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ADJOURNMENTS

1	<p>30-00-BZIV <u>2/9/2026</u> <u>3/23/2026 Adj</u></p>	<p>465-469 West 165th Street and 458-464 West 166th Street, Manhattan Fried, Frank, Harris & Jacobs Community Board #12MN <i>Morris</i></p> <p>Extension of Term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot which expires on February 6, 2026, Extension of Time to Obtain a Certificate of Occupancy which expired on November 21, 2021, Waiver of the Board's Rules of Practice and Procedures. R7-2 zoning district.</p> <p>Disposition: Adjourned Continued Hearing 7/13 – 7/14</p>
2	<p>2025-09-BZ <u>10/21/2025</u> <u>1/27/2026 Adj</u></p>	<p>1616 McDonald Avenue, Brooklyn Eric Palatnik, P.C. Community Board #3BK <i>Prenga</i></p> <p>Special Permit (§73-50) to permit the enlargement of existing buildings contrary to underlying bulk requirements. M1-1 Zoning District.</p> <p>Disposition: Adjourned Continued Hearing 7/13 – 7/14</p>

WITHDRAWALS

3	<p>2025-51-BZ <u>2/24/2026</u></p>	<p>2086 Richmond Avenue, Staten Island Rothkrug Rothkrug & Spector LLP Community Board #2SI <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. C1-2/R3-2 zoning district.</p> <p>Disposition: Withdrawn</p>
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DECISIONS

4	<p>866-49-BZ <u>2/9/2026</u> <u>3/23/2026 Closed</u></p>	<p>200-01 47th Avenue, Queens Nasir J. Khanzada LLC Community Board #11QN <i>Donaldson</i></p> <p>Extension of Term (§11-41) of a previously approved variance permitting the operation of a Gasoline Service Station which expired on October 7, 2025, Amendment (11-412) to permit the enlargement of the existing convenience store building, Waiver of the Rules. R3X zoning district.</p> <p>Disposition: Granted</p>
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DECISIONS		
5	<p>84-08-BZIII <u>4/13/2026 Closed</u></p>	<p>67-20 Main Street, Queens Walter T. Gorman, P.E., P.C. Community Board #8QN <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>Disposition: Granted</p>
6	<p>44-99-BZIV <u>12/8/2025</u> <u>Postponed</u> <u>1/26/2026</u> <u>3/23/2026 Closed</u></p>	<p>194 Brighton Avenue, Staten Island Rampulla Associates Architects Community Board #1SI <i>Ebanks-Chu</i></p> <p>Extension of Term for the continued use of an Automotive Repair Shop which expired on February 1, 2025. Waiver of the Rules. R3A Special Hillside Preservation District.</p> <p>Disposition: Granted</p>
7	<p>85-99-BZIV <u>5/19/2025</u> <u>7/28/2025</u> <u>9/8/2025</u> <u>11/17/2025 Closed</u> <u>2/9/2026 Deferred</u></p>	<p>1106 Metcalf Avenue, Bronx Board of Standards and Appeals Community Board #9BX <i>Costanza</i></p> <p>Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which expired on May 30, 2022; Extension of Time to Obtain a Certificate of Occupancy which expired on May 30, 2022; Waiver of the Board’s Rule. R6 zoning district.</p> <p>Disposition: Deferred Decision 7/13</p>
8	<p>214-13-AIV <u>4/13/2026 Closed</u></p>	<p>219-08 141st Avenue, Queens Eric Palatnik, P.C. Community Board #13QN <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>Disposition: Granted</p>

