



**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 **March 18, 2014 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 ROLL CALL**

**ITEM # 2 APPROVAL OF MINUTES**

**2.1** Approval of the minutes of the special meeting held on Tuesday, January 28, 2013.

**ITEM #3 CONTINUED PUBLIC HEARING**

**3.1 Calendar No. 1707-Z** 112 Washington Street (Section 165.71, Block 3163, Lot 3) located within the RMF-6.75 Zoning District.

Application of Ivan Hall represented by architect John Power, is requesting the following variances:

- Side Yard Setback. The applicant is required to have a side yard setback 7'. The side yard setback proposed is 2'1" and 2'3". – This is a deviation from dimensional regulations of the Zoning Code.
- Combined Side Yard Setback. The applicant is required to have a combined side yard setback 18'. The combined side yard setback proposed is 4'4". – This is a deviation from dimensional regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to construct a two-story addition with a rear deck on an existing home.

**SEQRA Determination:** This action is a "Type II" action; therefore, no further SEQRA assessment is necessary.

**3.2 Calendar No. 1708-Z** 60 South Third Avenue (Section 165.70, Block 3111, Lot 18) located within the DB Zoning District.

Application of Amani Charter School represented by attorney Jack Adesso, is requesting the following variances:

- Use Variance. The applicant seeks to operate a school. Schools are not permitted in this zone. – This is a deviation from the uses permitted within the DB zone.
- Parking. The applicant is required to have x number of parking spaces. The applicant is not proposing any parking spaces – This is a deviation from dimensional regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to operate a school at this premise.

**SEQRA Determination:** This action is a coordinated “Unlisted Action”; therefore, the Board must declare its intent to be “Lead Agency” to assess the environmental significance.

#### **ITEM #4 RECOMMENDATION AND LEAD AGENCY NOTICE – Mount Vernon Urban Renewal Agency**

(All recommendations are classified as “Type II” actions; therefore, no further SEQRA assessment is necessary.)

#### **4.1 Proposed Adoption of an Urban Renewal Plan**

##### Recommendation

According to Section 267-56 of the Zoning Code **“If any amendment is to be considered by the City Council, it shall be referred for review and report to the Planning Board, the Corporation Counsel and other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports”.**

**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 host its work session on March 12, 2014 at 4:00pm in the City Council’s Committee Room.

The next regular meeting of the Zoning Board of Appeals, following the upcoming meeting on March 18, 2014 the next public meeting is scheduled to be held on Tuesday, April 8, 2014.

William Long  
Planning Administrator

cc: Mayor Ernest D. Davis  
Nichelle Johnson, Chief of Staff  
George Brown, City Clerk  
Jaime Martinez, Acting Commissioner

Building Department  
Lobby  
Press  
Susanne Marino, Deputy Commissioner