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ADJOURNMENTS

1	2024-58-BZ 12/9/2025 reopened 1/27/2026 3/23/2026 Adj	1228 Avenue V, Brooklyn			
		Law Office of Lyra J. Altman	ZD: R4	CB: 15BK	Ebanks-Chu
		Special Permit (§73-622) and Variance (§72-21) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements.			
		Disposition:			
2	2025-31-BZ 2025-32-A 2025-33-A 2/24/2026 7/13/2026 Adj	99 Sutton Street, Brooklyn			
		Sheldon Lobel, PC	ZD: M1-2	CB: 1BK	Prenga
		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.			
		Disposition:			

DEFERRALS

3	85-99-BZIV 5/19/2025 7/28/2025 9/8/2025 11/17/2025 Closed 2/9/2026 Deferred 4/27/2026 Deferred 7/13/2026 Deferred	1106 Metcalf Avenue, Bronx						
		Board of Standards and Appeals		ZD: R6		CB: 9BX		Costanza
		Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which expired on May 30, 2022;						
		Disposition:						
4	2025-37-BZ, 2025-38-BZ & 2025-39-BZ 1/13/2026 3/24/2026 6/2/2026 Closed 8/10/2026 Deferred	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		Morris
		Variance (§72-21) to permit the development of a school contrary to underlying bulk requirements.						
		Disposition:						
5	2025-52-BZ 4/14/2026 7/13/2026 Closed	560 McDonald Avenue (aka 552 McDonald Avenue; 548-568 McDonald Avenue), Brooklyn						
		Law Office of Jay Goldstein		ZD: R5		CB: 12BK		Morris
		Variance (§72-21) to permit the development of a school contrary to underlying bulk regulations.						
		Disposition:						

WITHDRAWALS

6	2025-09-BZ 10/21/2025 1/27/2026 Adj 4/27/2026 Adj 7/13/2026 Adj	1616 McDonald Avenue, Brooklyn			
		Eric Palatnik, P.C.	ZD: M1-1	CB: 3BK	<i>Prenga</i>
		Special Permit (§73-50) to permit the enlargement of existing buildings contrary to underlying bulk requirements.			
		<i>Disposition:</i>			
7	2025-24-BZ 4/14/2026 Closed	86 Warren Street, Manhattan			
		Eric Palatnik, PC	ZD: C6-3A Special Tribeca Mixed Use District	CB: 1MN	<i>Prenga</i>
		Variance (§72-21) to permit an enlargement of an existing hotel contrary to underlying bulk regulations.			
		<i>Disposition:</i>			

DECISIONS

8	710-55-BZIII 7/13/2026 Closed	246-02 South Conduit Avenue, Queens			
		Rothkrug Rothkrug & Spector, LLP	ZD: R3X	CB: 13QN	<i>Donaldson</i>
		Extension of Term (§11-41) for a gasoline service station which expired on January 10, 2018, Waiver of the Board's Rules of Practice and Procedures. R3X zoning district..			
		<i>Disposition:</i>			
9	842-59-BZ 6/1/2026 7/27/2026 Closed	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:</i>			
10	2021-43-BZII 8/11/2026 Closed	90-01 Beach Channel Drive, Queens			
		Greenberg Traurig, LLP	ZD: R4-1	CB: 14QN	<i>Donaldson</i>
		Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the repurposing of an existing three-story plus cellar building to be occupied with commercial offices and as of right community facility uses which expires on July 18, 2026.			
		<i>Disposition:</i>			

DECISIONS

11	2025-46-BZ 1/27/2026 4/13/2026 Closed	5904 17th Avenue, Brooklyn					
		Sheldon Lobel P.C.		ZD:	R5	CB: 12BK	Morris
		Variance (§72-21) to permit the enlargement of a Use Group IIIB synagogue and the construction of a Rabbi's apartment for Congregation Or Lashomaim, contrary to bulk regulations.					
		Disposition:					
12	2026-01-BZ 4/28/2026 6/15/2026 Adj. 7/13/2026 Adj. 8/11/2026 Closed	4261 Broadway, Manhattan					
		Fried, Frank, Harris, Shriver & Jacobson LLP		ZD:	C8-3, C4-4, R7-2/C1-4	CB:	12MN Morris
		Special Permit (§73-133) to permit the development of a portion of a school contrary to underlying use regulations.					
		Disposition:					
13	2026-11-BZ 7/14/2026 8/11/2026 Closed	34-29 and 34-31 31st Street, Queens					
		The Land Law Firm		ZD:	R5	CB: 1QN	Donaldson
		Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive repair facility which expired on June 10, 2005, Waiver of the Board's Rules of Practice and Procedures.					
		Disposition:					