DECISIONS		
9	<p>2023-11-BZ <u>3/12/2024</u> <u>5/6/2024 Adj</u> <u>7/16/2024 Adj</u> <u>11/7/2024</u> <u>2/24/2025 Adj</u> <u>5/6/2025 Adj</u> <u>7/14/2025 Adj</u> <u>9/30/2025</u> <u>12/9/2025 Closed</u> <u>1/26/2026</u> Reopened <u>3/9/2026 Closed</u></p>	<p>1008 Banner Avenue, Brooklyn Law Office of Jay Goldstein, PLLC Community Board #15BK <i>Prenga</i></p> <p>Special Permit (§73-133) to permit the operation of a Use Group 3 childcare facility (<i>Big Dreams Child Care Center</i>) contrary to ZR §32-10. C8-1 zoning district.</p> <p>Disposition: Granted</p>
10	<p>2024-52-BZ <u>2/25/2025</u> Postponed <u>6/9/2025</u> Postponed <u>8/12/2025 Closed</u> <u>12/9/2025</u> reopened <u>1/27/2026</u> <u>3/24/2026 Closed</u></p>	<p>1226 Avenue V, Brooklyn Law Office of Lyra J. Altman Community Board #15BK <i>Ebanks-Chu</i></p> <p>Special Permit (§73-622) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R4 zoning district.</p> <p>Disposition: Granted</p>
11	<p>2025-12-BZ <u>9/30/2025</u> <u>12/9/2025 Closed</u></p>	<p>220-26 Jamaica Avenue, Queens Akerman LLP Community Board #13QN <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of a 12-story residential building and community facility containing approximately 310 units of permanently affordable housing non-profit housing contrary to underlying density and bulk requirements. C1-2/R3-2 zoning district.</p> <p>Disposition: Deferred Decision 6/1</p>
12	<p>2025-23-BZ <u>12/9/2025</u> <u>2/10/2026</u> <u>3/10/2026 Closed</u></p>	<p>161-61 Baisley Boulevard, Queens Eric Palatnik, P.C. Community Board #12QN <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. C1-3/R3A zoning district.</p> <p>Disposition: Granted 4/28</p>

DECISIONS		
13	<p>2025-26-BZ 11/18/2025 Closed 2/23/2026 Deferred 3/23/2026 Deferred</p>	<p>160-03 Rockaway Boulevard, Queens Eric Palatnik, PC Community Board #13QN <i>Morris</i></p> <p>Special Permit (§73-163) to permit the operation of a Gasoline Service Station with accessory retail use contrary to ZR §32-10. R3-2/C2-2 zoning district.</p> <p>Disposition: Granted</p>
14	<p>2025-27-BZ 11/5/2025 1/27/2026 3/10/2026 4/14/2026 Closed</p>	<p>3657 Kingsbridge Avenue, Bronx K & L Gates LLP Community Board #8BX <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>Disposition: Granted</p>
15	<p>2025-29-BZ 121/13/2026 3/10/2026 Closed</p>	<p>350 Troy Avenue, a/k/a 1505-1513 Carroll Street, Brooklyn Friedman, PE, AIA Community Board #9BK <i>Prenga</i></p> <p>Variance (§72-21) to permit an enlargement of an existing school contrary to underlying bulk regulations. R4 zoning district.</p> <p>Disposition: Deferred Decision 6/1</p>
16	<p>2025-34-BZ 12/8/2025 Closed 1/12/2026 Granted 3/23/2026 Reopen 4/14/2026 Closed</p>	<p>620 West 153rd Street, Manhattan Bryan Cave Leighton Paisner LLP Community Board #9MN <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>Disposition: Granted</p>
17	<p>2025-40-BZ 1/13/2026 3/10/2026 Closed 4/13/2026 Deferred</p>	<p>2800 Bruckner Boulevard, Bronx Sheldon Lobel, P.C. Community Board #10BX <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>Disposition: Granted</p>

