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**DECISIONS**

<b>1</b>	<p><b>532-32-BZ</b>  <u>3/10/2025</u>  <u>5/19/2025</u>  <u>7/14/2025 Adj.</u>  <u>9/8/2025</u>  <u>11/17/2025 Closed</u></p>	<p><b>31-02 Astoria Boulevard, Queens</b>  Nasir J. Khanzada, P.E.  <b>Community Board #1Q</b>  <i>Costanza</i></p> <p>Amendment (§11-41) of a previously approved variance permitting the enlargement of an existing automotive service station. The request seeks to make modifications to the previous approval. C4-3 zoning district.</p> <p><b>Disposition: Deferred Decision 2/23</b></p>
<b>2</b>	<p><b>360-65-BZIV</b>  <u>12/8/2025 Closed</u></p>	<p><b>108-114 East 89th Street, Manhattan</b>  Greenberg Traurig, LLP  <b>Community Board #8MN</b>  <i>Prenga</i></p> <p>Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) to permit a horizontal enlargement to a portion of the building's first and second stories to the street line for a total of 718 SF contrary to underlying bulk requirements. R8B zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>3</b>	<p><b>1-88-BZ</b>  <u>9/8/2025 PH</u>  <u>9/29/2025</u>  <u>12/8/2025 Closed</u></p>	<p><b>1593 Coney Island Avenue, Brooklyn</b>  Law Office of Jay Goldstein, PLLC  <b>Community Board #14BK</b>  <i>Prenga</i></p> <p>Amendment of a previously approved Variance (§72-21) to permit the enlargement of a seminary and addition of dormitories contrary to underlying bulk requirements. R5/C2-3 and R7A zoning districts.</p> <p><b>Disposition: Granted</b></p>
<b>4</b>	<p><b>68-91-BZVI</b>  <u>3/10/2025</u>  <u>5/19/2025 Adj</u>  <u>7/14/2025 Adj</u>  <u>9/8/2025</u>  <u>11/17/2025</u>  <u>Closed</u></p>	<p><b>223-15 Union Turnpike, Queens</b>  Nasir J. Khanzada,  <b>Community Board #11Q</b>  <i>Costanza</i></p> <p>Amendment (§11-412) and Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station with accessory uses. Amendment seeks to permit the enlargement of the existing building on a site that the term expired on May 19, 2022, Waiver of the Board Rules. R5D/C1-2 &amp; R2A zoning district.</p> <p><b>Disposition: Granted</b></p>

DECISIONS		
<b>5</b>	<p><b>2024-34-BZ</b>  <u>1/7/2025</u>  <u>3/25/2025 Adj</u>  <u>5/5/2025 Adj</u>  <u>7/14/2025</u>  <u>9/30/2025</u>  <u>12/9/2025 Closed</u></p>	<p><b>815 Kings Highway, Brooklyn</b>            Law Office of Jay Goldstein, PLLC  <b>Community Board #15BK</b>  <i>Ebanks-Chu</i></p> <p>Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for ambulatory diagnostic/treatment health care facility use (UG 4A) and office use (UG 6). C4-2, Special Ocean Parkway Purpose District.</p> <p><b>Disposition: Granted</b></p>
<b>6</b>	<p><b>2024-47-A</b>  <u>11/6/2024</u>            Postponed  <u>1/6/2025</u>  <u>5/6/2025</u>  <u>6/16/2025 Closed</u>  <u>7/28/2025 Defer</u>  <u>9/8/2025</u>            Reopened  <u>10/20/2025</u>            Closed</p>	<p><b>2315B Demeyer Street, Bronx</b>            NYC Department of Buildings  <b>Community Board #11BX</b>  <i>Matias</i></p> <p>Requesting that the NYC Board of Standards and Appeals revoke the Certificate of Occupancy No. 201088063F issued on July 13, 2012. RX3 zoning district.</p> <p><b>Disposition: Granted</b></p>
<b>7</b>	<p><b>2025-34-BZ</b>  <u>12/8/2025 Closed</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: Granted</b></p>
<b>8</b>	<p><b>2025-45-A</b>  <u>12/8/2025 Closed</u></p>	<p><b>369 Cleveland Avenue, Staten Island</b>            Rothkrug Rothkrug &amp; Spector LLP  <b>Community Board #3SI</b>  <i>Ebanks-Chu</i></p> <p>Proposed redevelopment of a mixed-use building located partially within the bed of a mapped street contrary to General City Law §35. C3A Special South Richmond Purpose District.</p> <p><b>Disposition: Granted</b></p>

**SPECIAL ORDER CALENDAR (SOC)**

**CONTINUED HEARINGS**

<b>9</b>	<p><b>437-64-BZ</b> 9/29/2025 <u>11/17/2025</u></p>	<p><b>137-02 Farmers Boulevard, Queens</b> Nasir J, Khanzada LLC <b>Community Board #12Q</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: Closed Decision 3/23</b></p>
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**SPECIAL ORDER CALENDAR (SOC)**

