



Mayor Mike Spano

CITY OF YONKERS

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Commissioner

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AGENDA FOR ZONING BOARD OF APPEALS

July 8, 2020

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, JULY 21, 2020 AT 5:00 P.M. WILL BE CONDUCTED IN A MANNER PURSUANT TO GOVERNOR CUOMO'S EXECUTIVE ORDER 202.1; IN-PERSON ATTENDANCE AT THIS MEETING WILL NOT BE PERMITTED.

PLEASE CHECK THE WEBSITE WWW.YONKERSNY.GOV, THE DAY OF THE MEETING FOR LOG-IN AND ADDITIONAL INFORMATION.

DECISIONS

- # 5660 – Area Variance** – James G. Dibbini Esq., on behalf of Nepperhan Heights Associates, LLC, owner, on premises known as 540 Nepperhan Ave, Block 2179, Lot: 25, Zone: I
- # 5661 – Area Variance** – James G. Dibbini Esq., on behalf of Nepperhan Heights Associates, LLC, owner, on premises known as 578 Nepperhan Ave, Block: 2179, Lot: 5, Zone: I
- # 5682 – Area Variance** – Jeffrey M. Gaspar, P.E., on behalf of Jose David & Wilma Cortez, owner, on premises known as 161 Bennett Avenue, Block: 5032, Lot: 69.70, Zone: T
- # 5688 – Extension of Non-Conforming Use & Area Variance** – Matthew M. Calvi, Esq., on behalf of Delano Realty Group LLC, owner, on premises known as 31 Harding Avenue, Block: 6230, Lot: 1, Zone: T
- # 5700 – Area Variance & Improvement to a Non-Conforming Use** – Andrew Romano, Esq., on behalf of Eglantina Kimbullaj, owner, on premises known as 50 Bainton Street, Block: 6161, Lot: 12, Zone: S-50
- # 5704 – Improvement to a Non-Conforming Use** – Andrew Romano, Esq., on behalf of Siwy Made, owner, on premises known as 290 Roberts Avenue, Block: 3060, Lot: 7, Zone: S-50
- # 5706 – Area Variance** – Leslie J. Snyder, Esq., on behalf of Consolidated Edison Company of New York, Inc., owner, on premises known as 267 Saw Mill River Road, Block: 2410, Lot: 72, Zone: I
- # 5708 – Area Variance** – Gibbons Engineering, PC, on behalf of Dorothy Ann Lavista, owner, on premises known as 27 Corbalis Place, Block: 3408, Lot: 14, Zone: S-60

CONTINUED HEARINGS

5697 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Point and Ravine LLC, owner, on premises known as 56 Ravine Avenue, Block: 2115, Lot: 5, Zone: A

5698 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Point and Ravine LLC, owner, on premises known as 69 Ravine Avenue, Block: 2114, Lot: 42, Zone: A

5699 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Point and Ravine LLC, owner, on premises known as 76 Point Street, Block: 2114, Lot: 17, Zone: A

5707 – **Area Variance** – Gibbons Engineering, PC, on behalf of Global Equities, LLC, owner, on premises known as 961 Nepperhan Avenue, Block: 3091, Lot: 58.63, Zone: I

NEW HEARINGS

5708 – **Area Variance** – Andrew Romano, Esq., on behalf of Yonkers Holdings LLC, owner, for interior alterations to convert store to an apartment, having:

- *Insufficient parking, Section 43-128 and Table 43-4, (required 2 spaces; proposed none);* on premises known as 52 Yonkers Avenue, Block: 451, Lot: 1, Zone: M (B22740)

5709 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Point and Ravine LLC, owner, to create accessory parking lot, whereas:

- *Parking within the minimum front yard not permitted, Section 43-133(A)(3);*
- *Parking within minimum side yard not permitted, Section 43-133(A)(3);*
- *Parking within the minimum side-front yard not permitted, Section 43-133(A)(3);*
- *Parking within 5 feet of all property lines not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b (proposed 4.2');*
- *Parking aisle width (Reference Yonkers Zoning Ordinance 43-134.A.12) A - 90 degree parking (required 24'-0, required 22' +/- scaled (no dimension provided));*
- *Exceeds maximum permitted height in side yard per 43-41D(3)(a); 6'-0" maximum/6.5' proposed;*
- *Exceeds maximum permitted retaining wall in rear yard per 43-41D(3)(a); 6'-0 maximum/7.0' proposed);*

on premises known as 78 Ravine Avenue, Block: 2115, Lot: 16, Zone: MG (B23163)

