



Mayor Mike Spano

CITY OF YONKERS

Vincent Pici, P.E., M.P.A.  
Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS  
87 Nepperhan Avenue, 5th Floor  
Yonkers, NY 10701

Building Tel. 914.377.6500  
Fax 914.377.6521

Housing Tel. 914.377.6536  
Fax 914.377.6496

## AGENDA FOR ZONING BOARD OF APPEALS

January 13, 2021

\*revised

### **PLEASE TAKE NOTICE:**

***THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, JANUARY 19, 2021 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](http://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 (B20584)

# 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 (B20596)

# 5721 – **Area Variance** – James G. Dibbini, Esq., on behalf of FJ Milito Realty, LLC, owner, on premises known as 873 aka 875 McLean Avenue, Block: 6233, Lot: 5.13, Zone: B (B23277)

# 5723 – **Area Variance** – Joseph Curto, Esq. and Thomas Haynes, R.A., on behalf of 123 Ridgewood Ave. Corp, owner, on premises known as 135 Ridgewood Avenue, Block: 6335, Lot: 5, Zone: S-50 (B21076)

# 5724 – **Area Variance** – Andrew Romano, Esq., on behalf of Orchard Street LLC, owner, on premises known as 125 Orchard Street, Block: 2174, Lot: 101, Zone: A (B22298)

### **CONTINUED HEARINGS**

# 5715 – **Area Variance** – Tom F. Abillama, R.A., on behalf of 1969 Central Park Avenue LLC, owner, on premises known as 1969 Central Park Avenue, Block: 4385, Lot: 206, Zone: BR (B19994)

**#5716 – Improvement and Intensification of a Non-Conforming Use** – Gibbons Engineering, PC, on behalf of 687 Nepperhan Corp, owner, on premises known as 687 Nepperhan Avenue, Block: 2420, Lot: 12, Zone: I (B22644)

**# 5725 – Non-Conforming Use & Area Variance** – Andrew Romano, Esq., on behalf of St. Casimir Realty LLC, owner, on premises known as 10 St. Casimir Avenue, Block: 2040, Lot: 16, Zone: I (B23471)

**# 5727 – Area Variance** – Andrew Maniglia of Ginsburg Development, on behalf of Pier LLC 70, owner, on premises known as 70 Pier Street, Block: 146, Lot: 1.4, Zone: M (B24085)

### **NEW HEARINGS**

**# 5726 – Area Variance** – Thomas Lee, on behalf of KCT Inc., owner, for a new 7 story storage facility; having:

- *Insufficient parking, reference 43-128 Table 43-4 (required 15 spaces; proposed 4 spaces);*
- *Insufficient number of loading spaces, reference 43-128 Table 43-5 (required 7; proposed 3);*

on premises known as 1050 Nepperhan Avenue, Block: 3092, Lot: 11, Zone: I (B23963)

**# 5728 – Area Variance** – Andrew Romano, Esq., on behalf of Anthony Flower, owner, to construct a one story addition on east side of existing funeral home, having:

- *Insufficient parking, Section 43-128, Table 43-4 (required 54, proposed 38);*
- *Parking within minimum side-front yard (Orient Street) not permitted, Section 43-133(A)3;*
- *No parking permitted within 10' of existing right-of-way - Section 43-134A(3);*

on premises known as 722 Yonkers Avenue, Block: 6102, Lot: 6, Zone: B (B21839)

**# 5729 – Use Variance** – Frank Vicari, owner, on behalf of himself, to reverse the decision of ZBA case #5722 to retain accessory apartment, whereas:

- *Use not permitted (2nd kitchen in 1-family dwelling is considered a 2-family dwelling) (in-law apartment on Certificate of Occupancy dated 5/28/75 is no longer valid due to fact that it was not continued/re-applied for with all previous property owners since 1975);*

on premises known as 2 Ascot Road, Block: 4315, Lot: 25, Zone: S-50 (B21269)

**# 5730 – Area Variance** – James J. Veneruso, Esq., on behalf of 2700 Central Park Avenue Partners LLC, owner, for new occupant, proposed tenant City MD, having:

- *Insufficient parking, Section 43-128 and Table 43-4, (required 206 spaces ; proposed 146 spaces);*
- *Note: Refer to previous ZBA Case 4409, approved 9/23/1999, for Special Conditions that required reconsideration, for a new tenant;*

on premises known as 2592 Central Park Avenue, Block: 4877, Lot: 60, Zone: BR (B24536)

**# 5731 – Change of Non-Conforming Use** – William S. Null, Esq., on behalf of North Broadway LLC 501, owner, to convert existing 3-unit multifamily and first floor dental back to its prior 4-unit multifamily use, whereas:

- *Change of one non-conforming use to another non-conforming use requires approval of the Zoning Board of Appeals. Reference 43-21.F. (Change of medical office to multiple dwelling, in the S-50 Zone);*

on premises known as 501-503 North Broadway, Block: 2141, Lot: 17, Zone: S-50 (B23822)

**OFF AGENDA ITEMS**

#5056	301 Saw Mill River Road	Amend Conditions
#5503	2475 aka 2467 Central Park Avenue	Amend Conditions
#5623	90 aka 88 Clarendon Avenue	Extension Request
#5571	1282 Midland Ave aka 838 Kimball Ave	Extension Request
#5567 & #5631	18 Trinity Street	Extension Request
#5729	2 Ascot Road	Withdraw
#5722	2 Ascot Road	Reconsideration Request

  
**JOSEPH CIANCIULLI**  
**CHAIRMAN, ZBA**

