



Chairperson, Martha Taylor

The City of New York
Borough of Queens

Community Board 8

197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

Memorandum

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

MEETING NOTICE

DATE: **Monday, October 5, 2026**
TIME: **8:00 p.m.**
PLACE: **Community Board 8 Office**
197-15 Hillside Avenue
Hollis, NY 11423

AGENDA

ULURP 250003 ZMQ N 250004 ZRQ – A zoning map amendment from 6A/C1-4 to R8X/C2-4 and a zoning text amendment to map Mandatory Inclusionary Housing (MIH) to facilitate a new 17-story, 342,204 sf., mixed-use development, including 30,459 sf. Of commercial use, is being sought by RJ Capital holdings at **138-23 Queens Boulevard in Briarwood.**

ULURP C 250112ZMQ & N 250113ZRQ - A zoning map amendment from an R3-2 zoning district to an R6A/C2-3 district and zoning text amendment to map MIH to facilitate a new nine-story, mixed-use, residential and commercial development, is being sought by a private applicant at **165-25 Union Turnpike in Hillcrest.**

**Public Hearing will be held on October 14, 2026, at 7:30 p.m. 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.*