



**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 **Wednesday, April 19, 2017 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 Tuesday, December 20, 2016.
- 2.2** Approval of the minutes of the special regular meeting held on Tuesday, January 24, 2017.
- 2.3** Approval of the minutes of the regular meeting held on Tuesday, March 21, 2017.

**ITEM #3 CONTINUED PUBLIC HEARING**

- 3.1 Calendar #1725-Z 135 North High Street (Section 165.61, Block 1076, Lot 30) Located in the RMF-10 Multi- Family Neighborhood Zoning District.**

The Applicant Tom F. Abillama, R.A. is proposing to build a new 7-story multi-family building: 30 apartments with parking. Use and area variances are requested.

**SEQRA Determination:** This action is an "Unlisted" action. The Zoning Board must declare its intent to be "Lead Agency" to assess the environmental significance, prior to rendering their decision.

**3.2 Calendar #1726-Z 214 Gramatan Avenue (Section 165.54, Block 1102, Lot 3) Located in the RMF-10 Multi- Family Neighborhood Zoning District.**

The Applicant Tom F. Abillama, R.A., LLC is proposing to build a new 8-story mixed use building: 32 apartments with parking and 5 stores. Use and area variances are requested.

**SEQRA Determination:** This action is an “Unlisted” action. The Zoning Board must declare its intent to be “Lead Agency” to assess the environmental significance, prior to rendering their decision.

**ITEM #4 PUBLIC HEARING**

**4.1 Calendar #1727-Z 141 Douglas Place (Section 159.70, Block 2220, Lot 11) Located in the R1-7 Zoning District.**

The Applicant, Maria Theodoratos, represented by Clarence Weigold, Jr. is seeking an area variance for an accessory structure which encroaches into the side yard setback. An area variance is requested.

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

**4.2 Calendar #1728-Z 16 East Broad Street (Section 165.30, Block 1018, Lot 3) Located in the R1-4.5 Zoning District.**

The Applicant, 16 Broad Street, LLC., represented by Jack Adesso is proposing to build a 6-story, 44 unit multi-family building with 46 off-street parking spaces. Use and area variances are requested.

**SEQRA Determination:** This action is an “Unlisted” action. The Zoning Board must declare its intent to be “Lead Agency” to assess the environmental significance, prior to rendering their decision.

**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 Wednesday, May 10, 2017 at 4:00pm in the Memorial Room, City Hall

**Note:** The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday, May 16, 2017

William Long  
Planning Administrator

cc: Richard Thomas, Mayor  
Danielle Scholar, Deputy Commissioner  
City Clerk  
Lawrence A. Porcari, Corporation Council  
Brian G. Johnson, 1<sup>st</sup> Corporation Council  
Lobby  
Press