



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 **December 17, 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 ROLLCALL

ITEM # 2 APPROVAL OF MINUTES

2.1 Approval of the minutes of the regular meeting held on Tuesday, November 19, 2013.

ITEM #3 CONTINUED PUBLIC HEARING

3.1 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.

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 December 11, 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 December 17, 2013 the next public meeting is scheduled to be held on Tuesday, January 21, 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