



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

MEETING NOTICE

ZONING BOARD OF APPEALS

PUBLIC HEARING

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, October 17, 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 Interpretations

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

In accordance with Article 5a – Section 81-b(2) of New York State’s General City Law and Section 267-43E of the City of Mount Vernon Zoning Code, “The board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, interpretation or determination appealed from and shall make such order, requirement, decision, interpretation or determination as in its opinion ought to have been made in the matter by the administrative official charged with the enforcement of such ordinance or local law and to that end shall have all the powers of the administrative official from whose order, requirement, decision, interpretation or determination the appeal is taken.”

3.1 Calendar #1730-Z 94 Gramatan Avenue (Section 165.62, Block 1118, Lot 4) Located in the RMF-6.75 Zoning District.

The Applicant, Veronica Realty Corporation represented by Jonathan Kraut as the attorney, seeks an interpretation as a result Building Department violation issued regarding the use the property. An interpretation is requested.

ITEM #4 PUBLIC HEARING

4.1 Calendar #1729-Z 127 East Lincoln Avenue (Section 165.47, Block 1131, Lot 11) Located in the NB Zoning District.

The Applicant, Marisol Montes represented by Paul Dennis as the architect, seeks to convert a single family into a two-family house. An area variance is requested.

SEQRA Determination: This action is a “Type II” action which ends the SEQRA process.

4.2 Calendar #1731-Z 245 South First Avenue (Section 169.23, Block 3126, Lot 27) Located in the RMF-6.75 Zoning District.

The Applicant, Church of God of Mount Vernon represented by Valerie Gray, Esq., is proposing to construct an addition to the existing structure and reconfigure the parking lot. Area variances are requested.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board shall declare its intent to be “Lead Agency” in accordance with SEQRA prior to rendering any decisions.

4.3 Calendar #1732-Z 546 Locust Street (Section 165.29, Block 1051, Lot 4,5,6, and Section 165.37, Block 1051, Lot 8) Located in the RMF-6.75 Zoning District.

The Applicant, Petro Locust, LLC represented by David Steinmetz, Esq., is proposing to construct a 6 story structure with associated parking. Area variances are requested.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board shall declare its intent to be “Lead Agency” in accordance with SEQRA prior to rendering any decisions.

ITEM #5 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

5.1 Land Use Board Training

In accordance with Article 5a – Section 7a of New York State’s General City Law, “Each member of the board of appeals in a city, except a city having a population of more than one million, shall complete, at minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”

Accordingly, the Land Use Board Training for this year is scheduled for **December 14, 2017 at 6:30pm.**

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 November 15, 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 November 21, 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