



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
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Shawyn Patterson-Howard
Mayor

Elvira Castillo
Chair

**ZONING BOARD OF APPEALS
MEETING/HEARING
AGENDA**

A work session of the Zoning Board of Appeals will be held on **Tuesday, February 15, 2022, at 6:00 PM** via ZOOM (<https://zoom.us/>). The regular meeting of the Zoning Board of Appeals will be continued at **6:30 PM** on February 15, 2022, via ZOOM at which time the Board shall consider the following:

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- December 21, 2021 minutes

ITEM #3 New Public Hearings

3.1 Calendar #1760-Z 259 South Fulton Avenue (Section 169.24, Block 4039, Lot 147) located in the RMF-10 Zoning District.

Applicant is Victor Castillo, the architect, who is requesting an area variance for lot width and frontage which is 66.91' whereas 75' is the minimum required in the RMF-10 zoning district. The owner of the 10, 338 sf vacant subject property is Uke Lajqi. The subject property is located at 259 South Fulton Avenue on the east side of South Fulton Avenue opposite Monroe Street. The width of the existing lot is 66.91' with a depth of 152.45' on the north side and 158.10' on the south side of the lot.

The adjacent two lots to the north of the subject property are single family residences. Just north of these residences is a six-story apartment building at the corner of Amsterdam Place and South Fulton Avenue. All of these properties are in the RMF-10 district. Adjacent to the south of the site are four single family

residences and a five-story apartment building at the corner of South Fulton and West 4th in the RMF-10 district.

Across from the subject property are single story commercial stores in the Neighborhood Business (NB) district on the west side of South Fulton Avenue. Just south of these stores and directly opposite the site is a four-story apartment complex on a 2+ acre property in the RMF-10 zone. To the back of the subject property is the rear yard of an apartment building on Amsterdam Place and an unopened paper street (New Street).

The only area variance that is required is for the lot frontage and width. The rest of the subject property is zoning compliant with the RMF-10 zoning. If the applicant is successful in obtaining an area variance, he proposes to construct a multi-family building containing 8 dwelling units with the required 16 parking spaces. The first floor will contain the parking for the project. The second and third floors would contain four units each. The new building would be 3 stories at 30' . This is below the 42' maximum height allowed in the RMF-10 district. A new driveway (20' width) and curb cut would be installed. The front yard would be setback 20' per code. A 3' landscape perimeter will surround the entire site except for the driveway. Application would require site plan review from the Planning Board as well as ARB review and approval.

SEQRA Determination: The proposed action is a Type II action based on 617.5(c)(16) “granting of individual setback and lot line variances and adjustments”. Based on the SEQRA Handbook, this section covers all variances for setback and lot line requirements including front, side, back, width, and depth. In this item, “individual” denotes one project on one lot.

Item #4 ADMINISTRATIVE ACTIONS

Review and approval of letter drafted by Land Use Council seeking guidance from the City Council on how best to proceed regarding the application for 341 N. High Street. If the ZBA votes to approve, the letter can then be signed by the Chair and forwarded to the City Council.

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of New York State Public Officers Law, Article 7].

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda

Upcoming Dates

- **TUESDAY, March 15, 2022, at 6:00 pm for ZBA Work Session**
- **TUESDAY, March 15, 2022 at 6:30 pm for Regular Meeting of the Zoning Board of Appeals**

Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor

Planning Board

Planning Commissioner

Building Department

Corporation Counsel

City Clerk; Lobby