

SPECIAL USE PERMIT  
APPLICATION OF WESTSIDE PARTY RENTALS  
PREMISES NO. 210 WEST LINCOLN AVENUE  
MOUNT VERNON, NEW YORK  
**SECTION 165.61, BLOCK 1076, LOT 14**

Case No. 18 – 2022  
Address: 210 W. Lincoln Avenue  
Section: 165.61  
Block: 1076  
Lot: 14  
Zoning District: (NB) Neighborhood Business

The Applicant is requesting a special permit for Westside Party Rentals to occupy the existing building located at 210 W. Lincoln Avenue. The following is information on how the proposed use meets the general standards in §267-27:

The owner of the subject property is Westside Party Rentals.

The subject property is located at the West side of West Lincoln Avenue between Oak Street and Elm Street in the Neighborhood Business (NB) zone.

The subject property is 34,486 sf and is occupied by a one-story commercial warehouse/sales/office building with a footprint area of 29,883 sf and a total building area of 29,883 sf. The applicant's use is contained wholly to the First Floor of the building.

The use of the building shall be limited to the sales and rentals of party-related equipment within the offices at the front of the building, storage of goods within the warehouse area, and loading of goods within the loading dock areas.

Access to the site is provided via overhead doors along West Lincoln Avenue. The overhead doors and their access driveways along West Lincoln Avenue are appropriate with the area and the adjacent commercial uses.

West Lincoln Avenue is a two-way road for traffic traveling in the North-South direction at the area fronting the site. Washington Place is located directly across the site.

There is an existing fence located on the property line surrounding the entire open rear yard.

There are no on-site plantings proposed as part of the scope of this application. The applicant proposed to install new street trees fronting adjacent properties along W. Lincoln Avenue.

The existing building entry to the First Floor from West Lincoln Avenue will remain. There is no change proposed to access to the buildings for persons or pedestrians.

The operations in connection with the special permit use shall maintain an acceptable level of traffic, fumes, vibration, and other such characteristics during the work hours. Generally, most delivery trucks shall exit the building between the hours and 8am to 10am and shall return to the building between 2pm and 5pm. The operations shall not create any increase in noise to the adjacent properties.