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ADJOURNMENTS

1	<p>2025-17-BZ <u>9/30/2025</u> <u>12/9/2025 Adj</u></p>	<p>98-01/05 Metropolitan Avenue, Queens Eric Palatnik, PC Community Board #6QN <i>Ebanks-Chu</i></p> <p>Special Permit (§73-311) to permit the continued operation of an eating and drinking establishment with an accessory drive-through. C1-3/R3-2 & R3A zoning districts.</p> <p>Disposition: Adjourned Continued Hearing 4/13 – 4/14</p>
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WITHDRAWALS

2	<p>2024-62-BZ <u>8/12/2025</u> <u>12/9/2025 Closed</u></p>	<p>78 Fort Place, Staten Island Rampulla Associates Architects Community Board #1SI <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of an apartment building contrary use and underlying bulk requirements. R3A Special Hillside Purpose District (SHPD), Lower Density Growth Management Area (LDGMA).</p> <p>Disposition: Withdrawn</p>
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DECISIONS

3	<p>907-86-BZII <u>1/12/2026</u> <u>2/23/2026</u></p>	<p>109-113 East 73rd Street, 120 East 74th Street, Manhattan Fried, Frank, Harris, Shriver & Jacobson LLP Community Board #8M <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>Disposition: Deferred Decision 3/23</p>
4	<p>2018-151-AIV <u>1/12/2026 Closed</u> <u>2/24/2026 Deferred</u></p>	<p>6-05 129th Street, Queens Eric Palatnik PC Community Board #4Q <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>Disposition: Granted</p>

DECISIONS

5	<p>2025-30-BZ <u>12/9/2025</u> <u>2/24/2026 Closed</u></p>	<p>1680 Boone Avenue/1717 West Farms Road, Bronx Akerman LLP Community Board #3BX <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of a vv18-story residential building containing approximately 340 units of permanently affordable non-profit housing contrary to underlying bulk requirements. R7X & R7A zoning districts.</p> <p>Disposition: Granted</p>
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SPECIAL ORDER CALENDAR (SOC)

NEW CASES

6	<p>246-98-BZIII</p>	<p>55-15/21 Northern Boulevard, Queens Gerald J. Caliendo, RA, AIA Community Board #1QN <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>Disposition: Closed Decision 3/23</p>
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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

7	<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>9/9/2025 Cont.</u> <u>11/18/2025 Closed</u> <u>2/23/2026</u> <u>Reopened</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) (<i>Talmud Torah Tiferes Yechief D'Aleksander</i>) contrary to ZR §42-12. Variance (§72-21) to permit the development contrary to underlying bulk requirements. M1-1 zoning district.</p> <p>Disposition: Closed Decision 4/13</p>
8	<p>2025-29-BZ <u>1/13/2026</u></p>	<p>350 Troy Avenue, a/k/a 1505-1513 Carroll Street, Brooklyn Friedman, PE, AIA Community Board #9BK <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>Disposition: Closed Decision 4/27</p>

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

9	<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> <u>1/26/2026</u> Reopened</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 (<i>Big Dreams Child Care Center</i>) contrary to ZR §32-10. C8-1 zoning district.</p> <p>Disposition: Closed Decision 3/23</p>
10	<p>2024-38-BZ <u>1/7/2025</u> <u>4/7/2025 Adj</u> <u>10/21/2025 Adj</u> <u>1/13/2026</u></p>	<p>90-17 179th Street, Queens Eric Palatnik, P.C. Community Board #12QN <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>Disposition: Closed Decision 4/13</p>
11	<p>2025-06-BZ <u>5/20/2025</u> <u>7/28/2025 Adj</u> <u>10/21/2025 Adj</u> <u>1/13/2026</u></p>	<p>88-02 Northern Boulevard, Queens Eric Palatnik, P.C. Community Board #3QN <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>Disposition: Continued Hearing 4/27 – 4/28</p>
12	<p>2025-23-BZ <u>12/9/2025</u> <u>2/10/2026</u></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 4/27 – 4/28</p>

CONTINUED HEARINGS		
13	2025-27-BZ <u>11/5/2025</u> <u>1/27/2026</u>	3657 Kingsbridge Avenue, Bronx K & L Gates LLP Community Board #8BX <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. C2-3/R4 zoning district. Disposition: Continued Hearing 4/13 – 4/14

ZONING (BZ) CALENDAR		
CONTINUED HEARINGS		
14	2025-40-BZ <u>1/13/2026</u>	2800 Bruckner Boulevard, Bronx Sheldon Lobel, P.C. Community Board #10BX <i>Morris</i> 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/LDGM zoning district. Disposition: Closed Decision 4/13
15	2025-41-BZ <u>1/13/2026</u>	138-02 Hillside Avenue, Queens K & L Gates LLP Community Board #12QN <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. C4-3A zoning district. Disposition: Closed Decision 4/13