

[Register for the Zoom Meeting in Advance](#)

Or dial in using numbers below:

Webinar ID: 160 487 2771 Passcode: 279345

1-669-254-5252

ADJOURNMENTS

1	2024-41-BZ 2/11/2025 5/6/2025 7/28/2025 Adj 11/5/2025 Adj 11/18/2025 1/26/2026 Adj.	105-39 Cross Bay Boulevard, Queens			
		Eric Palatnik, P.C.	ZD: R4A	CB: 10Q	<i>Prenga</i>
		Variance (§72-21) to permit the development of an eating and drinking establishment with an accessory drive-through contrary to ZR §22-10.			
		<i>Disposition:</i>			
2	2026-01-BZ 4/28/2026	4261 Broadway, Manhattan			
		Fried, Frank, Harris, Shriver & Jacobson LLP	ZD: C8-3	CB: 12M	<i>Morris</i>
		Special Permit (§73-133) to permit the development of a portion of a school contrary to underlying use regulations.			
		<i>Disposition:</i>			

POSTPONEMENTS

3	2026-06-BZ	511 West 25th Street, Manhattan			
		Eric Palatnik, P.C.	ZD: M1-5	CB: 4M	<i>Morris</i>
		Variance (§72-21) to permit the conversion of the upper floors of an existing nine (9) story manufacturing building to residential use contrary to underlying use regulations.			
		<i>Disposition:</i>			

DECISIONS

4	492-82-BZ 12/8/2025 2/9/2026 Adj 4/13/2026 Closed	72-12/16 73rd Place, Queens			
		Gerald J. Caliendo, RA, AIA	ZD: R4-1	CB: 5QN	<i>Costanza</i>
		Amendment (§11-413) to permit a change of use from Gasoline Service Station to Automotive Repair Shop			
		<i>Disposition:</i>			
5	2026-05-BZ 5/12/2026 Closed	312 Fingerboard Road, Staten Island			
		Terminus Group LLC	ZD: R1-2 (LDGMA)	CB: 2SI	<i>Donaldson</i>
		Variance (§72-21) to permit the development of a single-family home (UG II) contrary to underlying bulk regulations.			
		<i>Disposition:</i>			

SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

6	608-85-BZII 5/11/2026	33-56 11th Street, Queens			
		Sheldon Lobel, P.C.	ZD: R5	CB: 1QN	<i>Donaldson</i>
		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.			
<i>Disposition:</i>					
7	16-12-BZVI 8/11/2025 9/29/2025 12/8/2025 2/9/2026 4/13/2026 Adj 6/2/2026 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:</i>					
8	269-13-BZII 9/29/2025 12/8/2025 Adj 1/26/2026 Adj 2/23/2026 3/23/2026 4/27/2026	110 West 73rd Street, Manhattan			
		Goldman Harris LLC	ZD: Goldman Harris LLC	CB: 7MN	<i>Prenga</i>
		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.			
<i>Disposition:</i>					
NEW CASES					
9	964-87-BZIV	786 Burke Avenue, Bronx			
		Eric Palatnik, P.C.	ZD: C1-3/R6	CB: 12BX	<i>Donaldson</i>
		Extension of Term (ZR §11-411) of a previously approved variance permitting the operation of an Automotive Service Station which expired on February 6, 2020, Extension of Time to Obtain a Certificate of Occupancy which expired on December 16, 2026, Waiver of the Board's Ruled of Practice and Procedures			
<i>Disposition:</i>					
10	128-15-BZIII thru 130-15-BZIII	680, 682, 684 Van Duzer Street, Staten Island			
		Terminus Group, LLC	ZD: R2/SHPD	CB: 1SI	<i>Donaldson</i>
		Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a three-family attached residential building which expires on April 10, 2026.			
<i>Disposition:</i>					

SPECIAL ORDER CALENDAR (SOC)

NEW CASES

11	2016-1219-BZIII	73-45 Myrtle Avenue aka 78-68 74th Street, Queens			
		Sheldon Lobel, P.C.	ZD: R4-1	CB: 5Q	<i>Ebanks-Chu</i>
		Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the construction of a two-story mixed-use commercial and residential building which expired on April 11, 2026.			
<i>Disposition:</i>					
12	2019-205-BZIII	485 Van Sinderen Avenue, Brooklyn			
		Goldman Harris LLC	ZD: M1-1	CB: 5BK	<i>Prenga</i>
		Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which expires on June 24, 2026, and March 21, 2027, respectively, to permit the development of an 8-story residential building with 132 units of affordable independent residences for seniors			
<i>Disposition:</i>					

APPEALS (A) CALENDAR

NEW CASES

13	2026-12-A	463 Bay Street, Staten Island			
		Terminus Group, LLC	ZD: C2-3/R6	CB: 1SI	<i>Ebanks-Chu</i>
		Proposed new Certificate of Occupancy for an existing building with no enlargement of development contrary to General City Law 35.			
<i>Disposition:</i>					

[Register for the Zoom Meeting in Advance](#)

Or dial in using numbers below:

Webinar ID: 161 771 0538 Passcode: 155025

1-669-254-5252

ZONING (BZ) CALENDAR

CONTINUED HEARINGS

14	2025-17-BZ	98-01/05 Metropolitan Avenue, Queens		
	9/30/2025 12/9/2025 Adj 3/10/2026 Adj 4/28/2026	Eric Palatnik, PC	ZD: C1-3/R3-2 & R3A	CB: 6QN <i>Ebanks-Chu</i>
	Special Permit (§73-311) to permit the continued operation of an eating and drinking establishment with an accessory drive-through.			
	<i>Disposition:</i>			
15	2025-22-BZ	51 Little West 12th Street, Manhattan		
	11/17/2025 PH 12/9/2025 2/24/2026 4/28/2026 Adj 6/1/2026 Adj	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:</i>			
16	2025-42-BZ	5 Wheeler Avenue, Staten Island		
	1/27/2026	Rampulla Associates Architects	ZD: C1-1/R3-2	CB: 1SI <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:</i>			