



February 10, 2023

\*revised

## **AGENDA FOR ZONING BOARD OF APPEALS**

### **PLEASE TAKE NOTICE:**

***THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, FEBRUARY 21, 2023 AT 6:00 PM, WILL BE HELD IN YONKERS CITY HALL, 40 SOUTH BROADWAY, 4<sup>TH</sup> FLOOR (building is handicapped accessible).***

***PLEASE BE SURE TO CHECK OUR WEBSITE FOR INFORMATION AND UPDATES [WWW.YONKERSNY.GOV](http://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)

**# 5802 – Area Variance** – Diana B. Kolev, Esq., on behalf of Macquesten Development LLC, contract vendee, on premises known as **632 aka 636 South Broadway**, Block: 29, Lot: 1, Zone: SBS (B31218)

### **OPEN CONTINUED HEARINGS**

**# 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) (Adjourned to May 2023 ZBA meeting)

**# 5797 – Area Variance** – Shahin Badaly, P.E., on behalf of Marketin Hila/110 Ravine Realty LLC, owner, on premises known as **110 Ravine Avenue**, Block: 2118, Lot: 39, Zone: A (B29521)

**# 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)

**# 5800 – Area Variance** – James G. Dibbini & Assoc., P.C., on behalf of Sherwood Holding Company, owner, on premises known as **1186 Yonkers Avenue Rear aka 2 Sherwood Terrace**, Block: 6315, Lot: 14, Zone: BA (B29260)

**#5805 – Use Variance** - Daniel Patrick, Esq. Cuddy & Feder LLP, on behalf of Sgarson LLC, owner, on premises known as **673 aka 675 McLean Avenue**, Block: 6215, Lot: 1.49, Zone: B (B31393)

**NEW HEARINGS**

# 5807 – Area Variance – DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, on behalf of 46 Randolph LLC & N Broadway LLC, owners, for redevelopment of the property with a seven-story apartment building containing 60 dwelling units and related parking and infrastructure, whereas:

- *Parking within the minimum front yard not permitted, Section 43-133(A)2. (one space in southeast corner);*
- *Parking within the minimum side yard not permitted, Section 43-133(A)2.;*
- *Fences and walls, including retaining walls, must not exceed 4 feet in height in a required front yard setback or in any other required yard setback abutting a street and 6 feet in height within any other required yard setback (Ref. Yonkers Zoning Ordinance 43-41.D.3.a).*

*Minimum proposed wall heights:*

*Minimum front yard on Palisade Avenue: 5.00 ft.*

*Minimum front yard on North Broadway: 15.00 ft.*

*Minimum side yard on North side: 34.25 ft.*

*Minimum side yard on South side: 25.50 ft.;*

on premises known as **316 North Broadway and 315 Palisade Avenue**, Block: 2155, Lot: 59 & 16, Zone: M (B22920)

**OTHER BUSINESS**

#5800	1186 Yonkers Ave	Adjournment Request
#5676	1055 aka 1061 Nepperhan Ave	Extension Request
#5673	155 South Broadway	Extension Request
#5804	345 McLean Avenue	Lead Agency

**WILSON KIMBALL  
CHAIRPERSON, ZBA**