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**BOARD OF STANDARDS AND APPEALS**

**MEETING OF:** July 13, 2026  
**CALENDAR NOS.:** 128-15-BZ through 130-15-BZ  
**PREMISES:** 680, 682, and 684 Van Duzer Street, Staten Island  
Block 615, Lots 95, 96, and 97

**ACTION OF BOARD — Application granted on condition.**

**THE VOTE —**  
**Affirmative:** Chair Chanda, Vice-Chair Scibetta, Commissioner Sheta, and Commissioner Yoon.....4  
**Negative:**.....0  
**Absent:** Commissioner Ottley-Brown.....1

**THE RESOLUTION —**

**I. The Request**

This is an application for an extension of time to complete construction and obtain a certificate of occupancy, for a variance, granted under Z.R. § 72-21, that permitted, in an R2 zoning district and the Special Hillside Preservation District (“HS”), the development of three attached residences that do not comply with zoning regulations for use (Z.R. § 22-00) and front yards (Z.R. § 23-45), which expired on April 10, 2026.

A public hearing was held on this application on June 15, 2026, after due notice by publication in *The City Record*, and then to decision on July 13, 2026.

**II. The Location**

The Premises are comprised of continuous Lots 95, 96, and 96, located on the west side of Van Duzer Street, within an R2 zoning district and the HS, on Staten Island. The Premises have approximately 50 feet of frontage along Van Duzer Street, 302 feet of depth, and 14,775 square feet of lot area, and are currently vacant.

**III. Board History**

The Board has exercised jurisdiction over the Premises since April 10, 2018, when, under the subject calendar number, the Board granted a variance, under Z.R. § 72-21, to permit in an R2 zoning district and the Special Hillside Preservation District, the development of three attached residences that do not comply with zoning regulations for use (Z.R. § 22-00) and front yards (Z.R. § 23-45), on condition that all work, operations and site conditions conform to the BSA-approved plans; the bulk parameters of the

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building on Lot 97 be as follows: a front yard with a minimum depth of 0'-0" along Broad Street, as illustrated on the Board-approved plans; the above condition appear on the certificate of occupancy; a certificate of occupancy be obtained within four years, by April 10, 2022; the approval be limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings; the approved plans be considered approved only for the portions related to the specific relief granted; and the Department of Buildings ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.

On May 9, 2022, under the subject calendar number, the Board extended the time to complete construction for four years, to April 10, 2026, on condition that substantial construction be completed by April 10, 2026; the bulk parameters of the building on Lot 97 be as follows: a front yard with a minimum depth of 0'-0" along Broad Street, as illustrated on the Board-approved plans; the above conditions appear on the certificate of occupancy; a certificate of occupancy, also indicating this approval and calendar number, be obtained within four years, by April 10, 2026; the approval be limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings; the approved plans be considered approved only for the portions related to the specific relief granted; the Department of Buildings ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.

### **IV. The Proposal**

The time to complete construction and obtain a certificate of occupancy having expired, the applicant now seeks an extension. The applicant represents that it requires approximately four more years to complete these items due to delays in obtaining a construction loan. In support, the applicant submitted an anticipated construction schedule showing that it expects to obtain agency sign offs and a certificate of occupancy by February 2028. The applicant also asserts that the one open ECB violation for Lot 95 regarding construction fencing and the one other open ECB violation for Lot 97 regarding a former one-site building would be resolved upon completion of construction and prior to certificate of occupancy issuance. The applicant further indicates that the instant application seeks no other modifications of the Board's prior approval.

### **V. The Decision**

Based upon its review of the record, the Board has determined that the requested extension of time to complete construction and obtain a certificate of occupancy is appropriate with certain conditions as set forth below.

*Therefore, it is Resolved,* that the Board of Standards and Appeals does hereby *amend* the variance, under BSA Cal. Nos. 128-15-BZ through 130-15-

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BZ, dated April 10, 2018, as amended through May 9, 2022, so that as amended this portion of the resolution shall read: “to extend the time to complete construction and obtain a certificate of occupancy for four years, to expire on July 13, 2030, for a previously approved variance that permitted, in an R2 zoning district and the Special Hillside Preservation District, the development of three attached residences that do not comply with zoning regulations for use (Z.R. § 22-00) and front yards (Z.R. § 23-45), *on condition*:

THAT the bulk parameters of the building on Lot 97 shall be as follows: a front yard with a minimum depth of 0'-0" along Broad Street, as illustrated on the Board-approved plans;

THAT the above condition shall appear on the certificate of occupancy;

THAT a certificate of occupancy, also indicating this approval and calendar number (BSA Cal. Nos. 128-15-BZ through 130-15-BZ), shall be obtained within four years, by July 13, 2030;

THAT this approval is limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted;

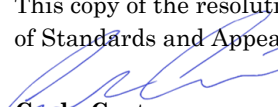
THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.”

**Adopted by the Board of Standards and Appeals, July 13, 2026.**



**CERTIFICATION**

This copy of the resolution is hereby filed by the Board of Standards and Appeals on August 17, 2026.

  
**Carlo Costanza,**  
BSA Executive Director