



March 21, 2023

*revised

AGENDA FOR ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, MARCH 21, 2023 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)

#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)

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)

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)

5807 – Area Variance – DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, on behalf of 46 Randolph LLC & N Broadway LLC, owners, on premises known as **316 North Broadway & 315 Palisade Avenue**, Block: 2155, Lot: 59 & 16, Zone: M (B22920)

NEW HEARINGS

5808 – **Area Variance** – Andrew Romano, Esq., on behalf of Eugeniusz Strynowicz, owner, for a second story addition to existing one family dwelling, having:

- *Exceeding maximum permitted floor area ratio, Section 43-27, Table 43-3 (required 0.75, proposed 1.08).*
- *Insufficient side yard, Section 43-27, Table 43-3 (required 6.0, proposed 2.11).*
- *Insufficient total side yard, Section 43-27, Table 43-3 (required 15.0', proposed 4.57').*
- *Exceeding maximum permitted lot coverage - Section 43-27, Table 43-3 (required 40%, proposed 51.8%).*
- *Non-compliance with Section 43-34H(a) - side setback plane.*
- *Non-compliance with Section 43-34H(b) - side wall articulation.*

on premises known as **133 Vineyard Avenue**, Block: 2170, Lot: 60, Zone: M (B22539)

5809 – **Area Variance** – Neil J. Alexander, Esq., on behalf of City of Yonkers, owner, and Lemor Development Group & Empire Development Capital Holdings, LLC, contract vendees, to construct a 177 unit, residential building consisting of ten residential floors above a four level parking garage, having:

- *Exceeding maximum permitted height, Section 43-27, Table 43-3 (required: 75 ft., proposed: 156 ft.).*
- *Insufficient side yard, Section 43-27, Table 43-3 (required: 16 ft., proposed: 15 ft.).*
- *Insufficient side-front yard, Section 43-27, Table 43-3 (required: 20 ft., proposed: 17 ft. Sommerville Pl & 10 ft. Fr. Finial Sullivan Dr.).*
- *Insufficient rear yard, Section 43-27, Table 43-3 (required: 25 ft., proposed: 10 ft.).*
- *Insufficient front yard, Section 43-27, Table 43-3 (required: 25 ft., proposed: 4 ft.).*
- *Insufficient parking, Section 43-128, Table 43-4 (required: 271 spaces, proposed: 138 spaces).*
- *Parking within the minimum side-front yard on Sommerville Place, not permitted, Section 43-133(A)2.*
- *Parking within 10 feet of a building on the same lot is not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9.b.*

on premises known as **273 Glenwood Avenue**, Block: 2172, Lots: 29-41, 43 & 44, Zone: A (B32120)

5810 – **Use & Area Variance** – David S. Steinmetz, Esq. & Jacob E. Amir, Esq., on behalf of TCP Realty LLC, owners, to construct two 32-story residential towers with ground floor commercial space, parking garage, landscaping and other improvements, whereas:

- *Proposed use not permitted, Section 43-27, Table 43-1. (proposed: apartment houses).*
- *Exceeding maximum permitted floor area ratio, Section 43-27, Table 43-3. (required: 6.00, proposed: 13.14).*
- *Exceeding maximum permitted height, Section 43-27, Table 43-3. (required: 75', proposed: 372').*
- *Insufficient rear yard, Section 43-27, Table 43-3. (required: 20'0", proposed: 9'2").*
- *Insufficient parking, Section 43-128, Table 43-4. (required: 944, proposed: 702).*

on premises known as **143-151 Woodworth Avenue**, Block: 2102, Lots: 4, 5, 11, 39 & 41, Zone: C (B32117)

5811 – Area Variance – Daniel Richmond, Esq. & Jacob E. Amir, Esq., on behalf of Warburton Equities LLC, owners, to construct a multifamily building with 36 residential units and on-site ground floor parking on vacant land, having:

- *Exceeding maximum permitted height, Section 43-27, Table 43-3 (required unknown, proposed unknown).*
- *Insufficient rear yard. Section 43-27, Table 43-3 (required 25 ft., proposed 11.5 ft. +/-, measured to 2 ft. outdoor decks).*
- *Insufficient front yard, Section 43-27, Table 43-3 (required 25 ft., proposed 23 ft. +/-, measured to 2 ft. outdoor decks).*
- *Insufficient parking, Section 43-128, Table 43-4 (required unknown - provide distance to train station, proposed unknown).*
- *Parking within the minimum front 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.9b. (proposed one foot).*
- *Parking within 10 feet of a building on the same lot is not permitted, Reference Yonkers Zoning Ordinance 43-44.A.9b. (parking in rear yard).*

on premises known as **289 Warburton Avenue & 230 Woodworth Avenue**, Block: 2116, Lot: 40 & 7, Zone: A (B31973)

OTHER BUSINESS

Case #5650	80 Orchard Street	Extension Request
Case #5424	77 Deerhurst Road	Extension Request
Case #5758	45 Water Grant Street	Extension Request
Case #5667 & #5494	581 Saw Mill River Road	Extension Request

**WILSON KIMBALL
CHAIRPERSON, ZBA**