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ADJOURNMENTS

1	<p>492-82-BZ <u>12/9/2025</u></p>	<p>72-12/16 73rd Place, Queens Gerald J. Caliendo, RA, AIA Community Board #5QN <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>Disposition: Adjourned Continued Hearing 4/13 – 4/14</p>
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DEFERRALS

2	<p>85-99-BZIV <u>5/19/2025</u> <u>7/28/2025</u> <u>9/8/2025</u> <u>11/17/2025</u> <u>Closed</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 4/27</p>
3	<p>2023-36-BZ <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</u> <u>Closed</u></p>	<p>191 Edgewater Street, Staten Island Rampulla Associates Architects Community Board #1SI <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>Disposition: Deferred Decision 4/13</p>

DECISIONS

4	<p>2016-4340-BZIV <u>1/12/2026 Closed</u></p>	<p>131-02 40th Road, Queens Greenberg Traurig, LLP Community Board #7Q <i>Matias</i></p> <p>Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a previously approved Special Permit (§73-66) to permit the construction of a new building in excess of height limits established pursuant to ZR §61-21 which expired on November 10, 2025, Waiver of the Board's Rules of Practice and Procedures. C4-2 zoning district.</p> <p>Disposition: Granted</p>
5	<p>2019-168-AII <u>1/26/2026 Closed</u></p>	<p>140 Fulton Street, Manhattan HSF Kramer Community Board #1M <i>Matias</i></p> <p>Extension of Time to Application to Obtain a Certificate of Occupancy of a previous approval to permit the development of a mixed-use building with retail and hotel pursuant to a waiver of General City Law §35 and bulk regulation pursuant to ZR §72-01(g) which expired on November 19, 2023, Waiver of the Boards Rules. C5-5 Special Lower Manhattan District.</p> <p>Disposition: Granted</p>
6	<p>2023-25-BZYII <u>1/26/2026 Closed</u></p>	<p>36 West 66th Street, Manhattan Fried Frank Harris Shriver & Jacobs Community Board #7M <i>Matias</i></p> <p>Extension of time (§11-332) to complete construction and obtain a certificate of occupancy for a period of two year after April 28, 2026, of a development commenced under the prior zoning. C4-7 & R8 Special Lincoln Square District.</p> <p>Disposition: Granted</p>
7	<p>2025-15-BZ <u>9/30/2025</u> <u>12/9/2025 Closed</u></p>	<p>710 Broadway, Brooklyn Eric Palatnik, P.C. Community Board #1BK <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. C4-3 zoning district.</p> <p>Disposition: Granted</p>
8	<p>2025-19-BZ <u>9/30/2025</u> <u>12/9/2025 Closed</u></p>	<p>5832 Broadway, Bronx Nasir J. Khanzada LLC Community Board #8BX <i>Morris</i></p> <p>Re-instatement (§11-41) of a previously approved variance permitting the operation of an automotive service station which expired on December 17, 2014. C2-3/R7-1 zoning district.</p> <p>Disposition: Granted</p>

DECISIONS

9	<p>2025-48-BZ <u>1/27/2026 Closed</u></p>	<p>2435 Frederick Douglass Boulevard, Manhattan Urban Factors Community Board #10M <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of a 22-story residential building containing 282 units of permanently affordable housing and supportive non-profit housing contrary to underlying bulk regulations. C1-4/R8 zoning district.</p> <p>Disposition: Granted</p>
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SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

10	16-12-BZVI <u>8/11/2025</u> <u>9/29/2025</u> <u>12/8/2025</u>	184 Nostrand Avenue (184-198 Nostrand Avenue, 435-439 Willoughby Avenue) Brooklyn Law Office of Jay Goldstein, PLLC Community Board #3BK <i>Prenga</i> 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. Disposition: Continued Hearing 4/13 – 4/14
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NEW CASES

11	866-49-BZ	200-01 47th Avenue, Queens Nasir J. Khanzada LLC Community Board #11Q <i>Donaldson</i> 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. Disposition: Continued Hearing 3/23 – 3/24
12	30-00-BZIV	465-469 West 165th Street and 458-464 West 166th Street, Manhattan Fried, Frank, Harris & Jacobs Community Board #12M <i>Morris</i> 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. Disposition: Continued Hearing 3/23 – 3/24
13	96-00-BZIII	4 East 77th Street, Manhattan Hirschen Singer & Epstein LLP Community Board #8M <i>Morris</i> Extension of Term (§11-41) of an approved variance which permitted an art gallery on a portion of the second floor in an existing five-story building which expired on August 8, 2020, Waiver of the Rules. R8B(LH-1A) & R10(PI) Upper East Side Historic District. Disposition: Closed Decision 2/23

APPEALS (A)		
REOPEN		
14	<p>2025-21-A <u>9/30/2025 Closed</u> <u>10/20/2025</u> <u>Granted</u></p>	<p>25 Egbert Place, Staten Island Rothkrug Rothkrug & Spector LLP Community Board #1SI <i>Ebanks-Chu</i></p> <p>Proposed development of a residential building within the bed of a mapped street contrary to General City Law §35. R3X zoning district.</p> <p>Disposition: Closed Decision 2/23</p>

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

15	<p>2024-09-BZ 10/21/2024 PH 11/19/2024 2/24/2025 ADj 5/6/2025 8/11/2025 Adj 10/21/2025</p>	<p>401 Park Avenue, Brooklyn Bryan Cave Leighton Paisner, LLP Community Board #3BK <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>Disposition: Closed Decision 4/13</p>
16	<p>2025-16-BZ 10/21/2025</p>	<p>583 East 23rd Street, Brooklyn Sheldon Lobel, P.C. Community Board #14BK <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>Disposition: Continued Hearing 4/13 – 4/14</p>
17	<p>2025-23-BZ 12/9/2025</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: Continued Hearing 3/9– 3/10</p>

NEW CASES

18	<p>2025-08-BZ</p>	<p>184-17 Horace Harding Expressway, Queens Eric Palatnik, P.C. Community Board #11Q <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of mixed residential and commercial building contrary to underlying bulk requirements. C2-2/R3-1 zoning district.</p> <p>Disposition: Continued Hearing 6/1 – 6/2</p>
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NEW CASES		
19	2025-50-BZ	<p>1255 East Gun Hill Road, Bronx Eric Palatnik, PC Community Board #12BX <i>Morris</i></p> <p>Re-Instatement (§11-41) of previously approved variance permitting the operation of a gasoline service station which expired on October 14, 2010, Waiver of the Board's Rules. C1-2/R5 zoning district.</p> <p>Disposition: Closed Decision 3/23</p>