NOTICE OF CERTIFICATION

Pursuant to:

Choose One: ■ Uniform Land Use Review Procedure ☐ Expedited Land Use Review Procedure

Select if applicable (in addition to the Procedure above): ■ Affordable Housing Appeals Board Eligible

Application #: C 250003ZMQ	**Project Name**: 138-23 Queens Boulevard Rezoning
CEQR Number: 24DCP103Q	**Borough(s)**: Queens **Community District Number(s)**: 8
Please use the above application number on all correspondence concerning this application	

Related Applications:	N250004ZRQ				

Applicant(s): RJ Capital Holdings, LLC Michael Abramov		
		Applicant Contact: Eric Palatnik eric@ericpalatnikpc.com

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Address: Queens Office
120-55 Queens Blvd., Room 201, Kew Gardens NY 11424

Phone: 718-520-2100

Email: QN_DL@planning.nyc.gov

Public Review Timeline:

On **08/10/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **08/19/2026** and must be completed by **10/19/2026**

***Docket Description**:*

IN THE MATTER OF an application submitted by RJ Capital Holdings, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14d:

1. eliminating from within an existing R6A District a C1-4 District bounded by 84th Drive, Manton Street, a line 100 feet southeasterly of 84th Drive, a line 100 feet northeasterly of Queens Boulevard, a line perpendicular to the westerly street line of 139th Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northwesterly street line of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard;

2. changing from an R6A District to an R8X District property bounded by 84th Drive, a line 100 feet northeasterly of Queens Boulevard, a line 100 northwesterly of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard;

3. establishing within an existing R6A District a C2-4 District bounded by 84th Drive, Manton Street, a line 100 feet southeasterly of 84th Drive, and a line 100 northeasterly of Queens Boulevard; and

4. establishing within a proposed R8X District a C2-4 District bounded by 84th Drive, a line 100 northeasterly of Queens Boulevard, a line 100 feet northwesterly of 86th Avenue, 139th Street, 86th Avenue, and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated August 10, 2026, and subject to the conditions of CEQR Declaration E-923.