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BOARD OF STANDARDS AND APPEALS

MEETING OF: May 11, 2026
CALENDAR NOS.: 224-14-BZ & 225-14-A
PREMISES: 1534 Victory Boulevard, Staten Island
Block 695, Lot 81

ACTION OF BOARD — Application granted on condition.

THE VOTE —

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

THE RESOLUTION —

I. The Request

This is an application for an extension of time to complete construction and obtain a certificate of occupancy that expired on January 30, 2026, pursuant to a previously granted variance, under Z.R. § 72-21, that permitted the addition of five, accessory, off-street parking spaces for a Use Group (“UG”) III(B) ambulatory diagnostic or treatment health care facility, contrary to Z.R. §§ 22-14 and 52-41 (BSA Cal. No. 224-14-BZ), and an appeal pursuant to General City Law (“GCL”) § 35 (BSA Cal. No. 225-14-A), that permitted a proposed, private, front roadway within the bed of a mapped street.

A public hearing was held on this application on April 27, 2026, after due notice by publication in *The City Record*, and then to decision on May 11, 2026.

II. Location

The Premises are composed of three lots: 81, 216, and 217, located on the south side of Victory Boulevard, between Little Clove Road and Slosson Avenue, within an R1-2 zoning district, on Staten Island. With approximately 132 feet of frontage along Victory Boulevard, an irregular depth, and 45,394 square feet of lot area, Lot 81 is currently occupied by a two-story, medical facility, while Lots 216 and 217 are currently vacant.

III. Board History

The Board has exercised jurisdiction over the Premises since January 30, 2018, when, under BSA Cal. No. 244-14-BZ, the Board granted a variance, under Z.R. § 72-21, to permit, within an R1-2 zoning district, the addition of five, accessory, off-street parking spaces to a UG III(B) ambulatory diagnostic or treatment health care facility, contrary to Z.R. §§ 22-14 and 52-41. The Board also granted a waiver of GCL § 35 under BSA Cal. No. 225-14-A to permit a proposed, private front roadway within the bed of a mapped street, on condition that all work substantially conform to drawings filed with the application; a maximum of 21 parking spaces be permitted accessory to the UG III(B) ambulatory diagnostic or treatment healthcare facility; no parking for the UG III(B) ambulatory diagnostic or treatment health care facility be permitted on the site other than the 21 parking spaces indicated on the BSA-approved plans; fencing and landscaping be provided as indicated on the BSA-approved plans, repaired and/or replaced as necessary to maintain them in a first class condition; no curbing or fencing be permitted in the driveway proposed for former Lot 80, specifically along the proposed tax lot line separating the tax lots for the two, single-family residences, as stated on the BSA-approved plans; cross easements be recorded against and for the benefit of each of the tax lots proposed to be created, one for each of the two, proposed single-family residences, to provide both tax lots with full access to the full width of the 30-foot-wide residential driveway and street frontage, as stated on the BSA-approved plans; the two, single-family residents proposed on former Lot 80 comply with all applicable provisions of the Zoning Resolution and any other applicable laws and codes; no waiver of General City Law § 36 has been granted by this application; parking on the portion of the lot dedicated to the UG III(B) ambulatory diagnostic treatment health care facility comply with the following parking management plan:

1. 1534 Victory Boulevard site ingress occur at the easterly driveway only;
2. 1534 Victory Boulevard site egress occur at the westerly driveway only;
3. Site circulation be clockwise;
4. Ambulette/paratransit vehicles discharge and collect patients in the northerly driveway aisle, parallel to Victory Boulevard, where no parking be designated or permitted;
5. The Parking Operations Manager be on Premises during business hours to foster efficient site maneuverability, including, but not limited to, maintaining a clear driveway throat, reducing queuing and congestion, and prohibiting unnecessary reverse maneuvers;
6. During instances when all off-street parking spaces are occupied, the Parking Operations Manager temporarily

indicate to drivers that the lot is full and to use available on-street parking; and

7. The Parking Operations Manager maintain adequate traffic control devices (e.g., pavement markings and signs) and inform ownership when replacement of the same is required;

the parking operations manager actively prevent double parking in front of the UG III(B) ambulatory diagnostic or healthcare facility; the residential buildings on the site be fully sprinklered; substantial construction with respect to the variance (BSA Cal. No. 224-14-BZ) be completed pursuant to Z.R. § 72-23, and all DOB and related agency application(s) filed in connection with the roadway proposed to be located in the bed of Victory Boulevard (BSA Cal. No. 225-14-A) be signed off by DOB and all other relevant agencies by January 30, 2022; certificates of occupancy for all buildings at the site be obtained within four years, by January 30, 2022; the approval be limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; 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 plan(s)/configuration(s) not related to the relief granted.

