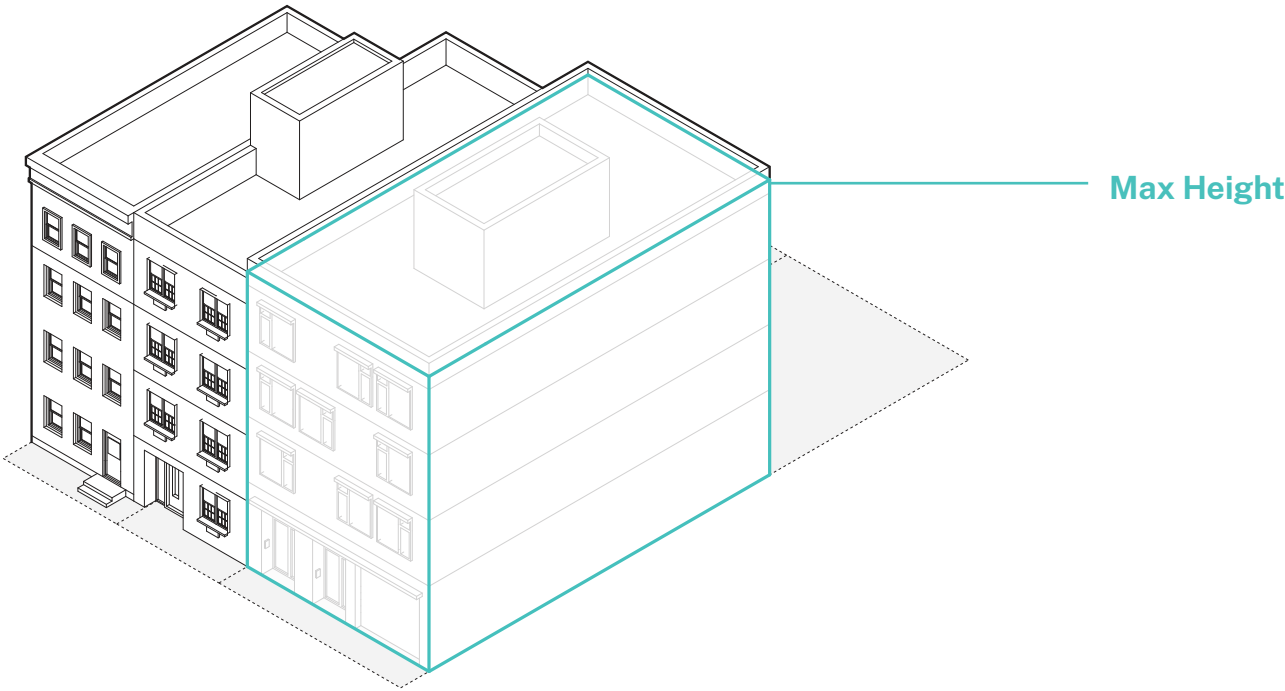
Not all property owners/applicant are on the application.

- 1 Laundromat/ with Landscaping (Trust),
- 2 DayCare (2),
3. Demolition House(1)
4. Boundary Line House1 (1)
- 5 Boundary Line House2 (1)

This proposal fails to meet that fundamental standard of New York land use law.

I respectfully request that the Land Use Committee reject this application and direct the Department of City Planning to instead pursue a comprehensive, community-led study of the corridor if changes are deemed necessary.

R5D



R5			Lot Area (min.)	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Perimeter Wall Height	Building Height	DU Factor	Required Parking		
							#	Each	Total						Inner Transit Zone	Outer Transit Zone	Beyond Greater Transit Zone
R5D	Single/Two Family	Detached	2,375 sf	25 ft	5 ft	20 ft	2	5 ft	10 ft	60% (interior)/ 80% (corner)	2	N/A	45 ft	N/A	0%	25%	50%
		Zero Lot Line	1,700 sf	18 ft	5 ft	20/ 30 ft	0	0	0 ft	60% (interior)/ 80% (corner)	2	N/A	45 ft	N/A	0%	25%	50%
		Semi-Detached	1,700 sf	18 ft	5 ft	20/ 30 ft	1	5 ft	5 ft	60% (interior)/ 80% (corner)	2	N/A	45 ft	N/A	0%	25%	50%
		Attached	1,700 sf	18 ft	5 ft	20/ 30 ft	0	0	0 ft	60% (interior)/ 80% (corner)	2	N/A	45 ft	N/A	0%	25%	50%
	Multifamily	All	1,700 sf	18 ft	5 ft	20/ 30 ft	0	0	0 ft	80% (interior)/ 100% (corner)	2	N/A	45 ft	680	0%	25%	50%



