



**Zoning Board of Appeals**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
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Ernest D. Davis.  
Mayor

Irwin S. Davison, Esq.  
Chair

**MINUTES**

**ZONING BOARD OF APPEALS**

**PUBLIC HEARING**

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, September 17, 2015 at 7:30 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 ROLL CALL**

**Present**

**Chairman Davison**  
**Vice-Chair Anderson**  
**Board Member Scully**  
**Board Member Sloan-Fullan**

**Absent**

**Board Member Afonso**  
**Board Member Castillo**

**ITEM # 2 APPROVAL OF MINUTES**

**2.1** Approval of the minutes of the regular meeting held on Tuesday, July 21, 2015. **Adjourned till next month**

**ITEM # 3 CONTIUNED PUBLIC HEARING**

**3.1 Calendar # 1713-Z 549 South 11<sup>th</sup> Avenue (Section 169.46, Block 3032, Lot 24) Located** in the RMF 6.75 Zone.

The application of the above applicant represented by attorney Jack Adesso, is proposing to demolish the existing structure, with the intent of creating two new lots, which will require area variances for lot width.

**SEQRA Determination** This action is a "Type II" therefore, ending the SEQRA process.

**The Chairman reads the item into the record.**

**Jack Adesso - The attorney for the applicant. Here with me is the new architect, Tom Abillama. I believe you received correspondence from the ARB in regards to this application.**

**Staff Davis reads the correspondence into the record.**

**To Chairman Davison Zoning Board of Appeals. From John Humbach, Chairman of the Architectural Review Board. Calendar 1713-Z. 549 South 11<sup>th</sup> Avenue (Section 169.46, Block 3032, Lot 24) Dated September 11, 2015. At the special meeting of the Architectural Review Board held on Wednesday, September 9, 2015. We the Architectural Review Board begin reviewing and accessing the aesthetics features of the proposal. The ARB suggest that the Zoning Board considers: That it is the opinion of the ARB based on it's design proposed by the applicant. That variance requested would allow for a site layout and improvements that would be visible and architectural compatible with the structures and characters of the surrounding properties and neighborhood and that it would conserve the enhance property values and encourage the appropriate use of land. That concludes all correspondence.**

**Mr. Adesso - The last time we were here, we were waiting for the referral from the ARB, because there was an issue in regards to the layout of the building and what there impact was with the surrounding neighborhood. We went to the ARB with a new facade for all these buildings. The ARB was very favorable for it. Everything with respect to the site plan and the surrounding buildings remain the same. No change in the structure, the layout. The only change is the material and the look to be more in tune with the surrounding neighborhood. Based on that, the ARB was very pleased and commended the application for all its efforts. I understand with the stage of this application, public hearing is technically still open and we needed the input from the ARB, I would think that matter would be ready for a vote, however, I see that we only have four members of the Board present, which is a quorum. Unless, I can get some pre indication that it's going to be a 4-0 vote, I would prefer to adjourn the vote till next month's meeting where you will have hopefully a full Board.**

**Chairman Davison - Let me ask the Board on their view. We have a quorum for the meeting, but as a State Law to vote we also need a quorum. We would need 4 votes. Mr. Abillama please give us some history on the project.**

**Tom Abillama - The new architect for the applicant gives his presentation of the new proposed project in regards to the facade and material.**

**Mr. Adesso - If the Board chooses to close the public hearing, at the next meeting it would be a matter of deliberations.**

**Chairman Davison- Motion to close public hearing.**

**Vice-Chair Anderson - So moved, Board Member Sloan-Fullan seconds. All in favor.**

**The Board goes into deliberations. The Board agrees that the applicant meets all criteria's. Motion made by Board Member Sloan-Fullan, Second Board Member Scully. All in favor.**

**Meeting adjourned.**

**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, October 20, 2015.

**Note:** The Zoning Board will host its work session on October 14, 2015 at 4:00pm in the Memorial Room, City Hall

Wendy Davis  
Zoning Board Secretary

cc: Mayor Ernest D. Davis  
Jaime Martinez, Acting Commissioner  
William Long, Planning Administrator  
George Brown, City Clerk  
Lauren Raynor, Corporation Counsel  
Jyll Townes, Assistant Corporate Counsel  
Brian G. Johnson, Deputy Commissioner

Building Department  
Lobby  
Press