



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230 • FAX (914) 699-1435

Clinton I. Young, Jr.
Mayor

Irwin S. Davison, Esq.
Chair

MEETING NOTICE

February 10, 2011

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, February 15, 2011 at 7:30 p.m.** following a work session facilitated by Planning Department Staff at 7:15 p.m. 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 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Tuesday, December 21, 2010.

ITEM # 2 REQUEST FOR AN EXTENSION OF TIME

2.1 Calendar No. 1602-Z: 440 Franklin Avenue Map Page 169.32, Block 3144, Lot 9 in the RMF-6.75 Zoning District

Application of Terrence Horton is requesting a one year extension of time for a use variance and the following area variances:

- Building height: permitted- 3 stories/35 feet maximum; granted-12 stories/130 feet, 6 inches.
- Building coverage: permitted- 40% maximum; granted-47%.
- Lot area per dwelling: required-2,250 square feet minimum; granted 428 square feet.
- Rear yard: required- 20 feet minimum; granted 12 feet.
- Side yard: required-7 feet minimum, 18 feet combined; granted 6.5 feet, 15.2 combined.
- Off-street parking: required-2 per dwelling unit= 2X42=84 spaces; granted 50 spaces.

The variances were granted on March 5, 2007; an extension of time was granted on February 26, 2008 and March 17, 2009 to build a twelve (12) story, forty-two (42) unit residential building.

2.2 Calendar No. 1619-Z.A-E: 454 South Ninth Avenue Map Page 169.38, Block 3047, Lot 14, 15

Application of SBE Equities, LLC by its attorney Hannah S. Gross of Gross & Stabile, LLP is requesting an extension of time for a use variance and the following area variances:

For Lot A

- Lot width: required-50 feet minimum; propped-28 feet
- Lot area: required-4,500 square feet; proposed 2,940 square feet
- Lot area per dwelling: required-2,250 square feet minimum; proposed-1,470 square feet
- Building coverage: permitted-40% maximum; proposed-41%
- Side yards: required-5 feet minimum, 12 feet combined; granted-6 ft., 6 feet combined
- Off-street parking: required-1 per dwelling unit X 2 units=2, both of which shall be enclosed; granted-1/2 space per unit x 2 units = 1 space, enclosed

For Lot B

- Lot width: required-50 feet minimum; granted-23 feet
- Lot area: required-4,500 square feet; granted-2,415 square feet
- Lot area per dwelling: required-2,250 square feet; granted-1,207 square feet
- Building coverage: permitted-40% maximum; granted-53%
- Impervious surface coverage: permitted-70% maximum; granted-72%
- Side yards: required-5 feet minimum, 12 feet combined; granted-0 feet, 0 feet combined
- Off-street parking: 1 per dwelling X 2 units=2, both of which shall be enclosed; granted-1/2 space per unit x2 units = 1 space, enclosed
- Driveway setback: required- 3 feet minimum; granted-0 feet

For Lot C

- Lot width: required-50 feet minimum; granted-23 feet
- Lot area: required-4,500 square feet; granted-2,415 square feet
- Lot area per dwelling: required-2,250 square feet; granted-1,207 square feet
- Building coverage: permitted-40% maximum; granted-53%
- Impervious surface coverage: permitted-70% maximum; granted-72%
- Side yards: required-5 feet minimum, 12 feet combined; granted 0 feet, 0 feet combined
- Off-street parking: 1 per dwelling X 2 units=2, both of which shall be enclosed; granted-1/2 space per unit x2 units = 1 space, enclosed
- Driveway setback: required- 3 feet minimum; granted-0 feet

For Lot D:

- Lot width: required- 50 feet minimum; granted-23 feet
- Lot area: required-4,500 square feet; granted-2,415 square feet
- Lot area per dwelling: required-2,250 square feet; granted-1,284 square feet
- Building coverage: permitted-40% maximum; granted-53%
- Impervious surface coverage: permitted-70%; granted-72%

- Off-street parking: 1 per dwelling X 2 units=2, both of which shall be enclosed; granted-1/2 space per unit x2 units = 1 space, enclosed
- Driveway setback: required- 3 feet minimum; granted-0 feet

For Lot E:

- Lot width: required-50 feet minimum; propped-28 feet
- Lot area: required-4,500 square feet; proposed 2,940 square feet
- Lot area per dwelling: required-2,250 square feet minimum; proposed-1,470 square feet
- Building coverage: permitted-40% maximum; proposed-41%
- Side yards: required-5 feet minimum, 12 feet combined; granted-6 ft., 6 feet combined
- Off-street parking: required-1 per dwelling unit X 2 units=2, both of which shall be enclosed; granted-1/2 space per unit x2 units = 1 space, enclosed

The applicant is requesting a one year extension of time for the variances that were filed on February 8, 2008 to construct five (5) attached one-family homes. The variances were previously extended from February 8, 2009 through February 8, 2010 and February 8, 2010 through February 8, 2011.

