



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
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Richard Thomas
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 **Thursday, June 23, 2016 at 6:30 PM** 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 ROLL CALL

ITEM # 2 CONTINUED PUBLIC HEARING

2.1 Calendar # 1717-Z 435 S. Columbus Avenue (Section 169.33, Block 4069, Lot 44) Located in the R2-4.5 Zoning District.

The Applicant Rosanna Ortiz is proposing to convert the existing single family dwelling into a two family dwelling. A use and area variance are required. This requires an approval from the Zoning Board of Appeals.

SEQRA Determination: This action is a "Type II" action; therefore, ending the SEQRA process.

2.2 Calendar # 1720-Z 645 N. MacQuesten Parkway (Section 165.29, Block 1026, Lot 33 & 37) Located in the CB (Commercial Business) Zoning District.

The Applicant 645 Mac Realty LLC, represented by Jack Adesso, the attorney, is proposing to erect two new apartment buildings on the property to accommodate 72 units and parking on site. CB-Zoning does not allow residential units. A use variance is required.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Zoning Board as “Lead Agency” shall assess the environmental significance, prior to rendering any decision.

2.3 Calendar# 1721-Z 525 N. MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the I-Industrial Zoning District.

The Applicant 645 Mac Realty LLC, represented by Jack Adesso, the attorney, is proposing to erect three new apartment buildings on the property to accommodate 108 units and on site parking. I-Zoning does not allow residential units. A use variance is required.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Zoning Board as “Lead Agency” shall assess the environmental significance, prior to rendering any decision.

ITEM # 3 PUBLIC HEARING

3.1 Calendar# 1723-Z 545 South Fulton Avenue (Section 169.40, Block 4088, Lot 8) Located in the CB- Commercial Business Zoning District.

The Applicant Albert Zihenti, represented by Francis Turner, the architect, proposes to construct a four-story office building with indoor parking and storage. An area variance is required.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted”. The Zoning Board shall declare its intent to be “Lead Agency” to assess the environmental significance.

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 host its work session on June 15, 2016 at 4:00pm in the Memorial Room, City Hall

Note: The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday, July 19, 2016

cc: Mayor Richard Thomas
Shawyn Patterson Howard, Commissioner
William Long, Planning Administrator
Kindra Dolman, 1st Deputy Building Commissioner
George Brown, City Clerk
Lawrence A. Porcari, Corporation Counsel
Brian G. Johnson, 1st Corporation Council
Lobby
Press