



Mayor Mike Spano

CITY OF YONKERS

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Commissioner

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**AGENDA FOR ZONING BOARD OF APPEALS**

April 29, 2020

**PLEASE TAKE NOTICE:**

**THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR THURSDAY, MAY 7, 2020 AT 6:00 P.M. WILL BE CONDUCTED IN A MANNER PURSUANT TO GOVERNOR CUOMO'S EXECUTIVE ORDER 202.1; IN-PERSON ATTENDANCE AT THIS MEETING WILL NOT BE PERMITTED.**

**PLEASE CHECK THE WEBSITE [WWW.YONKERSNY.GOV](http://WWW.YONKERSNY.GOV), THE DAY OF THE MEETING FOR LOG-IN AND ADDITIONAL INFORMATION.**

**DECISIONS**

**# 5668 – Area Variance** – James J. Veneruso, Esq., on behalf of 1219 Yonkers Ave LLC, owner, on premises known as 453 Bronx River Road aka 1219/1221 Yonkers Ave, Block: 6383, Lot: 6, Zone: BA

**# 5676 – Area Variance** – Jagdish Mitter, President, on behalf of 1061 Nepperhan Avenue Corp., owner, on premises known as 1055 aka 1061 Nepperhan Avenue, Block: 3089, Lot: 22.27, Zone: T

**# 5677 – Area Variance** – James J. Veneruso, Esq., on behalf of KJK Holdings LP, owner, on premises known as 775 Saw Mill River Road, Block: 3182, Lot: 25, Zone: C

**# 5679 – Area Variance** – Andrew Romano, Esq., on behalf of 76 Morningside LLC, owner, on premises known as 74 Morningside Avenue, Block: 2165, Lot: 33, Zone: M

**# 5681 – Area Variance** – Steven A. Accinelli, Esq., on behalf of Hudson Regency Ventures, LLC, owner, on premises known as 56 Prospect Street, Block: 509, Lot: 1, Zone: UR-MD

**# 5683 – Area Variance** – Andrew Romano, Esq., on behalf of Charter School of Educational Excellence, owner, on premises known as 220 aka 260 Warburton Avenue, Block: 2106, Lot: 30, Zone: M

**# 5684 – Area Variance** – Janet J. Giris, Esq., on behalf of Boyce Thompson Center LLC, owner, on premises known as 1086 North Broadway, Block: 3455, Lot: 66, Zone: IP

**# 5686 – Use Variance** – James G. Dibbini, Esq., on behalf of Center for Wild Life Rescue Research and Conservation Inc., lessee, on premises known as 2-10 Tuckahoe Road, Block: 2308, Lot: 5, Zone: B

**# 5687 – Area Variance** – James G. Dibbini, Esq., on behalf of Robert & Linda Lepore, owner, on premises known as 855 Midland Avenue, Block: 5054, Lot: 31, Zone: B

### **CONTINUED HEARINGS**

**# 5411A – Amend Special Condition** – Janet J. Giris, Esq., on behalf of Hudson Blue Yonkers LLC, owner, on premises known as 70 Ashburton Avenue, Block: 2024, Lot: 42, Zone: BA

**# 5685 – Area Variance** – Alphonse Diaz, R.A., on behalf of Municipal Housing Authority of the City of Yonkers, owner, on premises known as 208 Willow Street, Block: 462, Lot: 25, Zone: M

**# 5691 – Area Variance** – Julio Cesar Leder-Luis, R.A., on behalf of Biga Realty LLC, owner, on premises known as 94 Saratoga Avenue, Block: 36, Lot: 30.31, Zone: M

**# 5694 – Area Variance** – Cullen and Dykman LLP, on behalf of Church of St. Denis, owner, on premises known as 121 McLean Avenue, Block: 114, Lot: 8, 13.14, 15.17 & 18.25, Zone: A

**JOSEPH CIANCIULLI**

**CHAIRMAN, ZBA**