



Zoning Board of Appeals
Department of Planning & Community Development
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Ernest D. Davis,
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 Tuesday, **August 21, 2012 at 7:30 p.m.** in the City Council Chamber, 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, July 24, 2012.

ITEM # 2 REQUEST FOR AN EXTENSION OF TIME

2.1 Calendar # 1682-Z: 485 Gramatan Avenue & 8 East Cedar Street (Section 165.30, Block 1036, Lots 1 & 2).

Application of attorney Hannah Gross on behalf of owner, Cedar Manor LLC is requesting an extension of time from the Zoning Board to construct an on-site parking facility. The original approval was granted on June 28, 2011, which expired on June 27, 2012. The applicant now seeks a one year extension that upon approval will expire on June 27, 2013.

SEQRA Determination: TYPE II - This action does not require any further SEQRA assessment.

ITEM # 3 INTERPRETATION

3.1 Calendar # 1697-Z: 47 Grove Street (Section 164.76, Block 1065, Lot 23).

The application of Attorney Jack Adesso on behalf of owner, Frank Trolio seeks an interpretation regarding whether the storing of goods for the purpose of retail sale in an outdoor storage area within the CB (Commercial Business) Zoning District is permitted.

SEQRA Determination: TYPE II - This action does not require any further SEQRA assessment.

ITEM # 3 CONTINUED PUBLIC HEARING

3.1 Calendar No. 1694-Z 100 Lorraine Terrace (Section 165.59, Block 2095, Lot 23) located in the R1-7 zoning district.

Application of Bayview Real Estate Consultants, Inc. by Architect, Edward J. D'Amore is requesting the following variances:

- Use Variance
- Floor Area Ratio (FAR)
- Building Height
- Building Coverage
- Impervious Surface Coverage
- Front Yard Setback
- Side Yard Setback (One)
- Off-Street Parking

The Applicant is requesting variances to construct a 4-story multi-family dwelling composed of 18 units and an accessory off-street parking.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Zoning Board has sent a notice to declare itself "lead agency" and must assess whether further environmental investigation needs to occur 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 be hosting its work session on August 15, 2012 at 3:00pm in the Planning Commissioner's Office.

The next regular meeting of the Zoning Board of Appeals, following the upcoming meeting on August 21, 2012, is scheduled to be held on Tuesday, September 19, 2012.

Vinroy Bell
Zoning Board Secretary

cc: Mayor Ernest D. Davis
Nichelle Johnson, Chief of Staff
City Clerk
Charlene Indelicato, Commissioner

Building Department
Lobby
Press