



**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

**MINUTES**

**ZONING BOARD OF APPEALS**

**PUBLIC HEARING**

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, July 19, 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**

**Present**

**Chairman Davison**  
**Board Member Alfonzo**  
**Board Member E. Castillo**  
**Board Member Sloan-Fullan**  
**Board Member Scully**

**Absent**

**Board Member A. Castillo**

**ITEM # 2 APPROVAL OF MINUTES**

**2.1** Approval of the minutes of the regular meeting held on Thursday, June 23, 2016. **Approved by Board Member Scully/ Seconded by Board Member Alfonzo. All in favor**

**ITEM # 3 CONTINUED PUBLIC HEARING**

**3.1 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.

**The Chairman reads the item into the record. He explains that this application has been before the Board for a number of months.**

**Michael Pickarolla, the architect, presents his application to the Board. He explains that their Company has just come on board with the applicant and are trying to get the full understanding and process from the Board, to move the application forward.**

**The Board reviews the information submitted by the applicant who wishes to convert the house from one family to a two family house. They are unclear with the variances approved as well as what has been built to the dwelling.**

**Ms. Ortiz explains that most of the houses on the block are two families and this is why she wishes to convert her house as well.**

**The Board explains that they are not sure what was done to the applicant's property and asked the applicant to contact the Building Department to set-up an appointment for an inspection. The Board adjourned the applicant until the Building Department has completed its inspection and responds back to the Board with their inspection report. Board Member Sloan-Fullan, seconded by Board Member Scully. All Members present are in favor.**

**3.2 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 has declared its intent to be "Lead Agency" to assess the environmental significance.

**The Chairman reads the item into the record.**

**The applicant, Albert Zihenti, along with the architect, Francis Turner, presents their application. They explain, the last time they made their presentation; the Board has concerns in regards to the parking.**

**The Board explains that the applicant presented tandem parking, and they were to return with a revised submission in regards to the parking concerns and where the applicant is with revised plans.**

**Mr. Turner explains that with the revisions submitted, he decided to eliminate some of the columns on the ground floor within the proposed building and it would give more open space. The client is in negotiations with the back tenant as well for additional parking.**

**The Board asked questions in regards to the signed contract of the rear parking. Assuming that there's a contract, your presentation is based on that, but the renderings still show the tandem parking, which is our primary issue.**

**Mr. Turner explains that he's hoping the applicant will be presenting the contract tonight. And the additional parking proposed, is an idea for additional parking based on the signed contract.**

**Albert Zihenti, the principal owner, explains that whatever the Board is requesting, he will try to do what it takes to satisfy the Board. He came up with the additional parking requested. We spoke with an engineer in regards to the drainage and the flow of the water from the project.**

**The Board continues to explain to the applicant, that the plans should be complete, not sketches of an idea. The Board also asks Staff if they have concerns.**

**Staff's explains that the parking brings the site closer to conformity in regards to the number of parking spaces required to have, the plan is not clear whether or not these sites are legal by code. So if the Board was to approve this application, it's not clear to the number of parking spaces the Board is approving. The Board is trying to access whether or not it is substantial.**

**The Board adjourned the application by Board Member E. Castillo and second by Board Member Scully. All members present are in favor.**

**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 July 13, 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, August 16, 2016

Wendy Davis  
Zoning Board Secretary

cc: Mayor Richard Thomas  
Shawyn Patterson Howard, Commissioner

William Long, Planning Administrator  
Kindra Dolman, 1<sup>st</sup> Deputy Building Commissioner  
George Brown, City Clerk  
Lawrence A. Porcari, Corporation Council  
Brian G. Johnson, 1<sup>st</sup> Corporation Council  
Lobby  
Press