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## ADJOURNMENTS

<b>1</b>	<b>30-00-BZIV</b> <u>2/9/2026</u>	<b>465-469 West 165th Street and 458-464 West 166th Street, Manhattan</b> Fried, Frank, Harris & Jacobs <b>Community Board #12MN</b> <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.  <b>Disposition: Adjourned Continued Hearing 4/27 – 4/28</b>
<b>2</b>	<b>2024-58-BZ</b> <u>12/9/2025</u> <u>reopened</u> <u>1/27/2026</u>	<b>1228 Avenue V, Brooklyn</b> Law Office of Lyra J. Altman <b>Community Board #15BK</b> <i>Ebanks-Chu</i>  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.  <b>Disposition: Adjourned Continued Hearing 9/14 - 9/15</b>
<b>3</b>	<b>2025-35-A</b> <u>11/5/2025</u> <u>1/26/2026 Adj</u>	<b>5012 Hylan Boulevard, Staten Island</b> Rothkrug Rothkrug & Spector LLP <b>Community Board #3SI</b> <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). R3-2 Special South Richmond Purpose District.  <b>Disposition: Adjourned Continued Hearing 4/27 – 4/28</b>

## DEFERRALS

<b>4</b>	<b>437-64-BZ</b> <u>9/29/2025</u> <u>11/17/2025</u> <u>1/12/2026 Closed</u> <u>2/23/2026 Defer</u>	<b>137-02 Farmers Boulevard, Queens</b> Nasir J, Khanzada LLC <b>Community Board #12QN</b> <i>Morris</i>  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.  <b>Disposition: Deferred Decision 4/13</b>
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**DEFERRALS**

<b>5</b>	<p><b>2025-26-BZ</b> <u>11/18/2025 Closed</u></p>	<p><b>160-03 Rockaway Boulevard, Queens</b> Eric Palatnik, PC <b>Community Board #13QN</b> <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><b>Disposition: Deferred Decision 4/13</b></p>
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**REOPEN**

<b>6</b>	<p><b>2025-34-BZ</b> <u>12/8/2025 Closed</u> <u>1/12/2026</u> <u>Granted</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: Reopened Continued Hearing 4/13 - 4/14</b></p>
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**DECISIONS**

7	<p><b>751-60-BZIII</b> <u>1/13/2026 Closed</u></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: Granted</b></p>
8	<p><b>907-86-BZII</b> <u>1/12/2026</u> <u>2/23/2026 Closed</u> <u>3/9/2026 Defer</u></p>	<p><b>109-113 East 73rd Street, 120 East 74th Street, Manhattan</b> Fried, Frank, Harris, Shriver &amp; Jacobson LLP <b>Community Board #8MN</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: Granted</b></p>
9	<p><b>416-87-BZIII</b> <u>2/12/2024 Closed</u> <u>5/20/2024 Defer</u> <u>7/15/2024 Defer</u> <u>11/6/2024 Defer</u> <u>3/10/2025 Reopened</u> <u>6/16/2025 Closed</u> <u>9/8/2025 Defer</u> <u>12/8/2026 Defer</u></p>	<p><b>547-551 West 133rd Street, Manhattan</b> Seyfarth Shaw, LLP <b>Community Board #9MN</b> <i>Costanza</i></p> <p>Re-instatement of the expired term for a previously approved Variance (§72-21) which permitted the operation of automotive repair (UG 16B) which expired on June 27, 2019; Extension of Time to obtain a Certificate of Occupancy which expired on March 22, 2010; Waiver of the Board's Rules of Practice and Procedures. R7A/C6-1 within Subdistrict A of the Special Manhattanville Mixed Use Districts.</p> <p><b>Disposition: Granted</b></p>
10	<p><b>246-98-BZIII</b> <u>3/9/2026 Closed</u></p>	<p><b>55-15/21 Northern Boulevard, Queens</b> Gerald J. Caliendo, RA, AIA <b>Community Board #1QN</b> <i>Donaldson</i></p> <p>Amendment (§11-41) of a previously approved permitting the operation of an automotive dealership. The amendment seeks changes to the previous approval as well as a change in the hours of operation. C2-2 zoning district.</p> <p><b>Disposition: Granted</b></p>

