



**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

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 **November 19, 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:

- Impervious Coverage. The maximum impervious coverage is 70%. The applicant is proposing 80% maximum impervious coverage. - This is a deviation from the dimensional regulations of the Zoning Code.

- Lot Area. The minimum lot area is 15,000 square feet. The applicant is proposing a lot area is 11,279 square feet. - This is a deviation from the dimensional regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to create a 5 story, 4 unit multi-family dwelling.

**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 as lead agency must render a SEQRA assessment prior to deliberating on this matter.

## **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 as lead agency must render a SEQRA assessment prior to deliberating on this matter.

#### **ITEM #6 – Administrative Action**

Review and vote on the calendar dates for 2014 Zoning Board Worksession and Public Hearing Dates.

**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 November 13, 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 November 19, 2013 the next public meeting is scheduled to be held on Tuesday, December 17, 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