



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

Andre Wallace
Mayor

Irwin S. Davison, Esq.
Chair

AGENDA

ZONING BOARD OF APPEALS

PUBLIC HEARING

A regular meeting of the Zoning Board of Appeals will be held on **Wednesday, November 13, 2019 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 APPROVAL OF MINUTES

ITEM #-3 DELIBERATIONS

**3.1 Calendar #1748-Z 24 Locust Lane (Section 159.81, Block 2032, Lot 2)
Located in the R1-7 Zoning District.**

In accordance with Article 9, Section 3A of the Zoning Code, the applicant, Bronxville Field Club, represented by Steven Silverberg, seeks to appeal the April 17, 2019 Architectural Review Board decision.

SEQRA Determination: In accordance with NYCRR-NY 617.5, C37, this action is a "Type II" action; therefore, ending the SEQRA process.

ITEM #4 CONTINUED PUBLIC HEARING

4.1 Calendar #1747-Z 352 South Fifth Avenue (Section 169.30, Block 3083, Lots 38) Located in the RMF-6.75 Zoning District.

The applicant, Alfred Mitchell, represented by Thomas Curro, AIA, is requesting to expand a non-conforming structure. Area variances are requested.

SEQRA Determination: This action is classified as a “Type II” action in accordance Title 6 CRR-NY 617.5(c)(17) of the New State Codes, Rules and Regulations; thereby, ending the SEQRA process.

4.2 Calendar # 1750-Z 151 South MacQuesten Parkway (Section 164.83, Block 1060, Lot 19) Located in the “I” (Industrial) Zoning District.

The Applicant, Dimifini-Yonkers, LLC represented by Hannah Gross, Esq., seeks to convert an existing light industrial building into motor vehicle repair facility which requires a special use permit. The applicant seeks to deviate from the special use permit criteria. Therefore, Area Variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board must determine whether it is the appropriate body to serve as Lead Agency prior to rendering any decisions in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations.

4.3 Calendar # 1749-Z 341 North High Street (Section 165.45, Block 1094, Lot 43) Located in the RMF-10 Zoning District.

The Applicant, Shahid Mahmood, represented by Tom Abillama, RA, seeks to convert a non-conforming light industrial use into a mixed-use structure by expanding the non-conforming use. Use and Area Variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board must declare its intent to be Lead Agency prior to rendering any decisions in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations.

4.4 Calendar # 1751-Z 65 West Second Street (Section 165.77, Block 3067, Lot 23) Located in the RMF-6.75 Zoning District.

The Applicant, Prestige Realtors, represented by Tom Abillama, RA, seeks to construct 10 townhomes in a zone where the maximum number of dwelling units is 3. Use and Area Variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board must declare its intent to be Lead Agency prior to rendering any decisions in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations.

ITEM #4 ADMINISTRATIVE ACTION (All administrative actions are Type II; ending the SEQRA process.)

- **Land Use Board Training Session – December 5, 2019 at 5:30pm. (Snowdate: December 12, 2019)**

In accordance with Article 5A - Section 81(7-a) of the New York State’s General City Law, “Training and attendance requirements. Each member of the planning board of a city, except a city having a population of more than one million, shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”

- **2020 Zoning Board 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. Amendments and/or additions may be placed on the agenda.

Note: The Zoning Board will host its next work session on **Thursday November 7, 2019 at 6:30pm** in the Memorial Room, second floor, City Hall.

Note: The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on **Tuesday, December 17, 2019 at 6:30pm** in the City Council Chambers.

William Long
Planning Administrator

cc: Mayor
Planning Commissioner
Corporation Counsel

City Clerk
Building Department
Lobby
Press