



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

July 20, 2010

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, July 27, 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 held on Tuesday, June 15, 2010.

ITEM # 2 CONTINUED PUBLIC HEARING

2.1 Calendar No. 1666-Z: 111 East Sandford Boulevard Map Page 169.40, Block 3144, Lot 16 in the NB (Neighborhood Business) Zoning District.

Application of Manuel Munoz by his attorney Jack Adesso is requesting a use variance for the warehousing and manufacturing uses and the following area variances:

- Floor area ratio: permitted-1 maximum; proposed-2.25;
- Building height: permitted-2 stories/30 feet maximum; proposed-2 stories/36 feet;
- Building coverage: permitted-60% maximum; proposed-95%
- Impervious surface coverage: permitted-90% maximum; proposed-100%
- Rear yard: Required-30 feet. The property is adjacent to residence district RMF-6.75. (Section 267-Attachment 2, footnote 1); proposed-4 feet, 0 inches;
- Off-street parking: required-1 per 200 square feet retail X 10,310 square feet +1,000 square feet manufacturing X 6,000 square feet +1 per 3,000 square feet warehouse X 6,000 square feet =60.55 spaces=62 spaces; proposed-31 spaces;

- Off-street loading: required: 1 from 5,000 to 15,000 square feet retail space + 1 up to 10,000 square feet warehouse/manufacturing +1 for each additional 20,000 square feet or major portion of warehousing/manufacturing uses = 1 space for 10,310 square feet retail +2 spaces for 32,691 square feet warehouse = 3 spaces;
- Buffer screening at ground level off-street parking/loading spaces: required-10 feet wide landscaped screening where adjacent to a residence district [Section 267-14 I (2)]; proposed- 0 feet.

The variances are requested to construct a two-story building on a vacant lot with retail spaces on the first floor and accessory storage in the basement, warehousing and manufacturing/assembly on the second floor, and accessory off-street parking at ground level and the second floor.

SEQRA Determination: Unlisted Action

ITEM # 3 PUBLIC HEARING

3.1 Calendar No. 1677-Z: 120 East Devonia Avenue Map Page 159.79, Block 2010, Lot 9 in the R1-4.5 Zoning District.

Application of James E. Coffey & Terri L. Coffey by their attorney Hannah S. Gross of Gross, Scully & Stabile, LLP is requesting the following area variances:

- Side yard: required-5 feet minimum; proposed-3.5 feet
- Rear yard: required-20 feet minimum; proposed-3.5 feet

The variances are requested to legalize the construction of a one-story addition and deck in the rear of the existing one-family dwelling.

SEQRA Determination: Type II Action

3.2 Calendar No. 1678-Z: 454 South Third Avenue Map Page 169.39, Block 3107, Lot 17 in the RMF-6.75 Zoning District.

Application of Kevin Curran by his attorney Hannah S. Gross of Gross, Scully & Stabile, LLP is requesting the following area variances:

- Lot width: required-75 feet minimum; proposed-70 feet
- Off-street parking: required-2 spaces per dwelling unit X 3 units= 6 spaces, minimum; proposed-4 spaces
- Driveway width: required-12 feet minimum for one-way drive for multi-family use; proposed-9 feet
- Driveway/parking setbacks: required-3 feet at side, minimum; proposed-0 feet

The variances are requested to convert a building used as a two-family dwelling to a three-family dwelling.

SEQRA Determination: Type II Action

ITEM # 4 ADOPTION OF 2011 MEETING DATES

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, August 17, 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