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**DECISIONS**

<b>1</b>	<p><b>99-14-BZIV</b> <u>3/23/2026 Closed</u></p>	<p><b>432-434 West 31<sup>st</sup> Street, Manhattan</b> Greenberg Traurig LLP <b>Community Board #4MN</b> <i>Donaldson</i></p> <p>Extension of Time to Complete Construction of a previously approved Variance (§72-21) to facilitate the construction of a new 21-story which expired on January 10, 2026. C6-4 Special Hudson Yards District.</p> <p><b>Disposition: Granted</b></p>
<b>2</b>	<p><b>437-64-BZ</b> <u>9/29/2025</u> <u>11/17/2025</u> <u>1/12/2026 Closed</u> <u>2/23/2026 Defer</u> <u>3/23/2026 Defer</u></p>	<p><b>137-02 Farmers Boulevard, Queens</b> Nasir J, Khanzada LLC <b>Community Board #12QN</b> <i>Morris</i></p> <p>Amendment (§11-46) of a previously approved Special Permit (§73-211) which permitted the operation of a gasoline service station. The amendment seeks to convert the existing repair bays to an accessory convenience store (automotive service station) and certain site changes. C1-3/R3-2 zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>3</b>	<p><b>2023-36-BZ</b> <u>5/7/2024</u> <u>8/12/2024 Adj</u> <u>11/7/2024</u> <u>3/11/2025</u> <u>8/11/2025 Adj</u> <u>10/21/2025 Closed</u> <u>2/9/2026 Deferred</u></p>	<p><b>191 Edgewater Street, Staten Island</b> Rampulla Associates Architects <b>Community Board #1SI</b> <i>Prenga</i></p> <p>Variance (§72-21) to permit a conversion of an existing manufacturing building to residential contrary to underlying use regulation. M3-1 zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>4</b>	<p><b>2024-09-BZ</b> <u>10/21/2024 PH</u> <u>11/19/2024</u> <u>2/24/2025 Adj</u> <u>5/6/2025</u> <u>8/11/2025 Adj</u> <u>10/21/2025</u> <u>2/10/2026 Closed</u></p>	<p><b>401 Park Avenue, Brooklyn</b> Bryan Cave Leighton Paisner, LLP <b>Community Board #3BK</b> <i>Prenga</i></p> <p>Special Permit (§73-133) to permit the legalization of a school (UG III(B)) (Bias Ruchel D'Satmar High School) contrary to ZR 42-10. M1-2 zoning district.</p> <p><b>Disposition: Denied</b></p>

DECISIONS		
<b>5</b>	<p><b>2024-10-BZ</b>  <u>7/16/2024</u>  <u>1/6/2025 Adj</u>  <u>3/24/2025 Adj</u>  <u>6/10/2025 Adj</u>  <u>7/14/2025 Adj</u>  <u>9/9/2025 Cont.</u>  <u>11/18/2025 Closed</u>  <u>1/26/2026 Defer</u>  <u>2/23/2026</u>  Reopened  <u>3/9/2026 Closed</u></p>	<p><b>1679 63rd Street – 1680 62nd Street, Brooklyn</b>  Sheldon Lobel, P.C. and Friedman PE  <b>Community Board #11BK</b>  <i>Prenga</i></p> <p>Special Permit (§73-19) to permit the development of a school (UG 3) (<i>Talmud Torah Tiferes Yechiel D'Aleksander</i>) contrary to ZR §42-12. Variance (§72-21) to permit the development contrary to underlying bulk requirements. M1-1 zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>6</b>	<p><b>2024-38-BZ</b>  <u>1/7/2025</u>  <u>4/7/2025 Adj</u>  <u>7/15/2025</u>  <u>10/21/2025 Adj</u>  <u>1/13/2026</u>  <u>3/9/2026 Closed</u></p>	<p><b>90-17 179th Street, Queens</b>  Eric Palatnik, P.C.  <b>Community Board #12QN</b>  <i>Ebanks-Chu</i></p> <p>Variance (§72-21) to permit the development of a single-family home contrary to required side yards and parking. R4-1 zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>7</b>	<p><b>2025-25-BZ</b>  <u>11/5/2025 Closed</u>  <u>1/26/2026 Defer</u>  <u>2/23/2026 Defer</u>  <u>3/23/2026 Defer</u></p>	<p><b>2456 Richmond Avenue, Staten Island</b>  K &amp; L Gates LLP  <b>Community Board #2SI</b>  <i>Ebanks-Chu</i></p> <p>Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C4-1/R3-2 zoning district.</p> <p><b>Disposition: Deferred Decision 5/11</b></p>
<b>8</b>	<p><b>2025-40-BZ</b>  <u>1/13/2026</u>  <u>3/10/2026 Closed</u></p>	<p><b>2800 Bruckner Boulevard, Bronx</b>  Sheldon Lobel, P.C.  <b>Community Board #10BX</b>  <i>Morris</i></p> <p>Variance (§72-21) to permit the conversion and enlargement of an existing building to allow for a new school, contrary to underlying bulk regulations. R3A/LDGM zoning district.</p> <p><b>Disposition: Deferred Decision 4/27</b></p>
<b>9</b>	<p><b>2025-41-BZ</b>  <u>1/13/2026</u>  <u>3/10/2026 Closed</u></p>	<p><b>138-02 Hillside Avenue, Queens</b>  K &amp; L Gates LLP  <b>Community Board #12QN</b>  <i>Ebanks-Chu</i></p> <p>Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C4-3A zoning district.</p> <p><b>Disposition: Granted</b></p>