SPECIAL ORDER CALENDAR (SOC)

CONTINUED HEARINGS

14	126-93-BZIII 4/28/2026 6/1/2026 7/27/2026 Adj. 8/10/2026	1225 East 233 rd Street, Bronx								
		Albert Montoya, AIA			ZD:	R4		CB:	12BX	Matias
		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.								
		Disposition:								

NEW CASES

15	233-15-BZIII	45-40 Vernon Boulevard, Queens			
		Herbert Smith Freehills Kramer LLP	ZD: M1-6A/R9	CB: 2Q	Prenga
		Application to request an amendment to a previously approved variance granted pursuant to Zoning Resolution (ZR) § 72-21. The original variance permitted the conversion of a then-existing four-story manufacturing building and the development of a 21-story mixed retail and residential tower contrary to applicable district use and bulk regulations.			
		Disposition:			

SPECIAL ORDER CALENDAR (SOC)

NEW CASES

16	700-85-BZII 7/27/2026PH	97-38 99th Street, Queens			
		Eric Palatnik, PC	ZD: R5	CB: 9QN	Donaldson
		Extension of Time to Obtain a Certificate of Occupancy of previously approved Variance (§72-21) which permitted an enclosed contractor's establishment including storage and handling of building materials, office and storage of one truck with accessory parking for five cars which expires on July 6, 2026.			
		<i>Disposition:</i>			
17	2021-15-BZII	81 Beaver Street, Brooklyn			
		Herbert Smith Freehills Kramer LLP	ZD: M1-1	CB: 4BK	Donaldson
		Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the residential conversion of an existing manufacturing building which expired March 28, 2026, Waiver of the Board's Rules of Practice and Procedures.			
		<i>Disposition:</i>			
18	2022-17-All	27 Stewart Avenue, Brooklyn			
		Pryor Cashman LLP	ZD: M1-2	CB: 1BK	Prenga
		Extension of Time to Obtain a Certificate of Occupancy of a previously established Common Law Vesting Rights that will expire on October 17, 2026.			
		<i>Disposition:</i>			
19	2022-59-BZII	591 East Fordham Road, Bronx			
		Hirschen Singer & Epstein LLP	ZD: C4-5D and R6B	CB: 6BX	Donaldson
		Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance permitting the operation of an Automotive Repair Facility which expired on July 24, 2024, Waiver of the Board's Rules of Practice and Procedures.			
		<i>Disposition:</i>			

APPEALS (A) CALENDAR

NEW CASES

20	2026-21-A	126 Industrial Loop, Staten Island			
		Rothkrug Rothkrug & Spector, LLP	ZD: M3-1 Special South Richmond District	CB: 3SI	<i>Ebanks-Chu</i>
		Proposed development of a one-story warehouse not fronting on a mapped street contrary to General City Law §36.			
		<i>Disposition:</i>			
21	2026-31-A	1801 Richmond Terrace, Staten Island			
		Brown & Caldwell	ZD: M1-1	CB: 1SI	<i>Ebanks-Chu</i>
		To permit the authorization to construct a Main electrical Building and accessory E-house at the DEP Port Richmond Wastewater Resource Recovery Facility within a mapped street widening area contrary to General City Law §35 and requiring a waiver of ZR §72-01(g).			
		<i>Disposition:</i>			

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ZONING (BZ) CALENDAR

CONTINUED HEARINGS

22	2025-42-BZ 1/27/2026 6/16/2026	5 Wheeler Avenue, Staten Island			
		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>			
23	2026-04-BZ 5/12/2026	834 East 233rd Street, Bronx			
		Eric Palatnik, PC	ZD: C2-4/R5D	CB: 12BX	<i>Donaldson</i>
		Special Permit (§73-163) to permit the operation of a Gasoline Service Station (UG VI) with accessory retail use contrary to ZR §32-10.			
		<i>Disposition:</i>			
24	2026-07-BZ 6/2/2026 7/27/2026 Adj. 8/11/2026	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:</i>			

NEW CASES

25	2026-16-BZ	1915 Bruckner Boulevard, Bronx			
		Eric Palatnik, PC	ZD: C2-1/R5	CB: 9BX	<i>Donaldson</i>
		Special Permit (§73-163) to permit the operation of a Gasoline Service Station with accessory retail use contrary to ZR §32-10.			
		<i>Disposition:</i>			