MEETING NOTICE

ZONING BOARD OF APPEALS

PUBLIC HEARING

A regular meeting of the Zoning Board of Appeals will be held on Tuesday November 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 ROLLCALL

ITEM # 2 APPROVAL OF MINUTES

2.1 Approval of the minutes of the special meeting held on Tuesday, October 21, 2014.

ITEM # 3 CONTINUED PUBLIC HEARING

3.1 Calendar # 1709-Z 131-141 E. Third Street (Section 165.79, Block 3159, Lot 22) Located in the NB Zone and RMF 6.75 Zones.

The application of Oneness Rehoboth Apostolic Church represented by attorney Jack Addesso, is requesting the following variances: The applicant is requesting the aforementioned variances to construct a new church and garage at this premise.

- Use Variance. The applicant seeks to construct a new Church to be erected in a NB and RMF6.75 zoning district, where a church in not a permitted use by right. This is a deviation from the uses permitted within the NB zone.

- Parking. The applicant is required to have 399 on-site parking spaces. The applicant is proposing 114 parking spaces in a new parking structure on-site, which can not exceed one story and 12’ in height. Variance required for RMF- 6.75 District – This is a deviation from dimensional regulations of the Zoning Code (§267-14M).

- Proposed Church to be erected is located in NB Zoning District, where a church is not a permitted use by right. A Use Variance is REQUIRED.
• Parting structure can not exceed on one story and 12’ in height. Variance required for RMF 6375 Districts.

• Maximum Building coverage
  NB District - Permitted 60%  Proposed 78%  Variance Required
  RMF 6.75 - Permitted 40%  Proposed 99%  Variance Required

• Impervious Surface Coverage
  NB District - Permitted 90%  Proposed 83%  Variance Required
  RMF 6.75 - Permitted 70%  Proposed 85%  Variance Required

• Front Yard Requirements
  NB District - Permitted -----  Proposed none  Variance Required
  RMF 6.75 - Permitted 20’  Proposed none  Variance Required

• Side Yard Requirements
  NB District - Permitted -----  Proposed 17'-6” & 0'-0”  Variance Required
  RMF 6.75 - Permitted 3’  Proposed none  Variance Required

• Rear Yard Requirements
  NB District - Permitted -----  Proposed none  Variance Required
  RMF 6.75 - Permitted 3’  Proposed none  Variance Required

• Off Street Parking
  Required 399 spaces  Proposed – 114 spaces  Variance Required

SEQRA Determination: This action is a coordinated “Unlisted Action”. Therefore the Zoning Board is the “Lead Agency. Therefore a SEQRA assessment must be determined prior to rendering any decisions.

ITEM # 4 PUBLIC HEARING

4.1 Calendar # 1710-Z  12 Normandy Road (Section 159.63, Block 2001, Lot 7)

One half of the property is located in the R1-7 residential district as an nonconforming single family dwelling, and the other half is located in Bronxville.

The applicants propose to perform interior alterations to level 2 basement, on the first, second and attic floors. It also proposes to construct a power room addition to the building, modify the rear patios and stairs, and the front balcony, thus increasing the existing nonconformance.
Variance Required:

- Rear setbacks permitted 25’-0” min
  - Proposed: 18.3’ - A difference of 1.7’
- Side setbacks permitted 7’-0” min
  - Proposed 2.9’ – A difference of 4.1”
- Combined side setbacks permitted 18’-0” min
  - Proposed 2.9’ - A difference of 15.1’
- Impervious surface coverage permitted 45%
  - Proposed 79% - A difference of 2% over the existing at 77%.
- Floor Area Ratio permitted 35SF
  - Existing 73SF  Proposed 74SF

Note that no Building permit shall be issued that would result in an increase of a nonconformity as per Section 267-11 of the Mount Vernon Zoning Code without the approval of the Zoning Board of Appeals.

**SEQRA Determination:** This action is a “Type II” therefore, ending the SEQRA process.

**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 next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday, December 16, 2014).

**Note:** The Zoning Board will host its work session on December 17, 2014 at 4:00pm in the Memorial Room, City Hall

Wendy Davis
Zoning Board Secretary

cc: Mayor Ernest D. Davis  Building Department
   Jaime Martinez, Acting Commissioner  Lobby
   Susanne Marino, Deputy Commissioner  Press
   George Brown, City Clerk
   William Long, Planning Administrator