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RULEMAKING

1	<u>4/1/2026</u>	<p>The Board of Standards and Appeals (“BSA” or the “Board”) proposes to modify its Rules of Practice and Procedures (the “Board’s Rules”) to codify the Board’s process for implementing the recently enacted Charter § 666-a (Fast Track Affordable Housing Action Projects (or “AHFT”)), as well as updating the Board’s Rules to incorporate relevant provisions of the Zoning Resolution, as modified by the recent City of Yes for Economic Opportunity and Housing Opportunity text amendments in the Zoning Resolution.</p> <p>Disposition -Approved</p>
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ADJOURNMENTS

2	<p>2025-31-BZ 2025-32-A 2025-33-A <u>2/24/2026</u></p>	<p>99 Sutton Street, Brooklyn Sheldon Lobel PC Community Board #1BK <i>Prenga</i></p> <p>Variance (§72-21) to legalize an existing four-story plus cellar residential building, including a dwelling unit in the cellar contrary to ZR §§ 42-10, 43-12, and 54-31, as well as HMC § 27-2082 and MDL § 34.6. M1-2 zoning district.</p> <p>Disposition -Adjourned Continued Hearing 7/14 -7/15</p>
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WITHDRAWALS

3	<p>2025-49-BZ <u>1/26/2026</u> <u>Postponed</u> <u>2/24/2026</u></p>	<p>637 West 50th Street, Manhattan Sheldon Lobel, P.C. Community Board #4MN <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 zoning district, Special Clinton District.</p> <p>Disposition -Withdrawn</p>
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DECISIONS		
4	<p>118-53-BZIII <u>10/20/2025</u> <u>1/26/2026</u> <u>4/13/2026</u> Closed</p>	<p>106-57 160 Street, Queens Issa Khorasanchi, P.E. Community Board #12QN <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: Granted</p>
5	<p>24-09-BZ <u>4/13/2026</u> Closed</p>	<p>78-10 164th Street, Queens Bryan Cave Leighton Paisner LLP Community Board #8QN <i>Donaldson</i></p> <p>Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the enlargement of a community facility (Meadow Park Rehabilitation and Health Care Center) which expired on January 24, 2026. R3-2 zoning district.</p> <p>Disposition: Granted</p>
6	<p>224-14-BZII & 225-14-AIII <u>4/27/2026</u> Closed</p>	<p>1534 Victory Boulevard, Staten Island Eric Palatnik, P.C. Community Board #1SI <i>Donaldson</i></p> <p>Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, which will expire on January 30, 2026, for a previously approved Variance (72-21) to permit the addition of five (5) accessory off-street parking spaces to an ambulatory diagnostic or treatment health care facility contrary to ZR §§ 22-14 and 52-41, and an appeal pursuant to General City Law 35. R1-2 zoning district.</p> <p>Disposition: Granted</p>
7	<p>2025-06-BZ <u>5/20/2025</u> <u>7/28/2025</u> Adj <u>10/21/2025</u> Adj <u>1/13/2026</u> <u>3/10/2026</u> <u>4/28/2026</u> Closed</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: Granted</p>

DECISIONS

<p>8</p>	<p>2025-16-BZ <u>10/21/2025</u> <u>2/10/2026</u> <u>4/14/2026 Closed</u></p>	<p>583 East 23rd Street, Brooklyn Sheldon Lobel, P.C. Community Board #14BK <i>Prenga</i></p> <p>Variance (§72-21) and Special Permit (§73-134) to permit the change of use of an existing house of worship in Use Group ("UG") III(B) to an ambulatory diagnostic or treatment health care UG III(B) in excess of 1,500 contrary to use regulations (ZR§§ 22-131(B) and 22-132(b)), front yard (ZR§ 24-34), height and setback (ZR§ 24-521) and parking (ZR§ 25-31) regulations. R3X zoning district.</p> <p>Disposition: Granted</p>
<p>9</p>	<p>2025-25-BZ <u>10/20/2025</u> <u>Postponed</u> <u>11/5/2025 Closed</u> <u>1/26/2026 Defer</u> <u>2/23/2026 Defer</u> <u>3/23/2026 Defer</u> <u>4/13/2026 Defer</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: Granted</p>

SPECIAL ORDER CALENDAR (SOC)

NEW CASES

<p>10</p>	<p>608-85-BZII</p>	<p>33-56 11th Street, Queens Sheldon Lobel, P.C. Community Board #1QN <i>Donaldson</i></p> <p>Extension of Term of a variance (§72-21) which permitted the use of General Contractors Establishment which expired on June 7, 2021; Amendment to permit the addition of a second curb cut, Waiver of the Board's Rules of Practice and Procedures. R5 zoning district.</p> <p>Disposition: Continued Hearing 6/15 – 6/16</p>
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ZONING (BZ) CALENDAR

NEW CASES

11	2026-03-BZ	<p>116 Edgecombe Avenue, Manhattan Cozen O'Connor. P.C. Community Board #10MN <i>Prenga</i></p> <p>Variance (§72-21) to permit the conversion of an existing vacant house of worship (UG III(B)) building to office use (UG VII) contrary to ZR §22-10. R7-2 zoning district, Dorrance Brooks Square Historic District.</p> <p>Disposition: Closed Decision 7/13</p>
12	2026-04-BZ	<p>834 East 233rd Street, Bronx Eric Palatnik, PC Community Board #12BX <i>Donaldson</i></p> <p>Special Permit (§73-163) to permit the operation of a Gasoline Service Station (UG VI) with accessory retail use contrary to ZR §32-10. C2-4/R5D zoning district.</p> <p>Disposition: Continued Hearing 9/14 – 9/15</p>
13	2026-05-BZ	<p>312 Fingerboard Road, Staten Island Terminus Group LLC Community Board #2SI <i>Donaldson</i></p> <p>Variance (§72-21) to permit the development of a single-family home (UG II) contrary to underlying bulk regulations. R1-2 zoning district (LDGMA).</p> <p>Disposition: Closed Decision 6/15</p>