



Mayor Mike Spano

CITY OF YONKERS

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Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS
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AGENDA FOR ZONING BOARD OF APPEALS

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October 1, 2021

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PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, OCTOBER 19, 2021 AT 6:00 PM, WILL BE HELD IN THE CEREMONIAL COURTROOM, YONKERS CITY HALL, 4TH FLOOR. CURRENT CDC GUIDELINES SHALL CONTINUE TO BE OBSERVED REGARDING ATTENDANCE BY THE PUBLIC.

PLEASE CHECK THE WEBSITE WWW.YONKERSNY.GOV, THE DAY OF THE MEETING IF VIEWING/STREAMING OPTIONS ARE AVAILABLE.

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)

5750 – Area Variance – Robert D. Gaudio, Esq., on behalf of The Church of Jesus Christ of Latter-Day Saints, owner, on premises known as **201 Glenwood Avenue aka 176 Park Avenue**, Block: 2161, Lot: 39, Zone: MG (B27042)

5756 – Area Variance – Andrew Romano, Esq., on behalf of Jacqueline Simone, owner, on premises known as **28 Whitman Road**, Block: 4355, Lot: 91, Zone: S-60 (B17988)

5762 – Improvement to a Non-Conforming Use – Andrew Romano, Esq., on behalf of Ashley Tabi, owner, on premises known as **34 Vermont Terrace aka 4 Healy Place**, Block: 4559, Lot: 3, Zone: S-50 (B28236)

5763 – Area Variance – Andrew Romano, Esq., on behalf of Woodycrest Yonkers LLC, owner, on premises known as **33 Woodycrest Avenue**, Block: 2207, Lot: 23, Zone: T (B24199)

5764 – Area Variance – Andrew Romano, Esq., on behalf of Woodycrest Yonkers LLC, owner, on premises known as **37 Woodycrest Avenue**, Block: 2207, Lot: 21, Zone: T (B24208)

5765 – Area Variance – Stephen A. Veneruso, Esq., on behalf of AC & Sons 671 Yonkers Ave, LLC, owner, on premises known as **671 Yonkers Avenue**, Block: 6086, Lot: 56, Zone: B (B27588)

5766 – Area Variance – Steven A. Accinelli, Esq., on behalf of Hudson Regency Ventures LLC, owner, on premises known as **56 Prospect Street**, Block: 509, Lot: 1, Zone: UR-MD (B18347)

CONTINUED HEARINGS

5736 – **Area Variance** – James J. Veneruso, Esq., on behalf of 26 West 5th Street LLC, contract vendee, on premises known as **83-94 Vineyard Avenue & 150 Ridge Avenue**, Block: 2170, Lots: 9, 78, 82, 84, 85, Zone: M (B23753)

5743 – **Area Variance** – David Steinmetz, Esq., on behalf of Miroza Tower LLC, owner, on premises known as **40 aka 44 Hudson Street**, Block: 502, Lot: 1.10, Zone: DWD (B26744)

5758 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of The Plant Powerhouse LLC, owner, on premises known as **45 Water Grant Street**, Block: 2635, Lot: 1, Zone: IP (B27856)

5759 – **Area Variance** – Daniel D. Tartaglia, Esq., on behalf of Verus Development LLC, contract vendee, on premises known as **345 McLean Avenue**, Block: 59, Lot: 75, Zone: A (B27461)

5760 – **Area Variance** – Jacob E. Amir, Esq., on behalf of Dagro Associates II LLC, owner, on premises known as **165 North Broadway**, Block: 2094, Lot: 25, Zone: BA (B23338)

5761 – **Use & Area Variance** – David Steinmetz, Esq., on behalf of 60 BV Yonkers AMS LLC, owner, on premises known as **60 (56) Buena Vista Avenue**, Block: 511, Lot: 30, Zone: D-MX (B27880)

NEW HEARINGS

5767 – **Area Variance** – Andrew Romano, Esq., on behalf of Sherena Doldron, owner, to legalize the creation of two front yard parking spaces, having:

- *Insufficient side yard, Section 43-27, Table 43-3 (required 3 ft., proposed zero ft., encroachment of support column for the porch);*
- *Parking within the minimum front yard not permitted, Section 43-133(A)1;*

on premises known as **26 Cornell Avenue**, Block: 111, Lot: 22.32, Zone: A (B28235)


JOSEPH CIANCIULLI
CHAIRMAN, ZBA