**NEW CASES**

<b>10</b>	<p><b>751-60-BZ</b></p>	<p><b>105 New Dorp Lane, aka 1395 New Dorp Plaza (North Railroad Avenue) Staten Island</b> Law Office of Lyra J. Altman <b>Community Board #2SI</b> <i>Morris</i></p> <p>Extension of Term of a previously granted Variance (§11-41) which permitted the operation of a Gasoline Service Station which expires on March 23, 2026; Extension of Time to Obtain a Certificate of Occupancy which expired on February 12, 2022; Amendment to permit modifications to the site; Waiver of the Board's Rules. C2-1/R3-1 and R3X zoning district.</p> <p><b>Disposition: Closed Decision 3/23</b></p>
<b>11</b>	<p><b>534-65-BZ</b></p>	<p><b>104-40 Queens Boulevard, Queens</b> Rothkrug Rothkrug &amp; Spector LLP <b>Community Board #6Q</b> <i>Ebanks-Chu</i></p> <p>Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2020; waiver of the Rules. R7-1 zoning district.</p> <p><b>Disposition: Closed Decision 3/23</b></p>
<b>12</b>	<p><b>907-86-BZ</b></p>	<p><b>109-113 East 73rd Street, 120 East 74th Street, Manhattan</b> Fried, Frank, Harris, Shriver &amp; Jacobson LLP <b>Community Board #8M</b> <i>Morris</i></p> <p>Amendment of a previously approved Variance (§72-21) to legalize a prior zoning lot merger and expansion, and to permit an expansion of the school's community facility use to include an adjacent property and propose alterations to the building's footprint and height which do not comply with applicable zoning regulations. R8B zoning district.</p> <p><b>Disposition: Continued hearing 2/23 – 2/24</b></p>

<b>SPECIAL ORDER CALENDAR (SOC)</b>		
<b>NEW CASES</b>		
<b>13</b>	<b>2016-4340-BZIV</b>	<p><b>131-02C 40th Road, Queens</b> Greenberg Traurig, LLP <b>Community Board #7Q</b> <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><b>Disposition: Closed Decision 2/9</b></p>
<b>14</b>	<b>2018-151-AIV</b>	<p><b>6-05 129th Street, Queens</b> Eric Palatnik PC <b>Community Board #4Q</b> <i>Matias</i></p> <p>Amendment of a previously approved application permitting development contrary to General City Law §35. Amendment seeks to modify the curb cuts, access, parking layout, height and dwelling count of the building and remove the condition of time to obtain a certificate of occupancy. R3-2 and R3-1 zoning districts.</p> <p><b>Disposition: Closed Decision 2/23</b></p>

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## ZONING (BZ) CALENDAR

### CONTINUED HEARINGS

<b>15</b>	<p><b>2024-27-BZ &amp; 55-12-BZ</b>  <u>11/18/2024</u>  <u>2/10/2025 Adj</u>  <u>5/6/2025</u>  <u>7/14/2025 Adj</u>  <u>10/21/2025</u></p>	<p><b>762 Wythe Avenue, Brooklyn</b>                  Bryan Cave Leighton Paisner LLP  <b>Community Board #1BK</b>  <i>Prenga</i></p> <p>Variance (§72-21) to permit the enlargement of an existing Use Group III(B) religious-based, non-profit school (<i>Kollel L'Horoah</i>), contrary to underlying bulk requirements and an amendment of the previously approved Special Permit (§73-133) under BSA Calendar Number 55-12-BZ. M1-2 zoning district.</p> <p><b>Disposition: Continued Hearing 2/23 – 2/24</b></p>
<b>16</b>	<p><b>2024-38-BZ</b>  <u>1/7/2025</u>  <u>4/7/2025 Adj</u>  <u>07/14/2025 Adj</u>  <u>10/21/2025 Adj</u></p>	<p><b>90-17 179th Street, Queens</b>                  Eric Palatnik, P.C.  <b>Community Board #12Q</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: Continued Hearing 3/9 – 3/10</b></p>
<b>17</b>	<p><b>2025-06-BZ</b>  <u>5/20/2025</u>  <u>7/28/2025 Adj</u>  <u>10/21/2025 Adj</u></p>	<p><b>88-02 Northern Boulevard, Queens</b>                  Eric Palatnik, P.C.  <b>Community Board #3Q</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. C1-2/R4 zoning district.</p> <p><b>Disposition: Continued Hearing 3/9 – 3/10</b></p>

<b>ZONING (BZ) CALENDAR</b>		
<b>NEW CASES</b>		
<b>18</b>	<b>2025-29-BZ</b>	<p><b>350 Troy Avenue, a/k/a 1505-1513 Carroll Street, Brooklyn</b> Friedman, PE, AIA <b>Community Board #9BK</b> <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><b>Disposition: Continued Hearing 3/10 – 3/11</b></p>
<b>19</b>	<b>2025-37-BZ, 2025-38-BZ &amp; 2025-39-BZ</b>	<p><b>2064 53rd Street, 5302 21st Avenue (5300 21st Avenue, 5302-5310 21st Avenue, 2074-2084 53rd Street) &amp; 5312 21st Avenue, Brooklyn</b> Law Office of Jay Goldstein, PLLC <b>Community Board #12BK</b> <i>Morris</i></p> <p>Variance (§72-21) to permit the development of a school contrary to underlying bulk requirements. R5 zoning district.</p> <p><b>Disposition: Continued Hearing 3/23 – 3/24</b></p>
<b>20</b>	<b>2025-40-BZ</b>	<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 zoning district / LDGM area.</p> <p><b>Disposition: Continued Hearing 3/10 – 3/11</b></p>
<b>21</b>	<b>2025-41-BZ</b>	<p><b>138-02 Hillside Avenue, Queens</b> K &amp; L Gates LLP <b>Community Board #12Q</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: Continued Hearing 3/10 – 3/11</b></p>