Outlook

[EXTERNAL] Zoning LU0094 LU0096-06/17/26 - Opposed -164th Street Rezoning - R6A/C2-4

From jill cheatham [REDACTED]**Date** Sat 6/20/2026 9:23 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

5 attachments (11 MB)

CoyTransitL01.3.m4a; CoycharL01 .3.m4a; Coy55ftL01.3.m4a; CoyhyperL01.3.m4a;
QN08NotestoCPCresponseerrorsRecordingTranscripts.pdf;

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To: City Council Subcommittee on Zoning & Franchises:
250 Broadway,
8th Floor, Committee Room 3,
New York, NY 10007

Re: Opposed 164st Rezoning Application: Hearing: June 17th, 2026 11:00am
LU 0094 2026 & LU 0095 2026 ULURP Number C 250290 ZMQ

Oppose Medium Density Up Zoning. Spot Zoning;

Please Deny this rezoning due to "Spot Zoning" and etc or Change to the following:

**R5D/C1-2 for the Low Density Area using MIH;
Deep Affordability Option: 20% FAR and 40% AMI.**

Note: This email is in a response from the CPCCommission Written Response,
which contained many location and length errors. So another email should be coming.

And for submit audio that was recorded in NYC City Council Hearings with the prior DCP, explaining that no large apartments will be place in low density area above 55ft in height. And that 55ft is only for Low Density areas located in the Greater Transit Area, and if Beyond the Greater Transit Area the highest multifamily with MIH is 45ft.

Please see attached files. Listen to Audio files also, and transcripts.. with video link.

The City of Yes works if community plan is done so variance are not given a "Yes/No" without understanding that community in total first.

Thanks,

Jill G. Cheatham

[REDACTED]

Fresh Meadows, NY 11366

[REDACTED]

I testified by zoom - and Sorry, I did not hear the "times up".

Any question please email or call.



Outlook

[EXTERNAL] 164th Street Rezoning

From Flushing Suburban Civic Association [REDACTED]
Date Sat 6/20/2026 10:55 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Flushing Suburban Civic Association [REDACTED]

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Good Morning,

My name is Marva M. Dudley and I am the President of the Flushing Suburban Civic Association (FSCA).

On behalf of myself, our members, neighbors and community we are opposed to this rezoning application.

I would like to touch on a few points:

- There is no Express Bus service along 164th Street. There is Express Bus service along Union Turnpike;
- After the MTA redesigned the bus stops in Queens, the bus stop that was located on the actual block for this proposed project has been removed; and
- The applicant and their representatives have not reached out to myself nor other civic leaders in the area. At the Community Board 8 meeting we advised their representative that we wanted to speak with and meet with the applicant. We were never contacted.

This area mainly consists of 1-2 family homes and this project would really affect the neighborhood especially for the homeowners.

I hope that your committee will consider our opposition to this project.

Thank you,

Marva M. Dudley, President
Flushing Suburban Civic Association
[REDACTED]

347-494-1353

The Flushing Heights Civic Association, Inc (FHCA) and Flushing Suburban Civic Association which are adjacent to the site both are strongly opposed to the 164th Street Rezoning also Community Board 8 voted against the Rezoning:

Surrounding Single Family Homeowners will be negatively impacted by this 80 apartment housing development by cars using a 30 feet wide street for access, NO afternoon Sunlight, heavy traffic congestion from the cars, critical infrastructure concerns with sewer capacity and possible raw sewage backing up into their homes upon heavy rain events. These Homeowners bought into a Single Family Community, paid their Property Taxes accordingly and the present R3-2 Zoning should not be altered. **Would you like this to occur next to your residence? This will also be a Major Topic for Community Board 8 Voters in the Fall 2026 election.**

Sincerely,

A handwritten signature in black ink, appearing to read 'William E. Anello', written in a cursive style.

William Anello

President of the Flushing Heights Civic Association, Inc