



October 28, 2022

AGENDA FOR ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, NOVEMBER 15, 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.

DECISION/CLOSED FOR PUBLIC DISCUSSION

5794 – Improvement to a Non-Conforming Use & Area Variance – Mathew Valade, P.E., on behalf of NYC DEP, owner, on premises known as **100 Central Park Avenue**, Block: 8002, Lot: 1, Zone: T (B30519)

5799 – Area Variance – Jacob Amir, Esq., on behalf of Dagro Associates II, LLC., owner, on premises known as **165 aka 167 North Broadway**, Block: 2094, Lot: 25, Zone: BA (B23338)

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)

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)

5798 – Area Variance – Ralph G. Mastromonaco, P.E., on behalf of 23 Park Avenue LP, owner, and Kearney Group, contract vendee, on premises known as **23 aka 21 Park Avenue**, Block: 2090, Lot: 44, Zone: M (B30335)

NEW HEARINGS

5797 – Area Variance – Shahin Badaly, P.E., on behalf of Marketin Hila/110 Ravine Realty LLC, owner, for proposed new 8 story, 14 unit apartment building on vacant lot, whereas:

- *Parking within the minimum side yard not permitted, Section 43-133(A)1;*
- *Parking within 5 feet of all property lines not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b;*
- *Parking within 10 feet of a building on the same lot is not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b;*
- *The total area covered by accessory residential uses and structures must not exceed sixty percent (60%) of the rear yard or sixty percent (60%) of each side yard or a total of seventy-five percent (75%) of rear and side yards when added together (Reference Yonkers Zoning Ordinance 43-40.D.2, proposed coverage at rear yard >60%);*
- *Required minimum width of driveway for two-way traffic is not provided, Section 43-121.D.4. (required: 20'-0", proposed: 10'-0" & 11'-0");*
- *Rooftop bulkhead or elevator penthouses shall not exceed 20% of the horizontal area of the roof on which they are located or 10% of the lot area, whichever is lesser, Section 43-33.O.1;*
- *Incorrect calculation of permitted building height, Section 43-27, Table 43-3. (Max. Permitted Building Height: 1.5 x 50'-0" width of street on which it fronts = 75'-0");*

on premises known as **110 Ravine Avenue**, Block: 2118, Lot: 39, Zone: A (B29521)

5800 – Area Variance – James G. Dibbini & Assoc., P.C., on behalf of Sherwood Holding Company, owner, for proposed two (2) open-air parking spaces, whereas;

- *parking within 5'-0" of all property lines, not permitted as per Section 43-44.A.9.b.*
- *parking within 10'-0" of a building on the same lot, not permitted as per Section 43-44.A.9.b*

on premises known as **1186 Yonkers Ave Rear aka 2 Sherwood Ter.**, Block: 6315, Lot: 14, Zone: BA (B29260)

5801 – Use Variance – Daniel Patrick, Esq., on behalf of Randolph Management LLC, owner, and DISH Wireless, LLC, lessee, for the installation of three antennas and associated equipment, whereas:

- *proposed use not permitted, Section 43-27, Table 43-1 (telecommunications tower in Zone A);*

on premises known as **26 Randolph Street**, Block: 120, Lot: 17, Zone: A (B30306)

5802 – **Area Variance** – Diana B. Kolev, Esq., on behalf of Macquesten Development LLC, contract vendee, for redevelopment of property with sixteen story residential building containing 160 affordable dwelling units and 144 off-street parking spaces, having:

- *Exceeding maximum permitted floor area ratio, Section 43-47.C.(3).(f). (required 10.0, proposed 11.8);*
- *Exceeding maximum permitted height, Section 43-47.C.(3).(g). (required 120 ft, proposed 166.5 ft.);*
- *Insufficient rear yard, Section 43-47.C.(3).(c). (required 25 ft proposed zero ft);*
- *Insufficient parking, Section 43-128, Table 43-4 required 243 spaces, proposed 144 spaces;*
- *Exceeding maximum permitted lot coverage, Section 43-47.C.(3).(j). (required 90 percent), (proposed 99.8 percent);*

on premises known as **632 aka 636 South Broadway**, Block: 29, Lot: 1, Zone: SBS (B31218)

**WILSON KIMBALL
CHAIRPERSON, ZBA**