ITEM # 3 PUBLIC HEARING

3.1 Calendar No. 1682-Z: 485 Gramatan Avenue and 8 East Cedar Street Map Page 165.30, Block 1036, Lots 1 and 2 in the RMF-15 Zoning District.

Application of Cedar Manor, LLC by its attorney Hannah S. Gross of Gross & Stabile, LLP is requesting the following area variances:

- Impervious surface coverage: permitted-70% maximum; proposed-76.6%;
- Secondary front yard at parking lot: required-20 feet minimum, § 267-13 B (1) (G) & § 267-37 A; proposed- 2 feet
- Side yard at parking lot: required-3 feet minimum, § 267-37 B; proposed-2 feet;
- Rear yard at parking lot: required-3 feet minimum, § 267-37 B; proposed-2 feet;
- Landscaping: required-6 % of the total area within the perimeter of the parking facility shall be landscaped, when 25 or more parking spaces are proposed. § 267-40 A and at least shade tree shall be provided for every 12 parking spaces. A landscaped area of 360 square feet within the parking lot perimeter and 3 shade trees are required
- Fence height: fence in front yard must be 4 feet high maximum, made of wrought iron, aluminum or masonry, 25% open construction. A 4 feet vinyl fence is proposed. Notwithstanding the above, no fence shall be permitted at the driveway entrance if it obstructs visibility as defined and required in § 267-13 C (1).

The variances are requested to demolish an existing one-family dwelling on Lot 2 to create an accessory off-street parking facility for the multi-family dwelling located on Lot 1.

SEQRA Determination: Unlisted Action

3.2 Calendar No. 1685-Z: 550 Locust Street Map Page 165.29, Block 1051, Lot 1 in the I (Industrial) RMF-10 and Zoning Districts.

Application of 550 Locust Dev. Partners, LLC by their architect Jack A. Adesso is requesting the following area variance:

- Compact spaces: As per § 267-38 B (4), parking facilities containing more than 50 spaces, the approving agency may permit up to 1/3 of the spaces to be limited in their use to compact spaces. 96 spaces are proposed, 1/3 of the spaces=32 spaces. Maximum compact spaces permitted=32; proposed-36 compact spaces;
- Front yard: According to the survey which was submitted with the applicant, the building construction has created a dimensionally non-compliant front yard at Locust Street. The minimum required front yard is 20 feet; proposed front yard is 18.1 feet at living room's projection, 19.8 feet otherwise.

The variances are requested to amend the variances granted under Calendar No. 1538-Z to remove the residential storage in order to create four (4) additional dwelling units and enlarge the accessory fitness room. It is also proposed to reconfigure the parking facility and create four (4) additional off-street parking spaces.

SEQRA Determination: Unlisted Action

3.3 Calendar No. 1686-Z: 6 South Fulton Avenue Map Page 165.71, Block 3161, Lot 6 in the RMF-6.75 and CB (Commercial Business) Zoning Districts.

Application of Ramjit Rajendra by his architect Tom Abillama is requesting the following area variances:

- Setbacks: required-15 feet minimum as per § 267-28 G (3); proposed-0 feet and 2 feet
- Off-street parking: required-5 per service bay X 2=10 spaces; proposed 6 spaces.

The variances are requested to construct a one-story additional repair bay in the CB District.

SEQRA Determination: Type II Action

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].

The next regular meeting of the Zoning Board of Appeals is scheduled to be held on Tuesday, March 15, 2011.

Lauren S. Carter
Secretary

cc: Mayor Young
Yolanda Robinson, Chief of Staff
City Clerk
Jeffrey Williams, Planning Commissioner
William Long, Planning Administrator
Building Department
Lobby
Press