



**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

**Agenda**

**ZONING BOARD OF APPEALS**

**PUBLIC HEARING**

A regular meeting of the Zoning Board of Appeals held on **Tuesday, February 19, 2019 at 6:30 PM** in the **City Council Chambers**, second floor, City Hall, Mount Vernon, New York at which time and place the Board considered the following:

**ITEM #1 ROLL CALL**

**ITEM #2 APPROVAL OF MINUTES**

**ITEM #3 INTERPRETATION**

**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."**

**3.1 141 West Seventh Street (Section 169.46, Block 3032, Lot 17.2) and 560 South Tenth Avenue (Section 169.46, Block 3032, Lot 17.1) in the RMF-6.75**

The Applicant, Dyermark Acquisitions Services, LLC represented by Tom Abillama, RA, seeks an interpretation regarding the maximum number of dwelling units permitted in the RMF-6.75 and R2 Zoning Districts.

**3.2 94-96 Gramatan Avenue (Section 165.62, Block 1118, Lot 4 & 5) in the NB (Neighborhood Business) Zoning District**

The Applicant, Veronica Realty Corporation represented by Jonathan Kraut, Esq., seeks an interpretation as whether the use is considered “abandoned” in the NB Zoning Districts.

**ITEM #4 CONTINUED PUBLIC HEARING**

**4.1 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 12<sup>th</sup> 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 as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

**4.2 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.

**4.3 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 Addesso, 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.

**4.4 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.

**ITEM #5 PUBLIC HEARING**

**5.1 Calendar #1721-Z (Amended) 525 North MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the Industrial and RMF-10 Zoning District.**

The Applicant, 525 Mac Realty, LLC. represented by Jack Adesso, Esq. seeks to amend its previous application to construct a swimming pool on the site. 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 Tuesday February 19, 2019 at 5:00pm in the Memorial Room, City Hall.

**Note:** The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday March 19, 2019 at 6:30pm in the City Council Chambers.

William Long  
Planning Administrator