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ADJOURNMENTS

1	2025-22-BZ 11/17/2025 PH 12/9/2025 2/24/2026 4/28/2026 Adj	51 Little West 12th Street, Manhattan			
		Sheldon Lobel, PC	ZD: M1-5	CB: 2MN	<i>Morris</i>
		Variance (§72-21) to permit the development of a 10-story mix-use building contrary to underlying use regulations.			
		<i>Disposition: Adjourned Continued Hearing June 15/16</i>			
2	2025-35-A 11/5/2025 1/26/2026 Adj 3/23/2026 Adj	5012 Hylan Boulevard, Staten Island			
		Rothkrug Rothkrug & Spector LLP	ZD: R3-2, Special South Richmond Purpose District	CB: 3SI	<i>Ebanks-Chu</i>
		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).			
		<i>Disposition: Adjourned Continued Hearing July 27/28</i>			

DECISIONS

3	2025-12-BZ 9/30/2025 12/9/2025 Closed 4/28/2026 Deferred	220-28 Jamaica Ave, Queens			
		Akerman LLP	ZD: C1-2/R3-2	CB: 13QN	<i>Prenga</i>
		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.			
		<i>Disposition: Granted</i>			

SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

4	16-12-BZVI 8/11/2025 9/29/2025 12/8/2025 2/9/2026 4/13/2026 Adj	184 Nostrand Avenue (184-198 Nostrand Ave, 435-439 Willoughby Ave) Brooklyn			
		Law Office of Jay Goldstein, PLLC	ZD: M1-2	CB: 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.			
		<i>Disposition: Adjourned Continued Hearing June 15/16</i>			
5	126-93-BZIII 4/28/2026	1225 East 233rd Street, Bronx			
		Albert Montoya, AIA	ZD: R4	CB: 12BX	<i>Matias</i>
		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.			
		<i>Disposition: Continued Hearing July 27/28</i>			

SPECIAL ORDER CALENDAR (SOC)

NEW CASES

6	842-59-BZ	800 Saint Nicholas Avenue, Manhattan			
		Nasir J Khanzada LLC	ZD: R7A	CB: 9MN	<i>Donaldson</i>
Amendment of a previously approved variance which permitted the operation of a gasoline service station. The request seeks to convert the existing repair bays to accessory convenience store.					
<i>Disposition: Continued Hearing July 27/28</i>					
7	154-90-BZIII	730 Avenue S (a/k/a 726-730 Avenue S; 1912 East 8th Street), Brooklyn			
		Law Office of Jay Goldstein, PLLC	ZD: R5, Special Ocean Parkway District	CB: 15BK	<i>Prenga</i>
Amendment of a previously approved Variance (§ 72-21) to permit the further enlargement of a House of Worship (UG 3) contrary to underlying bulk requirements and reconfigure approved layout.					
<i>Disposition: Closed Decision July 13</i>					

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

8	2023-59-BZ 7/16/2024 11/7/2024 2/24/2025 Adj 5/6/2025 7/14/2025 9/30/2025 2/24/2026	280 Bradley Avenue, Staten Island			
		Law Office of Jay Goldstein, PLLC	ZD: R3-1	CB: 2SI	<i>Prenga</i>
		Variance (§72-21) to permit the development of a UG 3 school contrary to underlying bulk requirements.			
		<i>Disposition: Withdrawn</i>			
9	2025-08-BZ 2/10/2026	184-17 Horace Harding Expressway, Queens			
		Eric Palatnik, P.C.	ZD: C2-2/R3-1	CB: 11Q	<i>Prenga</i>
		Variance (§72-21) to permit the development of mixed residential and commercial building contrary to underlying bulk requirements.			
		<i>Disposition: Continued Hearing October 5/6</i>			
10	2025-37-BZ, 2025-38-BZ & 2025-39-BZ 1/13/2026 3/24/2026	2064 53rd St., 5302 21st Ave (5300 21st Ave, 5302-5310 21st Ave, 2074-2084 53rd St) & 5312 21st Ave, Brooklyn			
		Law Office of Jay Goldstein, PLLC	ZD: R5	CB: 12BK	<i>Morris</i>
		Variance (§72-21) to permit the development of a school contrary to underlying bulk requirements.			
		<i>Disposition: Closed Decision July 13</i>			

NEW CASES

11	2026-07-BZ	1508 Eastern Parkway, Brooklyn			
		The Land Law Firm	ZD: R6	CB: 16BK	<i>Prenga</i>
		Variance (§72-21) to permit the development of an eight-story mixed-use building contrary to underlying bulk requirements.			
		<i>Disposition: Continued Hearing July 27/28</i>			
12	2026-08-BZ	2010 Bartow Avenue, Bronx			
		Eric Palatnik, P.C.	ZD: C4-3	CB: 10BX	<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.			
		<i>Disposition: Closed Decision July 13</i>			