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CITY OF YONKERS
DEPARTMENT OF HOUSING AND BUILDINGS

AGENDA FOR ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE: A Public Hearing will be held before the Zoning Board of Appeals of the City of Yonkers on **TUESDAY, NOVEMBER 15, 2016 at 6:00 P.M. sharp**, in the Ceremonial Courtroom, Yonkers, New York (building is accessible to the handicapped), on applications for Appeals from the Building Commissioner's decisions and applications for Variances under the provisions of G.O. # 4-2000, as amended:

DECISIONS

5474A– **Use & Area Variance** – Snyder & Snyder LLP, on behalf of New York SMSA Limited Partnership (Verizon Wireless), lessee, on premises known as 290 aka 300 Palisade Avenue, Block: 2088, Lot: 13.47, Zone: MG

5506– **Area Variance** – Zarin & Steinmetz, on behalf of RMS Companies, contract vendee, on premises known as 1073 aka 1077 Warburton Avenue, Block: 3570, Lot: 74, Zone: A

5509– **Area Variance** – James J. Veneruso, Esq., on behalf of Hudson Regency Ventures LLC, contract vendee, on premises known as 56 aka 52 Prospect Street (aka 78 & 86 Buena Vista Ave aka 29,33,43,45 Hawthorne Ave), Block: 509, Lot: 1 (3,8,13,14,66,72), Zone: UR-MD

5510– **Area Variance** – Andrew Romano, Esq., on behalf of Anthony Porco, owner, on premises known as 22 Marion Avenue, Block: 3308, Lot: 7, Zone: T

5511– **Use Variance** – Jose A. Santos P.E., on behalf of Nissan Pinchason (153 SCH LLC), owner, on premises known as 153 School Street, Block: 192, Lot: 14, Zone: C

5512– **Area Variance** – New Dimensions Remodeling, Inc, on behalf of Thomas Youkhan, owner, on premises known as 307 Hawthorne Avenue, Block: 149, Lot: 28, Zone: T

5513– **Area Variance** – Jennifer L. Gray, Esq., on behalf of James Campbell, co-trustee, on premises known as 70 Douglas Avenue, Block: 3037, Lot: 19, Zone: T

5514– **Area Variance** – Brendan O'Meara, Esq., on behalf of Sean & Heather Kelly, owners, on premises known as 66 aka 74 Inwood Street, Block: 6033, Lot: 1.2, Zone: S-50

#5515–**Area Variance** – James J. Veneruso, Esq., on behalf of 2020 Central Park Realty (Yonkers Honda), owner, on premises known as 2006 aka 2020 Central Park Avenue, Block: 4633, Lot: 29, Zone: BR

CONTINUED HEARINGS

5504– **Area Variance** – Andrew Romano, Esq., on behalf of Anthony Charles, owner, on premises known as 5 Conway Terrace, Block: 3215, Lot: 35, Zone: S-50

NEW HEARINGS

5516– Area Variance – Frank Fontana, owner, on behalf of himself, to legalize shed in rear yard having exceeding maximum permitted height of shed, Ref: Section 43-41.O.(3), (required 8 ft. maximum, proposed 10 ft.-6 in.), on premises known as 6 Via Trenta Court , Block: 4867, Lot: 2, Zone: S-60

5517– Area Variance – Andrew Romano, Esq., on behalf of 44 Sea Cliff Avenue Corp, owner, for rehearing of existing approval #4473 (expired) to continue construction of a new 1 family dwelling having insufficient lot width, per Section 43-55, Table 43-7 (required 60'; proposed 30'), also, height of structure and driveway grade to be clarified for zoning code compliance, on premises known as 18 Via Trenta Court , Block: 4867, Lot: 5, Zone: S-60

5518– Area Variance & Improvement to a Non-Conforming Use – Peter Clements, RA of Property Resources Corporation, on behalf of Municipal Housing Authority, owner, for accessibility modification to entrance way of housing authority owned affordable apartment buildings to bring into accessibility compliance with code; Proposal includes 8'x8' entranceway work and ramp for handicap access
whereas improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G); insufficient lot area, Section 43-27, Table 43-3 (required 80,000 square feet, existing 55,000 square feet (for Planned Cluster Development); insufficient front yard, Section 43-27, Table 43-3 (required 20', proposed 17.7' (10 Kenmore), proposed 17.5' (20 Kenmore), proposed 16.7' (15 Dunbar), proposed 16.8' (25 Dunbar)); on premises known as 15 & 25 Dunbar Street aka 10 & 20 Kenmore Street , Block: 3116, Lot: 30, Zone: T

JOSEPH CIANCIULLI
CHAIRMAN, ZBA