



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

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, April 17, 2018 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 minutes of the regular meeting held on Tuesday February 20, 2018

ITEM #3 EXTENSION OF TIME

- 3.1 Calendar #1703-Z 8 Alden Place (Section 159.63, Block 1001, Lot 7) Located in the RMF-15 Zoning District.**

The applicant, M.A. Property Holdings, LLC., represented by Frank Acocella, Esq. is requesting an extension of time from the Zoning Board to construct a five (5) story multifamily dwelling. The original approval was granted on November 19, 2013 which expired on November 19, 2014. There was an Article 78 filed against the Planning Board regarding this application. In accordance with Section 267-45 of the Mount Vernon Zoning Code, "Such time limits shall be tolled by any judicial proceedings to review the Board's decision." The application expired May 8, 2015 after the conclusion of the Article 78. The applicant now seeks a 12-month extension which will expire on May 8, 2019.

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

ITEM #4 CONTINUED PUBLIC HEARING

4.1 Calendar #1733-Z 140 South Thirteenth Avenue (Section 169.23, Block 3126, Lot 27) Located in the RMF-6.75 Zoning District.

The Applicant, Roobob Holding, LLC. represented by Carlos Streber, is proposing to subdivide the lot into two lots; wherein, the existing house will not conform to the Zoning Code. Area variances are requested.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board as the “Lead Agency” shall make a SEQRA determination prior to rendering any decisions.

ITEM #5 PUBLIC HEARING

5.1 Calendar #1735-Z 152 South Twelfth Avenue (Section 169.21, Block 3018, Lot 19, 20 & 21) Located in the RMF-6.75 Zoning District.

The Applicant, South 12th Realty, LLC represented by Jack Addesso, Esq., seeks to construct mixed-use structure with associated on-street parking. Two use variances and other associated area variances are requested.

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

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 April 11, 2018 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 15, 2018 at 6:30pm in the City Council Chambers.

City of Mount Vernon
Zoning Board Agenda

Meeting Date
April 17, 2018

William Long
Planning Administrator

cc: Richard Thomas, Mayor
Chantelle Okarter, Esq., Commissioner
George W. Brown, City Clerk
Lawrence A. Porcari, Esq., Corporation Counsel
Brian G. Johnson, Esq., 1st Corporation Counsel
Lobby
Press