



July 18, 2022

AGENDA FOR ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, JULY 19, 2022 AT 6:00 PM, WILL BE HELD IN YONKERS CITY HALL, 40 SOUTH BROADWAY, 4TH FLOOR (building is handicapped accessible).

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

DECISIONS

5786 – **Area Variance** – Shahin Badaly, P.E., on behalf of David Vazquez, owner, on premises known as **50 Elaine Terrace**, Block: 5460, Lot: 43, Zone: S-50 (B18682 amendment)

5787 – **Area Variance** – John Canning P.E., on behalf of Silver Bell Company LLC, owner, on premises known as **1230 Nepperhan Avenue**, Block: 3182, Lot: 5, Zone: I (B23307)

5791 – **Area Variance** – Kyle Pustola, on behalf of Hudson View Building #4 LLC, owner, on premises known as **29 Wells Avenue**, Block: 2009, Lot: 1, Zone: D-IRT (B29483)

5792 – **Area Variance** – Andrew Romano, Esq., on behalf of Jose Serrano, owner, on premises known as **204 (206) Ashburton Avenue**, Block: 2042, Lot: 14, Zone: B (B23655)

PENDING/CLOSED FOR PUBLIC DISCUSSION

5769 – **Improvement and Intensification to a Non-Conforming Use & Area Variance** – James G. Dibbini, Esq., 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)

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)

5785 – **Area Variance** – Andrew Romano, Esq., on behalf of Casino Hospitality LLC, owner, on premises known as **651 Bronx River Road**, Block: 5226, Lot: 17.21, Zone: BR (B28653)

5788 – **Use & Area Variance** – Stephen A. Veneruso, Esq., on behalf of Hampshire Management Company Number 30, LLC, owner, on premises known as **1111 aka 1113 Central Park Avenue**, Block: 5425, Lot: 100, Zone: OL (B30224)

5789 – Area Variance – Stephen A. Veneruso, Esq., on behalf of CCNA Realty LLC, owner, on premises known as 470 Nepperhan Avenue, Block: 2073, Lot: 1, Zone: I (B20313)

5790 – Area Variance – James Veneruso, Esq., on behalf of Mehranco Limited Liability Co., owner, on premises known as 1999 Central Park Avenue, Block: 4385, Lot: 42.43, Zone: BR (B30132)

NEW HEARINGS

5793 – Improvement to a Non-Conforming Use – Andrew Romano, Esq., on behalf of City North LLC, owner, for interior renovations to four family dwelling, whereas:

- *Improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G). Multiple dwelling in a T Zone;*

on premises known as 376 Hawthorne Avenue, Block: 150, Lot: 16, Zone: T (B29137)

5794 – Improvement to a Non-Conforming Use & Area Variance – Mathew Valade, P.E., on behalf of NYC DEP, owner, for construction of new structures and renovation of existing structures, whereas:

- *Improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G);*
- *Insufficient parking, Section 43-128, Table 43-4 (required: unknown, proposed: unknown) [no parking analysis provided];*

on premises known as 100 Central Park Avenue, Block: 8002, Lot: 1, Zone: T (B30519)

5795 – Area Variance – Keith P. Brown, Esq., on behalf of McDonald’s Corporation, owner, for expansion and maintenance of the existing McDonald’s fast food restaurant, construction of a new side by side drive through and additional improvements, whereas:

- *Additional floor area of 183 sq. ft requires 3 additional parking spaces. Insufficient parking, Section 43-128, Table 43-4 (required 3 additional , proposed 34);*

on premises known as 155 South Broadway, Block: 188, Lot: 11, Zone: SBCE (B21666)

5796 – Use & Area Variance – Matthew Bruton, P.E., on behalf of Carp Yonkers LLC, owner, for proposed retail development (Jersey Mike’s) on the same lot as the existing Harbor Freight, whereas:

- *Proposed use not permitted, Section 43-27, Table 43-1 [drive through restaurant in B zone];*
- *Insufficient parking, Section 43-128, Table 43-4 (required: unknown, proposed: 94 spaces);*

on premises known as 587 Tuckahoe Road, Block: 4453, Lot: 6.31, Zone: B (B30522)

OFF AGENDA ITEMS

Case #5668	1219 Yonkers Avenue	Extension Request
Case #5740	316 North Broadway/315 Palisade Ave	Extension Request
Case #5788	1111 aka 1113 Central Park Avenue	Adjournment
Case #5795	155 South Broadway	Adjournment

**JOSEPH CIANCIULLI
CHAIRMAN, ZBA**