



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 **Thursday, September 20, 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

ITEM #3 CONTINUED PUBLIC HEARING

3.1 Calendar #1739-Z 45 North Tenth Avenue (Section 165.61, Block 1086, Lot 33) Located in the RFM-10 Zoning District.

The Applicant, 45 North 10th Avenue represented by Tom Abillama, architect, is proposing a five (5) story multifamily building; wherein, the proposed structure will not conform to the Zoning Code. Area variances are requested.

SEQRA Determination: This "Unlisted" action is coordinated review. The Zoning Board as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

3.2 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 Adesso, 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 as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

3.3 Calendar #1736-Z 470 South Sixth Avenue and 465 South Seventh Avenue (Section 169.38, Block 3072, Lot 27 & 28) Located in the CB (Commercial Business) Zoning District.

The Applicant, AMG Parking System, LLC represented by Shahin Badaly, PE, seeks to construct a commercial structure with associated on-site parking. Area variances are requested.

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

ITEM #4 PUBLIC HEARING

4.1 Calendar #1742-Z 510 Locust Street (Section 165.37, Block 1051, Lot 18) Located in the RMF-10 Zoning District.

The Applicant, 510 Locust Street, LLC represented by Jack Adesso, Esq., seeks to construct a 7-family dwelling into an 8 -family dwelling. Area variances are requested.

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

4.2 Calendar #1741-Z 112 Hutchinson Boulevard (Section 165.43, Block 2193, Lot 9) Located in the R1-7 Zoning District.

The Applicant, Steven Thomas represented by Michael Gianatasio, PE, seeks to subdivide a single-family lot into two – single family lots. Area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

4.3 Calendar #1743-Z 20 East First Street (Section 165.70, Block 3111, Lot 7) Located in the DB Zoning District.

The Applicant, 36 Courter, LLC represented by Tom Abillama, RA, seeks to convert a commercial only structure into a mixed-use structure. Use and area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. In accordance with SEQRA, the Zoning Board must declare its intent to be Lead Agency 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 September 15, 2018 at 6:30pm in the Memorial Room, City Hall

Note: The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday October 24, 2018 at 6:30pm in the City Council Chambers.

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