

**DRAFT**

1. ROLL CALL
2. SUNSHINE STATEMENT
3. SALUTE TO THE FLAG
4. APPROVAL OF MINUTES OF APRIL 13, 2026
5. CORRESPONDENCE

**Appeal # 3935B – Ketan Mehta**, Route 70, Block 1160.01 Lot 256.02, Request for a one year extension.

6. OLD BUSINESS
7. NEW BUSINESS

**Appeal # 4380 – SK Prospect Cross Lakewood, LLC**, Prospect Street, Block 490 Lot 1.02, M-1 zone. Major subdivision to create 8 duplexes (16 units) Use variance.

**Appeal # 4385 - Sendor Sturman**, 1 East 13<sup>th</sup> Street, Block 149 Lot 11.01, R-10 zone. Add a dormitory to an existing school.

**REQUEST TO CARRY -Appeal #4387 - Rabin & Company, LLC**, Nassau Street, Amsterdam, Columbus, and Nostrand Avenues, Block 440.05 Lots 18-20, Block 440.06 Lots 8-11, Block 440.07 Lots 3-5, 45, 46.01-46.02, R-20/12C zone. Use variance to construct single family detached and duplex residential units.

**Appeal # 4383 – Chestnut Equity, LLC**, Route 70 between Evergreen Blvd and Woodcrest Avenue, Block 1087, lots 3, 8-10, 25, 27-29, Block 1088 Lot 2, Block 1089 Lots 1-4, 6. Use variance for 4 story apartment building.

**Appeal # 4388 -Abraham Gartenhaus**, 517 Ashley Avenue, Block 774.03 Lot 1 – R-7.5 zone. To construct a single family home requesting bulk variances.

8. RESOLUTIONS

**Appeal # 4282 – Aaron Shain**, Block 251 Lot 1.09, Cory Court – Resolution to approve one year extension

**Appeal # 4164 – Marble Arch Homes**, Blanche Street & Wood Avenue, Resolution to approve amending the resolution.

**Appeal # 4377 – Samuel Fleischer**, 427 E. 5<sup>th</sup> Street, Block 236 Lot 16, R-7.5 zone. Resolution to approve a duplex with bulk variances.

**Appeal # 4381 – 1501 Prospect Street, LLC**, Resolution to deny use variance for single family homes.

**Appeal # 4173A – Duvie Holdings, LLC**, Boulder Way, Block 548 Lot 78, RM zone. Resolution to create 5 lots.

**Appeal # 4384 – Mordechai Gobioff**, 114 Hudson Street, Block 138.01 Lot 7, Resolution to approve an addition with variances.

**Appeal # 4382 – Peace Realty Holdings, LLC**, Ashley Avenue, Block 774.03 Lot 2.08, R-10 zone. Resolution to approve a single family home with variances.

**Appeal #4357A – Beth Medrash Govoha**, 25 New Hampshire Avenue, Block 189.03 Lot 160, R-20 zone. Resolution to approve a major subdivision for 74 single family homes, and 1 lot for a school.