**ZONING (BZ) CALENDAR**

**NEW CASES**

<b>10</b>	<b>2025-24-BZ</b>	<p><b>86 Warren Street, Manhattan</b> Eric Palatnik, PC <b>Community Board #1MN</b> <i>Prenga</i></p> <p>Variance (§72-21) to permit an enlargement of an existing hotel contrary to underlying bulk regulations. C6-3A Special Tribeca Mixed Use District.</p> <p><b>Disposition: Closed Decision 9/14</b></p>
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**SPECIAL ORDER CALENDAR (SOC)**

**CONTINUED HEARINGS**

<b>11</b>	<p><b>118-53-BZIII</b> <u>10/20/2025</u> <u>1/26/2026</u></p>	<p><b>106-57 160 Street, Queens</b> Issa Khorasanchi, P.E. <b>Community Board #12QN</b> <i>Matias</i></p> <p>Extension of Term (§11-411) for continued operation of retail stores which expired on December 7, 2021, Waiver of the Board's Rules of Practice and Procedures. R4 zoning district.</p> <p><b>Disposition: Closed Decision 5/11</b></p>
<b>12</b>	<p><b>492-82-BZ</b> <u>12/8/2025</u> <u>2/9/2026 Adj</u></p>	<p><b>72-12/16 73rd Place, Queens</b> Gerald J. Caliendo, RA, AIA <b>Community Board #5QN</b> <i>Costanza</i></p> <p>Amendment (§11-413) to permit a change of use from Gasoline Service Station to Automotive Repair Shop. R4-1 zoning district.</p> <p><b>Disposition: Closed Decision 6/15</b></p>
<b>13</b>	<p><b>16-12-BZVI</b> <u>8/11/2025</u> <u>9/29/2025</u> <u>12/8/2025</u> <u>2/9/2026</u></p>	<p><b>184 Nostrand Avenue (184-198 Nostrand Avenue, 435-439 Willoughby Avenue)</b> <b>Brooklyn</b> Law Office of Jay Goldstein, PLLC <b>Community Board #3BK</b> <i>Prenga</i></p> <p>Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the previously approved design and Board conditions. M1-2 zoning district.</p> <p><b>Disposition: Adjourned Continued Hearing 6/1 – 6/2</b></p>

