



**Zoning Board of Appeals**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Ernest D. Davis.  
Mayor

Irwin S. Davison, Esq.  
Chair

## **MEETING NOTICE**

### **ZONING BOARD OF APPEALS PUBLIC HEARING**

A regular meeting of the Zoning Board of Appeals will be held on Tuesday, **April 17, 2012 at 7:30 p.m.** in the City Council Chamber, 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 Wednesday, February 21, 2012.
- 1.2 Approval of the minutes of the regular meeting held on Wednesday, March 20, 2012.

#### **ITEM # 2 EXTENSION OF TIME**

##### **3.1 Calendar No. 1615-Z 241 South Fifth Avenue (Section No. 169.22, Block, Lot 32)**

Application of Steven Palmiotta is requesting an extension of time from the Zoning Board to construct two (2)-family dwelling on a lot where an existing dwelling was destroyed by a fire. The original approval was granted August 6, 2007 which expired on August 5, 2009. The applicant now seeks a one year extension of time to expire on August 5, 2013.

SEQRA Determination: TYPE II - This action does not require any further SEQRA assessment.

## **ITEM # 4 DELIBERATIONS**

**4.1 Calendar No. 1550-Z** 130 Mount Vernon Avenue (Section No. 164.68, Block 1063, Lot 1) located within the CB (commercial business) zoning district

Application of Rella Fogliano by architect Michael DePasquale is requesting the following variances.

- Building Height
- Impervious Coverage
- Increase of intensity (density)
- Off-street parking
- Two-way driveway

The applicant is requesting variances to construct an eleven (11) story mixed use building

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board has sent a notice to declare itself “lead agency” and must assess whether further environmental investigation needs to occur prior to rendering any decisions.

**5.1 Calendar No. 1694-Z** 100 Lorraine Terrace (Section No. 165.59, Block 2095, Lot 23) located in the R1-7 zoning district.

Application of Bayview Real Estate Consultants, Inc. by architect Edward J. D’Amore is requesting the following variances:

- Use Variance
- Floor Area Ratio (FAR)
- Building Height
- Building Coverage
- Impervious Surface Coverage
- Front Yard Setback
- Side Yard Setback (One)
- Off-Street Parking

The Applicant is requesting variances to construct a 4-story multi-family dwelling composed of 18 units and an accessory off-street parking.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board has sent a notice to declare itself “lead agency” and must allow thirty (30) days to receive any responses prior to rendering any decisions which will be March 26, 2012.

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

**Note:** Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

**Note:** The Zoning Board will be hosting its work session on April 11, 2012 at 4:00pm in the Planning Commissioner's Office.

The next regular meeting of the Zoning Board of Appeals is scheduled to be held on Tuesday, May 15, 2012.

Vinroy Bell  
Zoning Board Secretary

cc: Mayor Ernest D. Davis  
Nichelle Johnson, Chief of Staff  
City Clerk  
Charlene Indelicato, Commissioner

Building Department  
Lobby  
Press