



## Zoning Board of Appeals

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

Shawyn Patterson-Howard  
Mayor

Michael Justino  
Chair

### ZONING BOARD OF APPEALS MEETING/HEARING AGENDA JANUARY 17, 2023

A work session of the Zoning Board of Appeals will be held on Tuesday, January 17, 2023, at 6:00 PM the Mayor's conference room on the first floor in City Hall. The regular meeting of the Zoning Board of Appeals will be continued at 6:30 PM on January 17, 2023. Applicants and members of the public will be permitted to attend and make public comment via in person attendance.

#### ITEM #1 ROLL CALL

#### ITEM #2 APPROVAL OF MINUTES

- December 20, 2022

#### ITEM #3 PUBLIC HEARINGS

##### New Public Hearing

##### 3.1 Calendar #1769-Z: 123 Haven Avenue (Section 165.73, Block 4009, Lot 09) in the R2-4.5 Zoning District

##### Regarding public notice:

The Board previously received an Affidavit of Mailing stating that notice was mailed to property owners within a 250-foot radius of the site;

An Affidavit of Sign Posting stating that on January 4, 2023 a sign was posted at the site giving notice of the Zoning Board of Appeals' January 17, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

Proof of publication was submitted showing that notice was published in the Journal News on January 5, 2023 and January 6, 2023.

Theresa Martinez is the owner of the subject property located at the corner of Haven Avenue and Carpenter Place. The owner is represented by Mr. Shahin Badaly, PE. Applicant is requesting an area variance to increase the impervious area in front of the property in order to create additional off-street parking spaces.

The Applicant proposes to provide pavers on the two front yards as well as additional asphalt pavement to the existing asphalt driveway in order to create two additional parking spaces.

Exterior alterations will also include a new retaining wall, new stone steps, new concrete sidewalk, and a new vinyl fence.

The Applicant proposes to provide erosion control measures to prevent any adverse effects to the environmental conditions of the neighborhood.

**Area Variance Requested:**

| Item                             | Required / Permitted | Proposed | Variance Requested |
|----------------------------------|----------------------|----------|--------------------|
| Impervious surfaces coverage (%) | 70% maximum          | 96.91%   | 26.91%             |

**SEQRA Determination:** The proposed action is a Type II action based on 617(c)(17) "granting of an area variance for a single-family, two-family or three-family residence" in SEQR handbook.

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**Note:** Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of New York State Public Officers Law, Article 7].

City of Mount Vernon  
Zoning Board of Appeals Agenda

Meeting Date  
January 17, 2023

**Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.**

**Upcoming Dates:**

- **TUESDAY, February 21, 2023, at 6:00 pm for ZBA Work Session**
- **TUESDAY, February 21, 2023, at 6:30 pm for Regular Meeting of the ZBA**

Marlon Molina 2nd Deputy Planning Commissioner.

cc: Shawyn Patterson-Howard, Mayor  
Chair, Planning Board  
James Rausse, Planning Commissioner  
Building Commissioner  
Corporation Counsel  
City Clerk  
Lobby