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DEFERALS

1	<p>2024-10-BZ <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>9/8/2025 Cont.</u> <u>11/18/2025 Closed</u></p>	<p>1679 63rd Street – 1680 62nd Street, Brooklyn Sheldon Lobel, P.C. and Friedman PE Community Board #11BK <i>Prenga</i></p> <p>Special Permit (§73-19) to permit the development of a school (UG 3) (Talmud Torah Tiferes Yechief D'Aleksander) contrary to ZR §42-12. Variance (§72-21) to permit the development contrary to underlying bulk requirements. M1-1 zoning district.</p> <p>Disposition: Deferred Decision 3/9</p>
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ADJOURNMENTS

2	<p>269-13-BZII <u>9/29/2025</u> <u>12/8/2025 Adj</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: Adjourned Continued hearing 2/23 – 2/24</p>
3	<p>2024-41-BZ <u>2/11/2025</u> <u>5/6/2025</u> <u>7/28/2025 Adj</u> <u>11/5/2025 Adj</u> <u>11/18/2025</u></p>	<p>105-39 Cross Bay Boulevard, Queens Eric Palatnik, P.C. Community Board #10Q <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of an eating and drinking establishment with an accessory drive-through contrary to ZR §22-10. R4A zoning district.</p> <p>Disposition: Adjourned Continued Hearing 6/15 – 6/16</p>
4	<p>2025-09-BZ <u>10/21/2025 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 4/7 – 4/8</p>

ADJOURNMENTS

5	<p>2025-35-A <u>11/5/2025</u></p>	<p>5012 Hylan Boulevard, Staten Island Rothkrug Rothkrug & Spector LLP Community Board #3SI <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; and a waiver of the bulk non compliances under 72-01-(g). R3-2 Special South Richmond Purpose District.</p> <p>Disposition: Adjourned Continued Hearing 3/23 – 3/24</p>
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POSTPONEMENTS

6	<p>2025-49-BZ</p>	<p>637 West 50th Street, Manhattan Sheldon Lobel, P.C. Community Board #4M <i>Morris</i></p> <p>Variance (§72-21) to permit the operation of an adult establishment within an existing building contrary to underlying use regulations. M2-4 Special Clinton District.</p> <p>Disposition: Postponed Initial Hearing 2/24 -2/25</p>
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DECISIONS

7	<p>227-02-BZ <u>12/8/2025 Closed</u></p>	<p>527 E 233rd Street (aka 4201 Webster Ave), Bronx Vassalotti Associates Architects, LLP Community Board #12BX <i>Ebanks-Chu</i></p> <p>Amendment to the Board's condition of term for a previously approved Variance (§72-21) which permitted the operation of a gasoline service station which expired on December 12, 2022, Extension of Time to Obtain a Certificate of Occupancy which expired on November 21, 2021, Waiver of the Board's Rules. R7-A zoning district.</p> <p>Disposition: Granted</p>
8	<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></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 (Big Dreams Child Care Center) contrary to ZR §32-10. C8-1 zoning district.</p> <p>Disposition: Reopened Continued Hearing 3/9 - 3/10</p>

DECISIONS

9	<p>2025-11-BZ <u>9/9/2025</u> <u>11/18/2025 Closed</u></p>	<p>1681-1683 42nd Street, Brooklyn Law Office of Jay Goldstein, PLLC Community Board #12BK <i>Prenga</i></p> <p>Variance (§72-21) to permit the enlargement of an existing school contrary to underlying bulk requirements. R5 zoning district.</p> <p>Disposition: Granted</p>
10	<p>2025-25-BZ <u>11/5/2025 Closed</u></p>	<p>2456 Richmond Avenue, Staten Island K & L Gates 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. C4-1/R3-2 zoning district.</p> <p>Disposition: Deferred Decision 2/23</p>

SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

11	<p>118-53-BZIII <u>10/20/2025</u></p>	<p>106-57 160 Street, Queens Issa Khorasanchi, P.E. Community Board #12Q <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>Disposition: Continued Hearing 4/13 - 4/14</p>
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NEW CASES		
12	44-99-BZIV <u>12/8/2025</u> Postponed	194 Brighton Avenue, Staten Island Rampulla Associates Architects Community Board #1SI <i>Ebanks-Chu</i> 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. Disposition: Continued Hearing 3/23 – 3/24
13	2019-168-All	140 Fulton Street, Manhattan HSF Kramer Community Board #1M <i>Matias</i> 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. Disposition: Closed Decision 2/9

APPEALS (A) CALENDAR		
NEW CASES		
14	2023-25-BZYII	36 West 66th Street, Manhattan Fried Frank Harris Shriver & Jacobs Community Board #7M <i>Matias</i> 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. Disposition: Closed Decision 2/9
15	2023-75-BZYII	1750 Eastchester Road, Bronx Rothkrug Rothkrug & Spector LLP Community Board #11BX <i>Prenga</i> Extension of time (§11-332(a)) to complete construction of a minor development commenced under the prior zoning for a period of two years to expire on December 9, 2027. Disposition: Closed Decision 2/23

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

16	2025-27-BZ <u>11/5/2025</u>	<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: Continued Hearing 3/9 - 3/10</p>
17	2025-36-BZ <u>11/18/2025</u>	<p>137-25 Jamaica Avenue, Queens Nasir J Khanzada, LLC Community Board #12Q <i>Ebanks-Chu</i></p> <p>Re-instatement (§11-41) of a previously approved variance which permitted the operation of an Automotive Service Station which expired on March 11, 2013; Amendment to permit the conversion of automotive repair bays to convenience store. Waiver of the Board's Rules of Practice and Procedures. C2-4/R6A zoning district.</p> <p>Disposition: Closed Decision 4/27</p>

NEW CASES

18	2024-52-BZ <u>8/12/2025 Closed</u> <u>12/9/2025 Reopen</u>	<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: Continued Hearing 3/23 - 3/24</p>
19	2024-58-BZ <u>8/12/2025 Closed</u> <u>12/9/2025 Reopen</u>	<p>1228 Avenue V, Brooklyn Law Office of Lyra J. Altman Community Board #15BK <i>Ebanks-Chu</i></p> <p>Special Permit (§73-622) and Variance (§72-21) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R4 zoning district.</p> <p>Disposition: Continued Hearing 3/23 – 3/24</p>

NEW CASES		
20	2025-42-BZ	<p>5 Wheeler Avenue, Staten Island Rampulla Associates Architects Community Board #1SI <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. C1-1/R3-2 zoning district.</p> <p>Disposition: Continued Hearing 6/15 – 6/16</p>
21	2025-46-BZ	<p>5904 17th Avenue, Brooklyn Sheldon Lobel P.C. Community Board #12BK <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>Disposition: Continued Hearing 4/13 – 4/14</p>
22	2025-47-BZ	<p>204-37 45th Drive, Queens Sheldon Lobel, P.C. Community Board #11Q <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: Continued Hearing 3/23 - 3/24</p>
23	2025-48-BZ	<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: Closed Decision 2/9</p>