



Zoning Board of Appeals
Department of Planning & Community Development
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Shawyn Patterson-Howard
Mayor

Elvira Castillo
Acting Chair

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

A work session of the Zoning Board of Appeals will be held on **Tuesday, March 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 March 15, 2022, via ZOOM at which time the Board shall consider the following:**

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- February 15, 2022, minutes

ITEM #3 Continued 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.

ZBA confirmed the proposed action as a Type II action at its February 15, 2022, meeting.

New Public Hearing

3.2 Calendar #1761-Z 521 East Third Street (Section 165.82, Block 4028, Lot 8) located in the Neighborhood Business (NB) Zoning District.

The Applicant is the American Medical Response of New York, LLC which is requesting an Interpretation regarding the City of Mount Vernon's definition of the proposed use and whether the proposed use is permitted as defined in Section 267-19. List of non-residence district uses. (A.) District NB Neighborhood Business. (1) Permitted principal uses. and (2) Permitted accessory uses.

The proposed use is a Commercial ambulance operations base including office space, classroom and training space, dispatch center, and fleet storage and maintenance. This base provides service in Westchester and the Bronx. Tenant

improvements to the existing building will include minor cosmetic updates and no site improvements are proposed.

The existing use consists of the Headquarters for Key Digital, a design and production facility for digital AV technology for commercial and residential audio, video, and control solutions.

The subject property is 21,000 sf containing two attached single-story warehouse buildings. One warehouse has 7,500 sf with roll up doors and 22' ceiling height. The second single story warehouse has 3,500 sf with roll up door and includes Class A office space with private offices and a large conference room. The subject property has an adjacent outdoor parking lot containing 13 parking spaces. There are no changes proposed to the parking lot. There is on-street parking and two outdoor parking lots across the street. The surrounding commercial buildings have onsite parking lots. Applicant has provided photographs of the facility and the surrounding properties. Applicant is relocating from its 11,000-sf site at 35 Bartels Place in New Rochelle.

SEQRA – The proposed action is a Type II action based on 617.5(c)(37) “*interpretation of an existing code, rule or regulation;*” (DEC Handbook) *For example, a Zoning Board of Appeals in deciding what zoning rules apply to a proposed new use not specifically named in their ordinances*

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, April 19, 2022, at 6:00 pm for ZBA Work Session**
- **TUESDAY, April 19, 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