Mayor Mike Spano

CITY OF YONKERS

Sam Borrelli
Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS
87 Nepperhan Avenue, 5th Floor
Yonkers, NY 10701
Building Tel. 914.377.6500
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March 17, 2023

Diana B. Kolev, Esq.
DelBello Donnellan Weingarten
Wise & Wiederkehr, LLP
1 North Lexington Avenue
White Plains, NY 10601

Re: Area Variance #5802
632 aka 636 South Broadway
Block: 29 Lot: 1
Zone: SBS

To Whom It May Concern:
Please be advised that at a meeting of the Zoning Board of Appeals held on February 21, 2023, your application for Area Variance, to build a 16-story affordable housing apartment building with 160 residential units and 144 off-street parking spaces, having:

- *Exceeding maximum permitted floor area ratio, Section 43-47. C. (3)(f). (required 10.0, proposed 11.8);*
- *Exceeding maximum permitted height, Section 43-47. C. (3)(g). (required 120 ft., proposed 166.5 ft.);*
- *Insufficient rear yard, Section 43-47. C. (3)(c). (required 25 ft. proposed zero ft.)*
- *Exceeding Maximum permitted lot coverage, Section 43-47. C. (3). (j) (required 90%, proposed 99.8%)*
- *Reduction in minimum ground floor transparency, Section 43-47. C.(5) (required 70%, proposed 56%)*
- *Insufficient parking, Section 43-128, Table 43-4 (required 243 spaces, proposed 144)*

has been approved subject to the attached Special Conditions.

Prior to the issuance of any permits you will be required to serve written notice of all Zoning Board of Appeals Special Conditions by registered or certified mail on all the known property owners within a radius of 200 feet of the area of land affected by the Grant, as specified in G.O. 43-157.

Proof of service of a copy of the said notice and conditions set forth by the Zoning Board of Appeals is to be filed with the Clerk of the Zoning Board of Appeals within ten days after receipt of this letter.

Certificates of Occupancy will be issued only after all conditions are complied with.

Very truly yours,

ZONING BOARD OF APPEALS

Wilson Kimball

WILSON KIMBALL
CHAIRPERSON

cc: ZBA File
Plan File
Assessors File
Planning Dept.
Denise Egiziaco (Mayor's Office)
Engineering/Traffic Engineering

SPECIAL CONDITIONS: *February 21, 2023*
AREA VARIANCE #5802
632 aka 636 SOUTH BROADWAY
BLOCK: 29 LOT: 1
ZONE: SBS

1. All fire, health, environmental, safety, building and zoning codes shall be adhered to at all times.

2. Any taxes or fines, if owed, shall be paid within 60 days from today's date.

3. The 144 parking spaces will be reserved exclusively for the building's tenants.

4. The Applicant will pay, if necessary, to relocate the fire hydrant on South Broadway where the commuter bus stop would be relocated.

5. This approval shall be immediately rescinded should the owner violate any of these conditions.

6. All expenses associated with these conditions shall be the responsibility of the owner.

(NOTHING BELOW THIS LINE)