5710 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Point and Ravine LLC, owner, to create accessory parking lot, whereas:

- *Parking within the minimum front yard not permitted, Section 43-133(A)(3);*
- *Parking within minimum side yard not permitted, Section 43-133(A)(3);*
- *Parking within the minimum side-front yard not permitted, Section 43-133(A)(3);*
- *Parking within 5 feet of all property lines not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b (proposed 4.2');*
- *Parking aisle width (Reference Yonkers Zoning Ordinance 43-134.A.12) A - 90 degree parking (required 24'-0, required 22' +/- scaled (no dimension provided));*

on premises known as 50 Point Street, Block: 2115, Lot: 24, Zone: A (B23165)

5711 – **Area Variance** – Stephen A. Veneruso, Esq., on behalf of Russa Realty, owner, and 1 Pondfield Rd. Realty dba Pondfield Café, lessee, for interior expansion of existing café into the former drycleaner space, no exterior work proposed, having:

- *Insufficient parking, Section 43-128, Table 43-4 (7 additional spaces required);* on premises known as 25/1 Pondfield Road, Block: 5650, Lot: 20, Zone: BA (B23263)

5712 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of Westhab Inc., owner, for new construction of residential housing consisting of 113 apartments with parking, having:

- *Exceeding maximum permitted floor area ratio, Section 43-27, Table 43-3 (required 1.25, proposed 2.41);*
- *Exceeding maximum permitted height, Section 43-27, Table 43-3 (required 65', proposed 69');*
- *Insufficient lot area per family, Section 43-27, Table 43-3 (required 800, proposed 417);*
- *Insufficient side yard, Section 43-27, Table 43-3 (required 12.0, proposed 6.0) at garage structure;*
- *Insufficient parking, Section 43-128, Table 43-4 (required 162, proposed 83);*
- *Parking within 10 feet of a building on the same lot is not permitted/5' proposed (Reference Yonkers Zoning Ordinance 43-44.A.9.b);*
- *Exceeding maximum permitted building coverage, Section 43-27, Table 43-3 (required 40%/44.60% proposed);*
- *Retaining walls must not exceed 4 feet in height in a required front yard setback or in any other required yard setback abutting a street (7.18' proposed) 6 feet in height within any other required yard setback (15.5' high proposed (south side), 16.4'/19.1' high proposed (east side)/9.0' +/- high proposed (north side) (Reference Yonkers Zoning Ordinance 43-41.D.3.a);*

on premises known as 76 Locust Hill Avenue, Block: 2027, Lot: 101, Zone: M (B23278)

5713 – **Area Variance** – Lucia Chiochio, Esq., Cuddy & Feder LLP, on behalf of Dutchman Realty LLC, owner, and T.M. Crowley & Associates, applicant, for the redevelopment of the site to include the construction of a 10,560 sq. ft. CVS pharmacy and associated site improvements, having:

- *Insufficient Rear yard 43-27, table 43-3. Required 20.0', provided 7.13';*
- *Insufficient Parking 43-128, table 43-4. Required 61 spaces, provided 51 spaces;*
- *Insufficient loading 43-128, table 43-5. Required 2 spaces, provided 1 spaces;*
- *Insufficient distance for parking to building. Required 10.0', provided 3', 43-133 A(3);*

on premises known as 372 Riverdale Avenue aka 13 Culver Street, Block: 129, Lot: 26, Zone: BA (B22758)

5714 – **Area Variance** – Tom F. Abillama, R.A., on behalf of 1969 Central Park Avenue LLC, owner, to construct a 67 foot high retaining wall in side yard, whereas:

- *Exceeds maximum permitted height of retaining wall in rear yard (6'-0" maximum permitted/17.0' to 67.0' proposed);*
- *Exceeds maximum permitted height of retaining wall abutting a street (4'-0" maximum permitted/19' proposed) (southerly portion of Heights Drive);*

on premises known as 1969 Central Park Avenue, Block: 4385, Lot: 206, Zone: BR (B19994)

OFF-AGENDA ITEMS

555 Tuckahoe Road

Notice of Appeal Correspondence

135 Ridgewood Avenue

Amend Approval


JOSEPH CIANCIULLI
CHAIRMAN, ZBA