On February 28, 2022, under the subject calendar number, the Board amended the resolution to extend the time to obtain a certificate of occupancy and the time to complete construction for four years, by January 30, 2026.

IV. Proposal

The time to substantially construct and obtain a certificate of occupancy having expired, the applicant now seeks an extension of time. In this instant application, the applicant outlined the efforts it has undertaken to complete work on the Premises, despite its representations of numerous delays with the construction process. According to the applicant, the primary tasks remaining are changing the location of an existing fire hydrant, which received Department of Environmental Protection (“DEP”) approval in May 2025, and establishing a gas, electric, and sewer line for 1540 Victory Boulevard. The applicant submitted a preliminary schedule, estimating that it anticipated receiving final agency sign offs by March 2027 and obtaining the certificate of occupancy in June 2027.

V. Board Review

At hearing, the Board questioned the applicant regarding the length of its requested extension of time and the status of the residences on the Premises. In response, the applicant clarified that it

requests a four-year extension of time to complete construction and obtain a certificate of occupancy and provided photos showing that the former residences on the Premises had since been demolished.

VI. Decision

Based upon its review of the record, the Board has determined that a four-year 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 resolution, dated January 30, 2018, as amended through February 28, 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, expiring on January 10, 2030, *on condition*:

THAT substantial construction shall be completed by January 10, 2030;

THAT a maximum of 21 parking spaces shall be permitted accessory to the UG III(B) ambulatory diagnostic or treatment healthcare facility;

THAT no parking for the UG III(B) ambulatory diagnostic or treatment health care facility shall be permitted on the site other than the 21 parking spaces indicated on the BSA-approved plans;

THAT fencing and landscaping shall be provided as indicated on the BSA-approved plans, repaired and/or replaced as necessary to maintain them in a first-class condition;

1. 1534 Victory Boulevard site ingress shall occur at the easterly driveway only;
2. 1534 Victory Boulevard site egress shall occur at the westerly driveway only;
3. Site circulation shall be clockwise;
4. Ambulette/paratransit vehicles shall discharge and collect patients in the northerly driveway aisle, parallel to Victory Boulevard, where no parking shall be designated or permitted;
5. The Parking Operations Manager shall be on Premises during business hours to foster efficient site maneuverability, including, but not limited to, maintaining a clear driveway throat, reducing queuing and congestion, and prohibiting unnecessary reverse maneuvers;
6. During instances when all off-street parking spaces are occupied, the Parking Operations Manager shall temporarily indicate to drivers that the lot is full and to use available on-street parking; and

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7. The Parking Operations Manager shall maintain adequate traffic control devices (e.g., pavement markings and signs) and inform ownership when replacement of the same is required;

THAT the parking operations manager shall actively prevent double parking in front of the UG 4 ambulatory diagnostic or healthcare facility;

THAT the residential buildings on the site shall be fully sprinklered;

THAT substantial construction with respect to the variance (BSA Cal. No. 224-14-BZ) be completed pursuant to Z.R. § 72-23, and all DOB and related agency application(s) filed in connection with the roadway proposed to be located in the bed of Victory Boulevard (BSA Cal. No. 225-14-A) shall be signed off by DOB and all other relevant agencies, by January 30, 2026;

THAT the above conditions shall appear on the certificates of occupancy;

THAT certificates of occupancy, also indicating these approvals and calendar numbers ('BSA Cal. Nos. 244-14-BZ and 225-14-A'), shall be obtained within four years, by January 30, 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, May 11, 2026.

CERTIFICATION

**This copy of the resolution
dated May 11, 2026
is hereby filed by the
Board of Standards and Appeals
on June 10, 2026.**



**Carlo Costanza
Executive Director**