DECISIONS		
<b>11</b>	<p><b>2025-25-BZ</b>  <u>11/5/2025 Closed</u>  <u>1/26/2026 Defer</u>  <u>2/23/2026 Defer</u></p>	<p><b>2456 Richmond Avenue, Staten Island</b>            K &amp; L Gates LLP  <b>Community Board #2SI</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. C4-1/R3-2 zoning district.</p> <p><b>Disposition: Deferred Decision 4/13</b></p>
<b>12</b>	<p><b>2025-50-BZ</b>  <u>2/10/2026 Closed</u></p>	<p><b>1255 East Gun Hill Road, Bronx</b>            Eric Palatnik, PC  <b>Community Board #12BX</b>  <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><b>Disposition: Granted</b></p>
<b>13</b>	<p><b>2025-53-A</b>  <u>2/23/2026 Closed</u></p>	<p><b>88-58 Hollis Court Boulevard, Queens</b>            Rothkrug Rothkrug &amp; Spector LLP  <b>Community Board #13QN</b>  <i>Ebanks-Chu</i></p> <p>Proposed development of a residential single-family building within the bed of a mapped street contrary to General City Law §35. R2 zoning district.</p> <p><b>Disposition: Granted</b></p>

**SPECIAL ORDER CALENDAR (SOC)**

**CONTINUED HEARINGS**

<b>14</b>	<p><b>866-49-BZ</b> <u>2/9/2026</u></p>	<p><b>200-01 47th Avenue, Queens</b> Nasir J. Khanzada LLC <b>Community Board #11QN</b> <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><b>Disposition: Closed Decision 4/27</b></p>
<b>15</b>	<p><b>44-99-BZIV</b> <u>12/8/2025</u> Postponed <u>1/26/2026</u></p>	<p><b>194 Brighton Avenue, Staten Island</b> Rampulla Associates Architects <b>Community Board #1SI</b> <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><b>Disposition: Closed Decision 4/27</b></p>

**SPECIAL ORDER CALENDAR (SOC)**

**NEW CASES**

<b>16</b>	<p><b>99-14-BZIV</b></p>	<p><b>432-434 West 31<sup>st</sup> Street, Manhattan</b> Greenberg Traurig LLP <b>Community Board #4MN</b> <i>Donaldson</i></p> <p>Extension of Time to Complete Construction of a previously approved Variance (§72-21) to facilitate the construction of a new 21-story which expired on January 10, 2026. C6-4 Special Hudson Yards District.</p> <p><b>Disposition: Closed Decision 4/27</b></p>
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**APPEALS (A) CALENDAR**

**CONTINUED HEARINGS**

<b>17</b>	<p><b>2025-43-A &amp; 2025-44-A</b> <u>12/8/2025</u></p>	<p><b>97-49 Bristol Avenue/97-51 Bristol Avenue, Queens</b> Gerald J. Caliendo, Architect PC <b>Community Board #4QN</b> <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><b>Disposition: Closed Decision 4/27</b></p>
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## SPECIAL ORDER CALENDAR (SOC)

### CONTINUED HEARINGS

<b>18</b>	<p><b>269-13-BZII</b>  <u>9/29/2025</u>  <u>12/8/2025 Adj</u>  <u>1/26/2026 Adj</u>  <u>2/23/2026</u></p>	<p><b>110 West 73rd Street, Manhattan</b>          Goldman Harris LLC  <b>Community Board #7MN</b>  <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><b>Disposition: Continued Hearing 4/27 – 4/28</b></p>
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## ZONING (BZ) CALENDAR

### CONTINUED HEARINGS

<b>19</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>10/20/2025</u>  <u>1/13/2026</u>  <u>2/24/2026</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 4/27 – 4/28</b></p>
<b>20</b>	<p><b>2024-52-BZ</b>  <u>12/9/2025</u>          reopened  <u>1/27/2026</u></p>	<p><b>1226 Avenue V, Brooklyn</b>          Law Office of Lyra J. Altman  <b>Community Board #15BK</b>  <i>Ebanks-Chu</i></p> <p>Special Permit (§73-622) permitting the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R4 zoning district.</p> <p><b>Disposition: Closed Decision 4/27</b></p>

<b>ZONING (BZ) CALENDAR</b>		
<b>CONTINUED HEARINGS</b>		
<b>21</b>	<b>2025-47-BZ</b> <u>1/27/2026</u>	<b>204-37 45th Drive, Queens</b> Sheldon Lobel, P.C. <b>Community Board #11QN</b> <i>Ebanks-Chu</i>  Variance (§72-21) to permit the development of a two-story residential building contrary to underlying bulk requirements. R3-1 zoning district.  <b>Disposition: Closed Decision 4/27</b>
<b>22</b>	<b>2025-37-BZ, 2025-38-BZ &amp; 2025-39-BZ</b> <u>1/13/2026</u>	<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>  Variance (§72-21) to permit the development of a school contrary to underlying bulk requirements. R5 zoning district.  <b>Disposition: Continued Hearing 6/1 – 6/2</b>