**SPECIAL ORDER CALENDAR (SOC)**

**NEW CASES**

<b>14</b>	<b>84-08-BZIII</b>	<p><b>67-20 Main Street, Queens</b> Walter T. Gorman, P.E., P.C. <b>Community Board #8QN</b> <i>Donaldson</i></p> <p>Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved variance permitting the operation of an automotive service station which expired on January 22, 2026, Waiver of the Board’s Rules of Practice and Procedures. C1-2/R4 zoning district.</p> <p><b>Disposition: Closed Decision 4/27</b></p>
<b>15</b>	<b>135-08-BZ</b> <u>10/20/2025 PH</u> <u>12/8/2025 PH</u>	<p><b>71-52 172nd Street &amp; 71-55 171st Street, Queens</b> Sheldon Lobel, PC <b>Community Board #8QN</b> <i>Prenga</i></p> <p>Amendment of a previously approved Variance (§72-21) to permit a one-story and mezzanine synagogue. The amendment seeks to enlarge the zoning lot and existing building contrary to underlying bulk requirements. R2 district.</p> <p><b>Disposition: Withdrawn</b></p>
<b>16</b>	<b>24-09-BZ</b>	<p><b>78-10 164th Street, Queens</b> Bryan Cave Leighton Paisner LLP <b>Community Board #8QN</b> <i>Donaldson</i></p> <p>Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the enlargement of a community facility (Meadow Park Rehabilitation and Health Care Center) which expired on January 24, 2026. R3-2 zoning district.</p> <p><b>Disposition: Closed Decision 5/11</b></p>
<b>17</b>	<b>214-13-AIV</b>	<p><b>219-08 141st Avenue, Queens</b> Eric Palatnik, P.C. <b>Community Board #13QN</b> <i>Donaldson</i></p> <p>Extension of Time to obtain a Certificate of Occupancy for a site that obtained the right to complete construction of a two-story, two-family residential building under the common law doctrine of vested rights.</p> <p><b>Disposition: Closed Decision 4/27</b></p>

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## ZONING (BZ) CALENDAR

### CONTINUED HEARINGS

<b>18</b>	<p><b>2025-16-BZ</b> <u>10/21/2025</u> <u>2/10/2026</u></p>	<p><b>583 East 23rd Street, Brooklyn</b> Sheldon Lobel, P.C. <b>Community Board #14BK</b> <i>Prenga</i></p> <p>Variance (§72-21) and Special Permit (§73-134) to permit the change of use of an existing house of worship in Use Group ("UG") 111(8) to an ambulatory diagnostic or treatment health care UG III(B) in excess of 1,500 contrary to use regulations (ZR§§ 22-131(8) and 22-132(b)), front yard (ZR§ 24-34), height and setback (ZR§ 24-521) and parking (ZR§ 25-31) regulations. R3X zoning district.</p> <p><b>Disposition: Closed Decision 5/11</b></p>
<b>19</b>	<p><b>2025-27-BZ</b> <u>11/5/2025</u> <u>1/27/2026</u> <u>3/10/2026</u></p>	<p><b>3657 Kingsbridge Avenue, Bronx</b> K &amp; L Gates LLP <b>Community Board #8BX</b> <i>Ebanks-Chu</i></p> <p>Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C2-3/R4 zoning district.</p> <p><b>Disposition: Closed Decision 4/27</b></p>
<b>20</b>	<p><b>2025-34-BZ</b> <u>12/8/2025 Closed</u> <u>1/12/2026 Granted</u> <u>3/23/2026 Reopen</u></p>	<p><b>620 West 153rd Street, Manhattan</b> Bryan Cave Leighton Paisner LLP <b>Community Board #9MN</b> <i>Prenga</i></p> <p>Variance (§72-21) to permit the legalization of an existing 28-story, with cellar, residential and community-facility building designed to comply with the Zoning Resolution bulk regulations applicable to a height factor building in an R8 district, contrary to a zoning provision requiring that residential buildings in R8 zoning district without a letter suffix in Manhattan Community District 9 above West 125th Street be constructed pursuant to Quality Housing regulations. The basis of the request is that the Existing Building was constructed in good faith and relied on permits issued by the New York City Department of Buildings after full plan examination. R8 zoning district.</p> <p><b>Disposition: Closed Decision 5/27</b></p>
<b>21</b>	<p><b>2025-46-BZ</b> <u>1/27/2026</u></p>	<p><b>5904 17th Avenue, Brooklyn</b> Sheldon Lobel P.C. <b>Community Board #12BK</b> <i>Morris</i></p> <p>Variance (§72-21) to permit the enlargement of a Use Group IIIB synagogue and the construction of a Rabbi's apartment for Congregation Or Lashomaim, contrary to bulk regulations. R5 zoning district.</p> <p><b>Disposition: Closed Decision 8/24</b></p>

ZONING (BZ) CALENDAR		
NEW CASES		
22	2025-52-BZ	<p><b>560 McDonald Avenue (aka 552 McDonald Avenue; 548-568 McDonald Avenue), Brooklyn</b> Law Office of Jay Goldstein <b>Community Board #12BK</b> <i>Morris</i></p> <p>Variance (§72-21) to permit the development of a school contrary to underlying bulk regulations. R5 zoning district.</p> <p><b>Disposition: Continued Hearing 6/15 – 6/16</b></p>