



Zoning Board of Appeals
Department of Planning & Community Development
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Ernest D. Davis,
Mayor

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Chair

MEETING NOTICE

ZONING BOARD OF APPEALS

PUBLIC HEARING

A regular meeting of the Zoning Board of Appeals will be held on Tuesday **October 15, 2013 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 ROLL CALL

ITEM # 2 APPROVAL OF MINUTES

2.1 Approval of the minutes of the regular meeting held on Tuesday, October 15, 2013.

ITEM # 3 REQUEST FOR AN EXTENSION OF TIME

3.1 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 two year extension that upon approval will expire on June 27, 2014.

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

ITEM #4 CONTINUED PUBLIC HEARING

4.1 Calendar No. 1703-Z 8 Alden Place (Section 159.63, Block 1001, Lot 7) located within the RMF-15 Zoning District

Application of Robert Luiso represented by attorney Kory Salomone, is requesting the following variances:

- Dimensional Non-Conformity (Increasing the Intensity of Use on the Site). This site has existing dimensional non-conformities because the off-street parking, side yard setback, front yard setback, lot width, lot area per dwelling unit (density), lot area

and impervious coverage do not meet the current Zoning Code Standards. Therefore, “no building permit shall be issued that will result in the increase of any such dimensional nonconformity, but any building or structure or portion thereof may be altered to decrease its dimensional nonconformity.” – This is a deviation from Section 267-11C of the Zoning Code.

- Lot Area per Dwelling Unit (Density). The maximum density allowed on this lot is 1,200 square feet per dwelling unit or 7 dwelling units. This site currently has a density of approximately 894 square feet per dwelling unit or approximately 10 dwelling units on the site. The applicant is proposing a density of 812 square feet per dwelling unit or 11 dwelling units on the site. - This is a deviation from the dimensional regulations of the Zoning Code.
- Off-street parking. This apartment building is required to have 2 parking spaces per dwelling unit or 20 off-street parking spaces. The site currently has 10 off-street parking spaces. The applicant currently requires 22 off-street parking spaces. - This is a deviation from the parking regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to create an additional apartment in the basement of an existing apartment building.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board as lead agency must render a SEQRA assessment prior to deliberating on this matter.

4.2 Calendar No. 1704-Z 316 West First Street (Section 186.28 Block 3008, Lot 6 & 7) located within the NB Zoning District.

Application of Nowrang Balgobin represented by Jack Adesso attorney, is requesting the following variances:

- Use Variance. The applicant proposes self-storage which is not a permitted use within the NB Zone. – This is a deviation from Section 267-16 of the Zoning Code.
- Building Height (Stories): The maximum building height is 2-stories. The applicant is proposing a building height of 7-stories. - This is a deviation from the dimensional regulations of the Zoning Code.
- Building Height (Feet): The maximum building height is 30’. The applicant is proposing a building height of 91’. - This is a deviation from the dimensional regulations of the Zoning Code.
- Floor Area Ratio (FAR): The maximum FAR permitted is 1. The applicant is proposing a FAR of 3.5. - This is a deviation from the dimensional regulations of the Zoning Code.
- Off-Street Parking. The number off-street parking spaces required is 25. The applicant is proposing 16 off-street parking spaces; therefore, 9. - This is a deviation from the dimensional regulations of the Zoning Code.

The applicant seeks the aforementioned variances to construct a self-storage facility.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board must declare its intent to be lead agency.

ITEM # 5 PUBLIC HEARING

5.1 Calendar No. 1706-Z 22 East First Street (Section 165.70, Block 3112, Lot 1) located within the DB (Downtown Business) Zoning District

Application of Y.B. Associates represented by architect Francis Turner, is requesting the following variances:

- Use Variance. The applicant proposes adult day care which is not a permitted use within the DB Zone. – This is a deviation from Section 267-16 of the Zoning Code.
- Off-street parking. This building is required to have 55 off-street parking spaces. The site currently does not have any off-street parking spaces. - This is a deviation from the parking regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to add adult day care to businesses that operate on the current site.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board must declare its intent to be lead agency.

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 hosted its work session on October 9, 2013 at 3:00pm in the Planning Commissioner’s Office.

The next regular meeting of the Zoning Board of Appeals, following the upcoming meeting on October 15, 2013 the next public meeting is scheduled to be held on Tuesday, November 19, 2013.

William Long
Planning Administration

cc: Mayor Ernest D. Davis
Nichelle Johnson, Chief of Staff
George Brown, City Clerk
Louis Albano, Commissioner

Building Department
Lobby
Press