DECISIONS

18	<p>2025-43-A & 2025-44-A <u>12/8/2025</u> <u>3/23/2026</u> Closed</p>	<p>97-49 Bristol Avenue/97-51 Bristol Avenue, Queens Gerald J. Caliendo, Architect PC Community Board #4QN <i>Ebanks-Chu</i></p> <p>Proposed development of a two-family dwelling located partially within the bed of a mapped street contrary to General City Law §35. R3X zoning district.</p> <p>Disposition: Granted</p>
19	<p>2025-47-BZ <u>1/27/2026</u> <u>3/24/2026</u> Closed</p>	<p>204-37 45th Drive, Queens Sheldon Lobel, P.C. Community Board #11QN <i>Ebanks-Chu</i></p> <p>Variance (§72-21) to permit the development of a two-story residential building contrary to underlying bulk requirements. R3-1 zoning district.</p> <p>Disposition: Granted</p>

SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

20	<p>269-13-BZII <u>9/29/2025</u> <u>12/8/2025</u> Adj <u>1/26/2026</u> Adj <u>2/23/2026</u> <u>3/23/2026</u></p>	<p>110 West 73rd Street, Manhattan Goldman Harris LLC Community Board #7MN <i>Prenga</i></p> <p>Extension of Term of a previously approved Special Permit (§73-42) to permit the expansion of a restaurant (<i>Arte Café</i>) across zoning district boundary lines which expired on May 6, 2019, Amendment to expand the use into the cellar and consideration of eliminating the term, Waiver of the Board's rules. R8B Upper West Side/Central Park West Historic District.</p> <p>Disposition: Continued Hearing 6/15 – 6/16</p>
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SPECIAL ORDER CALENDAR (SOC)

NEW CASES

21	<p>126-93-BZIII</p>	<p>1225 East 233rd Street, Bronx Albert Montoya, AIA Community Board #12BX <i>Matias</i></p> <p>Extension of Term (§11-411) of a previously approved variance which permitted the operation of a Gasoline Service Station which expired on January 18, 2025, Waiver of the Rules. R4 zoning district.</p> <p>Disposition: Continued Hearing 6/1 – 6/2</p>
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NEW CASES		
22	<p>224-14-BZII & 225-14-AIII</p>	<p>1534 Victory Boulevard, Staten Island Eric Palatnik, P.C. Community Board #1SI <i>Donaldson</i></p> <p>Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, which will expire on January 30, 2026, for a previously approved Variance (72-21) to permit the addition of five (5) accessory off-street parking spaces to an ambulatory diagnostic or treatment health care facility contrary to ZR §§ 22-14 and 52-41, and an appeal pursuant to General City Law 35. R1-2 zoning district.</p> <p>Disposition: Closed Decision 5/11</p>

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

23	2025-06-BZ 5/20/2025 7/28/2025 Adj 10/21/2025 Adj 1/13/2026 3/9/2026	88-02 Northern Boulevard, Queens Eric Palatnik, P.C. Community Board #3QN <i>Ebanks-Chu</i> Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C1-2/R4 zoning district. Disposition: Closed Decision 5/11
24	2025-17-BZ 9/30/2025 12/8/2025 Adj 3/9/2026 Adj	98-01/05 Metropolitan Avenue, Queens Eric Palatnik, PC Community Board #6QN <i>Ebanks-Chu</i> Special Permit (§73-311) to permit the continued operation of an eating and drinking establishment with an accessory drive-through. C1-3/R3-2 & R3A zoning districts. Disposition: Continued Hearing 6/15 – 6/16
25	2025-22-BZ 11/17/2025 PH 12/9/2025 2/24/2026	51 Little West 12th Street, Manhattan Sheldon Lobel, PC Community Board #2MN <i>Morris</i> Variance (§72-21) to permit the development of a 10-story mix-use building contrary to underlying use regulations. M1-5 zoning district. Disposition: Adjourned Continued Hearing 6/1 – 6/2

ZONING (BZ) CALENDAR

NEW CASES

26	2026-01-BZ	4261 Broadway, Manhattan Fried, Frank, Harris, Shriver & Jacobson LLP Community Board #12M <i>Morris</i> Special Permit (§73-133) to permit the development of a portion of a school contrary to underlying use regulations. C8-3 zoning district. Disposition: Continued Hearing 6/15 – 6/16
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6/15