



Zoning Board of Appeals
Department of Planning & Community Development
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Clinton I. Young, Jr.
Mayor

Irwin S. Davison, Esq.
Chair

MEETING NOTICE

January 13, 2010

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, January 19, 2010 at 7:15 p.m.** in the City Council Chambers, Second Floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Tuesday, December 15, 2009.

ITEM # 2 REQUEST FOR AN EXTENSION OF TIME

2.1 **Calendar No. 1594-Z:** 260 Gramatan Avenue Map Page 165.54, Block 1102, Lot, 1

Application of Ling Ping, Ltd. by its attorney Jack A. Adesso, is requesting an extension of time for the use variance and the following area variances originally filed on January 4, 2007 and a previous extension granted through January 4, 2009:

- Floor area ratio: permitted-1 maximum; granted-5.47;
- Building height: permitted-2 stories/30 feet maximum; granted-6 stories, 82 feet;
- Building coverage: permitted-60% maximum; granted-85%;
- Impervious surface coverage: permitted-90% maximum; granted-100%;
- Off-street parking and off-street parking loading space-1 per 200 square feet of retail; space+2 per dwelling unit+9,591:200+2X45=138+90=228 spaces; granted-57 spaces;
- Off-street loading space: required from 5,000 to 15,000 square feet of retail, 1 loading space, minimum with minimum dimension of 12X40 feet; proposed-1,1X40 feet; granted-2 loading spaces for 7 retail stores.

The variances were granted to build a 6-story, 45 unit building for multi-family residential use and approximately 9,591 square feet of retail space.

ITEM # 3 REQUEST FOR REAPPLICATION

3.1 Calendar No. 1557-Z: 16 East Broad Street Map Page 165.30, Block 1018, Lot 3 in the R1-4.5 Zoning District.

Pursuant to Section 267-46 of the City Zoning Code, to the satisfaction of the Zoning Board, that there has been a material change in the circumstances under consideration in the original proceeding, Rocco Solano, by its architect Tom Abillama is requesting a reapplication of the application denied during a regular meeting held on November 17, 2009.

ITEM # 4 CONTINUED PRESENTATION/LEAD AGENCY STATUS

4.1 Calendar No. 1645-Z: 767 South Columbus Avenue Map Page 169.56, Block 3138, Lot 1 in the I (Industrial) Zoning District.

Application of South Columbus Realty, LLC by its architect Stefano Cardarelli is requesting the following area variances:

- Building height: Permitted: 3 stories/45 feet; proposed-5 stories/67.5 feet.
- Off-street parking: Required: 1 per 300 square feet gross floor area of office =58 spaces; proposed-41 spaces.

The variances are requested to build a five-story office building for office use with two-levels of off-street parking.

SEQRA Determination: Unlisted Action

The next regular meeting of the Zoning Board of Appeals is scheduled to be held on Tuesday, February 16, 2010.

Lauren S. Carter
Secretary

cc: Mayor Young
Yolanda Robinson, Chief of Staff
Hank Miller, Deputy Chief of Staff
City Clerk
Jeffrey Williams, AICP-Planning Commissioner
William Long, Planning Administrator
Building Department
Press
Lobby