



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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Richard Thomas
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, January 19, 2016 at 6:30 PM** 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

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Thursday, September 17, 2015.
- 2.2** Approval of the minutes of the special meeting held on Monday, November 23 2015.

ITEM # 3 CONTINUED PUBLIC HEARING

3.1 Calendar # 1716-Z 3 Sherman Avenue (Section 165.33, Block 2135, Lot 9) Located in the R1-7 Zoning District.

The applicant for the above address, represented by architect Tom Abillama, is proposing to legalize the conversion of the supers unit and additional two units within the basement. This proposed project does not comply with the Mount Vernon Zoning dimensional regulations. This requires an area and use variance.

SEQRA Determination This action is a coordinated review and classified as "Unlisted". The Zoning Board shall render a SEQRA determination prior to rendering any discussions.

ITEM # 4 PUBLIC HEARING

4.1 Calendar # 1719-Z 27 Rockridge Road (Section 165.24, Block 2039, Lot 22) Located in the R1-4.5 Zoning District.

The applicant Stephanie Fox the architect is proposing to demolish an existing 2 car garage and reconstruct it with a reconfigured driveway and repair the concrete sidewalk. This requires an area variance approval from the ZBA.

SEQRA Determination: This action is a “Type II” action; 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, February 16, 2016

Note: The Zoning Board will host its work session on January 13, 2016 at 4:00pm in the Memorial Room, City Hall

Wendy Davis
Zoning Board Secretary

cc: Mayor Richard Thomas	Building Department
Jaime Martinez, Acting Commissioner	Lobby
Brian G. Johnson, Deputy Commissioner	Press
William Long, Planning Administrator	
George Brown, City Clerk	
Lauren Raynor, Corporation Counsel	
Johan Powell, Assistant Corporation Counsel	