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## DEFERRALS

<b>1</b>	<p><b>437-64-BZ</b> <u>9/29/2025</u> <u>11/17/2025</u> <u>1/12/2026 Closed</u></p>	<p><b>137-02 Farmers Boulevard, Queens</b> Nasir J, Khanzada LLC <b>Community Board #12Q</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.</p>
<b>2</b>	<p><b>2025-25-BZ</b> <u>11/5/2025 Closed</u> <u>1/26/2026 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> 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>
<b>3</b>	<p><b>2025-26-BZ</b> <u>11/17/2025 Closed</u></p>	<p><b>160-03 Rockaway Boulevard, Queens</b> Eric Palatnik, PC <b>Community Board #13Q</b> <i>Morris</i> 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>

## DECISIONS

<b>4</b>	<p><b>2024-10-BZ</b> <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>9/8/2025 Cont.</u> <u>11/18/2025 Closed</u></p>	<p><b>1679 63rd Street – 1680 62nd Street, Brooklyn</b> Sheldon Lobel, P.C. and Friedman PE <b>Community Board #11BK</b> <i>Prenga</i> Special Permit (§73-19) to permit the development of a school (UG 3) (Talmud Torah Tiferes Yechief D'Aleksander) contrary to ZR §42-12. Variance (§72-21) to permit the development contrary to underlying bulk requirements. M1-1 zoning district.</p>
<b>5</b>	<p><b>532-32-BZ</b> <u>3/10/2025</u> <u>5/19/2025</u> <u>7/14/2025 Adj.</u> <u>9/8/2025</u> <u>11/17/2025 closed</u> <u>1/12/2026 Deferred</u></p>	<p><b>31-02 Astoria Boulevard, Queens</b> Nasir J. Khanzada, P.E. <b>Community Board #1Q</b> <i>Costanza</i> Amendment (§11-41) of a previously approved variance permitting the enlargement of an existing automotive service station. The request seeks to make modifications to the previous approval. C4-3 zoning district.</p>

DECISIONS		
<b>6</b>	<b>534-65-BZIII</b> <u>1/12/2026 Closed</u>	<b>104-40 Queens Boulevard, Queens</b> Rothkrug Rothkrug & Spector LLP <b>Community Board #6Q</b> <i>Ebanks-Chu</i>  Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2020; waiver of the Rules. R7-1 zoning district.
<b>7</b>	<b>96-00-BZIII</b> <u>2/9/2026 Closed</u>	<b>4 East 77th Street, Manhattan</b> Hirschen Singer & Epstein LLP <b>Community Board #8M</b> <i>Morris</i>  Extension of Term (§11-41) of an approved variance which permitted an art gallery on a portion of the second floor in an existing five-story building which expired on August 8, 2020, Waiver of the Rules. R8B(LH-1A) & R10(PI) Upper East Side Historic District.
<b>8</b>	<b>2018-151-AIV</b> <u>1/12/2026 Closed</u>	<b>6-05 129th Street, Queens</b> Eric Palatnik PC <b>Community Board #4Q</b> <i>Matias</i>  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.
<b>9</b>	<b>2023-75-BZYII</b> <u>1/26/2026 Closed</u>	<b>1750 Eastchester Road, Bronx</b> Rothkrug Rothkrug & Spector LLP <b>Community Board #11BX</b> <i>Prenga</i>  Extension of time (§11-332(a)) to complete construction of a minor development commenced under the prior zoning for a period of two years to expire on December 9, 2027.
<b>10</b>	<b>2025-21-A</b> <u>9/30/2025 Closed</u> <u>10/20/2025</u> Granted <u>2/9/2026</u> Reopened/ Closed	<b>25 Egbert Place, Staten Island</b> Rothkrug Rothkrug & Spector LLP <b>Community Board #1SI</b> <i>Ebanks-Chu</i>  Proposed development of a residential building within the bed of a mapped street contrary to General City Law §35. R3X zoning district.

**DECISIONS**

<b>11</b>	<p><b>2025-36-BZ</b> <u>11/18/2025</u> <u>1/27/2026 - Closed</u></p>	<p><b>137-25 Jamaica Avenue, Queens</b> Nasir J Khanzada, LLC <b>Community Board #12Q</b> <i>Ebanks-Chu</i></p> <p>Re-instatement (§11-41) of a previously approved variance which permitted the operation of an Automotive Service Station which expired on March 11, 2013; Amendment to permit the conversion of automotive repair bays to convenience store. Waiver of the Board’s Rules of Practice and Procedures. C2-4/R6A zoning district.</p>
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**SPECIAL ORDER CALENDAR (SOC)**

**CONTINUED HEARINGS**

<b>12</b>	<p><b>907-86-BZII</b> <u>1/12/2026</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 #8M</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>
<b>13</b>	<p><b>269-13-BZII</b> <u>9/29/2025</u> <u>12/8/2025 Adj</u> <u>1/26/2026 Adj</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>

**APPEALS CALENDAR**

**NEW CASES**

<b>14</b>	<b>2025-53-A</b>	<p><b>88-58 Hollis Court Boulevard, Queens</b> Rothkrug Rothkrug &amp; Spector LLP <b>Community Board #13Q</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>
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## ZONING (BZ) CALENDAR

### CONTINUED HEARINGS

<b>15</b>	<p><b>2023-59-BZ</b> <u>7/16/2024</u> <u>11/7/2024</u> <u>2/24/2025 Adj</u> <u>5/6/2025</u> <u>7/14/2025</u> <u>9/30/2025</u></p>	<p><b>280 Bradley Avenue, Staten Island</b> Law Office of Jay Goldstein, PLLC <b>Community Board #2SI</b> <i>Prenga</i></p> <p>Variance (§72-21) to permit the development of a UG 3 school contrary to underlying bulk requirements. R3-1 zoning district.</p>
<b>16</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>10/21/2025</u> <u>1/12/2026</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>
<b>17</b>	<p><b>2025-22-BZ</b> <u>11/17/2025 PH</u> <u>12/9/2025</u></p>	<p><b>51 Little West 12th Street, Manhattan</b> Sheldon Lobel, PC <b>Community Board #2MN</b> <i>Morris</i></p> <p>Variance (§72-21) to permit the development of a 10-story mix-use building contrary to underlying use regulations. M1-5 zoning district.</p>
<b>18</b>	<p><b>2025-30-BZ</b> <u>12/9/2025</u></p>	<p><b>1680 Boone Avenue/1717 West Farms Road, Bronx</b> Akerman LLP <b>Community Board #3BX</b> <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 &amp; R7A zoning districts.</p>

ZONING (BZ) CALENDAR		
NEW CASES		
19	<p><b>2025-31-BZ</b> <b>2025-32-A</b> <b>2025-33-A</b></p>	<p><b>99 Sutton Street, Brooklyn</b> Sheldon Lobel PC <b>Community Board #1BK</b> <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>
20	<p><b>2025-49-BZ</b> <u>1/26/2026</u> <u>Postponed</u></p>	<p><b>637 West 50th Street, Manhattan</b> Sheldon Lobel, P.C. <b>Community Board #4M</b> <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 Special Clinton District.</p>
21	<p><b>2025-51-BZ</b></p>	<p><b>2086 Richmond Avenue, Staten Island</b> Rothkrug Rothkrug &amp; Spector 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. C1-2/R3-2 zoning district.</p>