



**Zoning Board of Appeals**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Clinton I. Young, Jr.  
Mayor

Irwin S. Davison, Esq.  
Chair

## **MEETING NOTICE**

**June 11, 2010**

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, June 15, 2010 at 7:30 p.m.** following a work session facilitated by Planning Department Staff 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 which was rescheduled and held on Thursday, June 3, 2010.

### **ITEM # 2 REQUEST FOR AN EXTENSION OF TIME**

**2.1 Calendar No. 1538-Z:** 550 Locust Street Map Page 165.29, Block 1051, Lot 34 in the RMF-15 and I (Industrial) Zoning Districts.

Application of 550 Locust Development Partners, LLC is requesting an extension of time for the following variances:

- Building height: permitted-42 feet/3 stories; granted-95.4 feet/8 stories
- Building coverage: permitted-40% or more; granted-62.2%
- Impervious surface coverage:permitted-70%; granted-88%
- Lot area per dwelling unit: required-1,200 square feet; 260 square feet
- Front yards and secondary front yards: required-20 feet for a principal front yard, 15 feet for a secondary fronts; granted-20 feet
- Off-street parking: 2 spaces per dwelling=2 X77 = 154 spaces minimum; granted-100 spaces.

The variances were filed on June 21, 2004 and an extension of time previously granted on March 22, 2005 to construct an eight (8) story, 77-unit condominium building.

### ITEM # 3 CONTINUED PUBLIC HEARING

**3.1 Calendar No. 1676-Z:** 16 East Broad Street Map Page 165.30, Block 1018, Lot 3 in the R1-4.5 Zoning District.

Application of Rocco and Marciello Solano by his architect Tom Abillama is requesting a use variance and the following area variances:

- Impervious surface coverage: permitted-50%, proposed-55%;
- Off-street parking: required-2 per dwelling unit, 1 of which should be in a garage= 2x3= 6 spaces; proposed-1 per unit, enclosed in a garage=3 spaces

The variances are requested to construct three (3) attached one-family dwelling units.

SEQRA Determination: Unlisted Action

**Note:** Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of the New York State Public Officers Law, Article 7].

The next regular meeting of the Zoning Board of Appeals is scheduled to be held on Tuesday, July 27, 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