



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230 • FAX (914) 699-1435

Richard Thomas
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 **Tuesday, April 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 CONTINUED PUBLIC HEARING

2.1 Calendar # 1717-Z 435 S. Columbus Avenue (Section 169.33, Block 4069, Lot 44) Located in the R2-4.5 Zoning District.

The Applicant Rosanna Ortiz is proposing to convert the existing single family dwelling into a two family dwelling. Use and area variances are required. This requires an approval from the Zoning Board of Appeals.

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

This application was adjourned.

2.2 Calendar # 1720-Z 645 N. MacQuesten Parkway (Section 165.29, Block 1026, Lot 33 & 37) Located in the CB (Commercial Business) Zoning District.

The Applicant 645 Mac Realty LLC, represented by Jack Adesso, the attorney, is proposing to erect two new apartment buildings on the property to accommodate 72 units and parking on site. CB-Zoning does not allow residential units. A use variance is required.

SEQRA Determination: This action is an uncoordinated review and classified as an “Unlisted”. The Zoning Board as “Lead Agency” shall assess the environmental significance, prior to rendering any decision.

2.3 Calendar# 1721-Z 525 N. MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the I-Industrial Zoning District.

The Applicant 645 Mac Realty LLC, represented by Jack Adesso, the attorney, is proposing to erect three new apartment buildings on the property to accommodate 108 units and on site parking. I-Zoning does not allow residential units. A use variance is required.

SEQRA Determination: This action is an uncoordinated review and classified as an “Unlisted”. The Zoning Board as “Lead Agency” shall assess the environmental significance, prior to rendering any decision.

The Chair read the items into the record. The Board reviewed both applications at the same time. The Board had requested comments from the Planning & Architectural Board in regards to the Lead Agency and the Environmental Assessment.

The Applicant presents his presentation to the Board. Staff reads the correspondence into the record from the Planning and Architectural Review Board.

At a regular meeting of the Planning Board held on Wednesday, April 6, 2016, we, the Planning Board reviewed and assessed the long term impacts of this proposal. The Planning Board suggests that the Zoning Board considers:

That the Zoning Board may be the “Lead Agency” provided that the following appropriate sections of the Environmental Assessment are referred to the Planning Board for comment prior to any decisions regarding the determination of significance being made:

- Land Use, Zoning and Public Policy analysis;
- Socioeconomic analysis including school children assessment;
- Community Facilities and Services analysis;
- Open Space analysis;
- Shadow analysis (the ARB is reviewing this also);
- Natural Resources analysis;
- Height analysis (the ARB is reviewing this also);
- Bulk and Mass analysis (the ARB is reviewing this also);
- Hazardous Materials analysis;
- Water, Sanitary and Storm water Sewer Infrastructure analysis;
- Transportation analysis including pedestrian, parking and vehicular-pedestrian safety assessment;
- Neighborhood Character analysis; and
- Historic and Cultural Resources analysis (if any).

- **That variances for both a residential use and a mixed use development should be considered.**
- **That based on a cursory review of the application, the Planning Board needs further time to assess:**
 - **the proposed use’s alignment with the long range planning strategy of the City;**
 - **the proposed use of the site in context with the future of the surrounding area;**
 - **the proposed setbacks;**
 - **the proposed on-site open space; and**
 - **the way the aforementioned items will impact the future streetscape of the surrounding area.**
- **That if the application reaches the stage of site plan review, the Planning Board may seek further information concerning:**
 - **the proposed amenities for the site;**
 - **the proposed refuse plan;**
 - **the proposed security plan including but not limited to security cameras;**
 - **the proposed use of green technology;**
 - **the way in which this property can be considered luxury;**
 - **the proposed street lighting; and**
 - **the proposed streetscape and**
 - **the way the aforementioned items will impact the future streetscape of the surrounding area.**

Note: This recommendation does not restrict the Planning Board during Site Plan, Subdivision and Special Use Permit review (when applicable) from abiding by Chapter 10-6 and Chapter 10-7 of the City’s Charter.

At a regular meeting of the Architectural Review Board held on Wednesday, March 30, 2016, we the Architectural Review Board reviewed and assessed the aesthetic features of this proposal. The ARB suggests that the Zoning Board considers:

- **That the Zoning Board may be the “Lead Agency” provided that the following appropriate sections of the Environmental Assessment are referred to the ARB for comment prior to any decisions being made:**
 - **Shadow analysis;**
 - **Height analysis;**
 - **Bulk and Mass analysis;**
 - **Zoning;**
 - **Visual Impact on Open Space;**
 - **Urban Design and Visual Resources;**
 - **Visual Impact on Natural Resources;**
 - **Visual Impact on Neighborhood Character; and**
 - **Visual Impact on Historic and Cultural Resources.**

- **That based on a cursory review of the application, the applicant's architect should appear at the ARB's next meeting to discuss the urban design elements prior to creating the zoning envelop.**
- **That analyzing the urban design elements prior to creating the zoning envelop may ensure that the long term aesthetic features of the aforementioned proposal are comprehensive while maximizing the aesthetic appeal of the proposed development.**
- **That we, the ARB, will provide a definitive recommendation as soon as we meet with the applicant's architect to honor the Zoning Board's timeframe.**

Note: This recommendation does not restrict the Architectural Review Board during Certificate of Appropriateness review (when applicable) from abiding by Chapter 10-6 and Chapter 10-7 of the City's Charter.

The meeting was 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, May 17, 2016

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

Wendy Davis
Zoning Board Secretary

cc: Mayor Richard Thomas
Shawyn Patterson Howard, Acting Commissioner
Brian G. Johnson, Deputy Commissioner Press
William Long, Planning Administrator
George Brown, City Clerk
Lawrence A. Porcari, Corporation Counsel
Johan Powell, Assistant Corporation Counsel
Building Department
Lobby