



Zoning Board of Appeals
Department of Planning & Community Development
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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, August 15, 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

ITEM #3 REQUEST FOR AN EXTENSION OF TIME

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

3.1 Calendar #1712-Z 675 North Terrace Avenue (Section 165.30, Block 1030, Lot 1) Located in the RMF-15 Multi- Family Neighborhood Zoning District.

The Applicant Princeton Apartments, LLC is requesting an extension of time from the Zoning Board to file an application for area variances necessary to allow legalization of additional dwelling units created by existing apartments into smaller units. The original approval was granted June 15, 2015 and expired on June 15, 2016. The applicant seeks a 12-month extension which will expire on June 15, 2017.

3.2 Calendar # 1624-Z 190 Brookside Ave (Section 165.82, Block 4027, Lot 1.1) Located in the R2-4.5 Zoning District.

The Applicant Evert Menzie represented by Tom Abillama is proposing to erect a 2 – Family dwelling. The original approval was granted on December 18, 2007 and expired on December 18, 2008. The applicant seeks a 12-month extension which will expire on December 18, 2009.

ITEM #4 CONTINUED PUBLIC HEARING

4.1 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 6-story multi-family building: 24 apartments with parking. Use and area variances are requested.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board is the “Lead Agency” and must assess the environmental significance, prior to rendering any decisions.

4.2 Calendar # 1726-Z 214 Gramatan Avenue (Section 165.45, 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 8-story mixed use building: 53 apartments with parking and 5 stores. Use and are variances are requested.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board is the “Lead Agency” and must assess the environmental significance, prior to rendering any decisions.

4.3 Calendar # 1728-Z 16 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 Addesso 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 is the “Lead Agency” and must assess the environmental significance, prior to rendering any decisions.

ITEM #5 PUBLIC HEARING

5.1 Calendar #1718-Z 440 Union Ave (Section 169.31, Block 3128, Lot 16) Located in the RMF-6.75 Multi- Family Neighborhood Zoning District.

The Applicant Joan Lewis represented by Jack Addesso, PLLC is proposing to convert a two (2) family house to a three (3) family house and to remove violations issued to the property. Area variances are requested,

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 Zoning Board will host its work session on Thursday, September 14, 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 September 19, 2017 at 6:30pm in the City Council Chambers.

William Long
Planning Administrator

cc: Richard Thomas, Mayor
Dorothy Anderson, Acting Commissioner
City Clerk
Lawrence A. Porcari, Corporation Counsel
Brian G. Johnson, 1st Corporation Counsel
Lobby
Press