



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

Shawyn Patterson-Howard
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 **Tuesday, August 18, 2020 at 6:30 PM** via **ZOOM** (<https://zoom.us/>) at which time and place the Board shall consider the following:

Please see the City's Website (www.cmvny.com) for "ZOOM" Instructions.

Meeting ID: 811 8630 2916

Dial In: (646) 876-9923

Password: 797860

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

ITEM #3 CONTINUED PUBLIC HEARING

3.1 Calendar # 1753-Z 351 South First Avenue (Section 169.31, Block 3127, Lot 24) Located in the RMF-6.75 Zoning District.

The Applicant, Cassandra Taylor represented by Edward D'Amore, AIA, seeks to construct a garage in the rear of the house. The applicant does not meet the appropriate setbacks required to construct the driveway. Therefore, Area Variances are requested.

SEQRA Determination: This action is a "Type II" action in accordance with Title 6 NYCRR 617 of the New York State Codes, Rules and Regulations; thereby, ending the SEQRA process.

3.2 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 a coordinated review. The Zoning Board must declare its intent to be Lead Agency prior to rendering any decisions in accordance with 6 NYCRR 617.6(b)(3) of the New York State Codes, Rules and Regulations.

3.3 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 8 (eight) townhomes in a zone where the maximum number of dwelling units is 3 (three). Use and Area Variances are requested.

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

ITEM #4 PUBLIC HEARING

4.1 Calendar #1752-Z 417 South Fifth Avenue (Section 169.39, Block 3091, Lot 39) Located in the RMF-6.75 Zoning District

The Applicant, 417 South 5th Avenue LLC (Rashaun Judge), represented by Jack Addesso, Esq., seeks to construct a new 4-Story, 16-Unit building in a zone where the maximum number of dwelling units is 3 (three). Area Variances are requested.

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

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [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 **Wednesday, September 9, 2020 at 6:30pm** via videoconference.

Note: The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on **Tuesday, September 15, 2020 at 6:30pm** via videoconference.

Marlon Molina, 2nd Deputy Commissioner
Department of Planning & Community Development

cc: Mayor
Corporation Counsel
Zoning Board of Appeals
Planning Department
Building Department
City Clerk
City Website
Lobby