



Chairperson, Martha Taylor

*The City of New York
Borough of Queens*

Community Board 8

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District Manager, Marie Adam-Ovide

Memorandum

TO: ZONING COMMITTEE
FROM: Hersh Parekh, Zoning Committee Chair
CC: Board Members

MEETING NOTICE

DATE: February 9, 2026
TIME: 7:30 p.m.
PLACE: Community Board 8 Office
197-15 Hillside Avenue
Hollis, NY 11423

AGENDA

ULURP C 250290 ZMQ, N 250291 ZRQ - 164th St. Rezoning - 88-66 Myrtle LLC (the “Applicant”) requests approval of the following actions in the Hillcrest neighborhood of Queens Community District 8: 1. A zoning map amendment to change an existing R3-2 zoning district to an R6A/C2-4 zoning district in an area generally bounded by 164th Street to the west, 75th Road to the north, lines at various distances from 164th Street to the east, and 76th Avenue to the south, including Block 6967, Lots 1, p/o 5, p/o 23, p/o 25, 28, and 30 (the “Rezoning Area”); and 2. A zoning text amendment to ZR Appendix F: Mandatory Inclusionary Housing Areas (“MIH”) and Former Inclusionary Housing Designated Areas for Community District 8, Queens to establish the Rezoning Area as an MIH Area. The proposed actions would facilitate the redevelopment of Block 6967, Lots 1, 25, 28, and 30 (the “Development Site”) with a new six-story mixed-use building with approximately 80 dwelling units, including up to 24 permanently affordable MIH units, and 17,627 square feet of community facility space.

Public Hearing will be held on March 11, 2026, at the Hillcrest Jewish Center.

*Committee Meetings are open to the public for observation only. Members of the public are not to participate in the discussion at Committee Meetings; unlike Public Hearings where members of the public may sign-up in advance for public participation. Members of the public may speak **if and only if** they are invited to do so by the Committee Chair.*