



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

Andre Wallace  
Mayor

Irwin S. Davison, Esq.  
Chair

**AGENDA**

**ZONING BOARD OF APPEALS**

**PUBLIC HEARING**

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, September 17, 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 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 #1703-Z 8 Alden Place (Section 159.63, Block 1001, Lots 7)  
Located in the RMF-15 Zoning District.**

The applicant, Julie Properties, LLC., represented by BRB Construction, LLC. is requesting an "extension of time" to comply with the Zoning Board's approval for variances to construct a five (5) story multi-family dwelling. The original approval was granted on November 19, 2013. The original approval expired on November 19, 2014. There was an "Article-78" filed against the Planning Board regarding this application. In accordance with Article 5A – Section 81-a(6) of the New York State General City Law, "Stay upon appeal. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the administrative official charged with the enforcement of such ordinance or local law, from whom the appeal is taken, certifies to the board of appeals, after the notice of appeal shall have been filed with the administrative official, that by reason of facts stated in the certificate a stay would, in his or her opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a court of record on application, on notice to the administrative official from whom the appeal is taken and due cause shown." The application expired on May 8, 2015 after the

conclusion of the Article 78. The applicant received its first “extension of time” which expired on May 8, 2016. The applicant received its second one-year “extension of time” which expired on May 8, 2019. The applicant seeks a 12-month “extension of time” which would expire on May 8, 2020; if approved.

**ITEM #4 CONTINUED PUBLIC HEARING**

**4.1 Calendar #1748-Z 24 Locust Lane (Section 159.81, Block 2032, Lot 2) Located in the R1-7 Zoning District.**

In accordance with Article 9, Section 3A of the Zoning Code, the applicant, Bronxville Field Club, represented by Steven Silverberg, seeks to appeal the April 17, 2019 Architectural Review Board decision.

**SEQRA Determination:** In accordance with NYCRR-NY 617.5, C37, this action is a “Type II” action; therefore, ending the SEQRA process.

**ITEM #5 PUBLIC HEARING**

**5.1 Calendar #1747-Z 352 South Fifth Avenue (Section 169.30, Block 3083, Lots 38) Located in the RMF-6.75 Zoning District.**

The applicant, Alfred Mitchell, represented by Thomas Curro, AIA, is requesting to expand a non-conforming structure. Area variances are requested.

**SEQRA Determination:** This “Type II” action is a coordinated review; ending the SEQRA process.

**ITEM #6 ADMINISTRATIVE ACTION** (All administrative actions are Type II; ending the SEQRA process.)

- **Land Use Board Training Session – October 17, 2019 at 6:30pm.**

In accordance with Article 5A - Section 81(7-a) of the New York State’s General City Law, “Training and attendance requirements. Each member of the planning board of a city, except a city having a population of more than one million, shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”

- **Land Use Board Training Session – December 5, 2019 at 6:30pm (Snowdate: December 12, 2019).**

In accordance with Article 5A - Section 81(7-a) of the New York State’s General City Law, “Training and attendance requirements. Each member of the zoning board of a city, except a city having a population of more than one million, shall complete, at a

minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”

- **Amending Zoning Board Rules and Procedures**

In accordance with Article IX - Section 2(B) entitled “Rules and regulations” of the City Code, the Zoning Board of Appeals may adopt such rules and regulations as it deems necessary and proper to the performance of its powers and duties hereunder and may amend or repeal the same.

Currently, “amendments to the rules and regulations adopted for the governance and procedures of the Board shall be made in the form of a resolutions to place such amendments on the next agenda of the Board. No changes shall take effect until placed upon such agenda, reviewed by the city staff and adopted pursuant to these regulations and any requirements of applicable local and state law”, in accordance with Article XXI (A) of the Zoning Board’s Rules and procedures.

**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. Amendments and/or additions may be placed on the agenda.

**Note:** The Zoning Board will host its next work session on **Thursday September 12, 2019 at 6:30pm** in the Memorial Room, second floor, City Hall.

**Note:** The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on **Tuesday, October 10, 2019 at 6:30pm** in the City Council Chambers.

William Long  
Planning Administrator

cc: Mayor  
Planning Commissioner  
Corporation Counsel  
City Clerk  
Building Department  
Lobby  
Press