



March 15, 2022

AGENDA FOR ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, MARCH 15, 2022 AT 6:00 PM, WILL BE HELD IN THE AUDITORIUM at SAUNDERS HIGH SCHOOL (183 Palmer Road, Yonkers, NY 10701).

PLEASE BE SURE TO CHECK OUR WEBSITE FOR INFORMATION AND UPDATES WWW.YONKERSNY.GOV.

CURRENT CDC GUIDELINES SHALL CONTINUE TO BE OBSERVED REGARDING ATTENDANCE BY THE PUBLIC.

DECISIONS

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)

PENDING/CLOSED FOR PUBLIC DISCUSSION

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)

5772 – Area Variance – Andrew Romano, Esq., on behalf of Joseph Weiburg, owner, on premises known as **453 Bronxville Road**, Block: 5603, Lot: 7, Zone: S-60 (A206)

5769 – Improvement and Intensification to a Non-Conforming Use & Area Variance – Shahin Badaly, P.E., on behalf of Ghassem Khorassani, owner, on premises known as **527 aka 531 Van Cortlandt Park Avenue**, Block: 39, Lot: 59.60, Zone: A (B22793)

5775 – Area Variance – Shahin Badaly, P.E., on behalf of Hudson Walk LLC, owner, on premises known as **409 Warburton Avenue**, Block: 2121, Lot: 15, Zone: M (B29215)

OPEN CONTINUED HEARINGS

5727A – 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)

5774 – Area Variance – Steven A. Accinelli, Esq., on behalf of NOAM ONE LLC, owner, on premises known as **57 Locust Hill Avenue**, Block: 2020, Lot: 1, Zone: A (B28896)

NEW HEARINGS

5776 – Area Variance – Jeffrey M. Gaspar P.E., on behalf of Jose David Cortez, owner, for retaining wall height in front yard, whereas:

- *retaining wall heights and guardrails in front yards exceeding 4'-0" require zoning variances as per 43-41.D.3.a;*

on premises known as **161 Bennett Avenue**, Block: 5032, Lot: 69.70, Zone: T (B21281)

5777 – Improvement to a Non-Conforming Use – Anthony M. Monaco, P.E., on behalf of Oak Hill Condominium, owner, for open air refuse storage area, concrete slab, whereas:

- *Per section 43-40D(1); no accessory structures shall be permitted in the front yard;*
- *Improvement to a non-conforming use requires Zoning Board of Appeals approval (reference Yonkers Zoning Ordinance 43-21.G): Multiple dwelling in S-200 zone;*

on premises known as **128 aka 130 Colonial Parkway**, Block: 4541, Lot: 40.45, Zone: S-200 (B24506)

OFF AGENDA ITEMS

Case #5603	90 University Avenue	Extension Request
Case #5604	98 University Avenue	Extension Request
Case #5242	251 Valentine Lane	Extension Request
Case #5637	25 Torre Place	Extension Request

JOSEPH CIANCIULLI
CHAIRMAN, ZBA