



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

Michael Justino  
Chair

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
for June 21, 2022**

A regular meeting of the Zoning Board of Appeals was held at 6:30 PM on Tuesday, June 21, 2022, in the Mayor's Conference Room on the first floor of City Hall. Applicants and members of the public were permitted to attend and make public comment via in person attendance.

The Chair indicated that the roll call was the first item on the agenda.

**ROLL CALL**

**The Chair** called the roll: In addition to the Chair, attending were the following Commissioners: Mr. Cutler and Ms. Darden. Commissioner Elvira Castillo and Commissioner Henry Solly were not present.

Also attending were James Rausee, Commissioner, Marlon Molina, 2<sup>nd</sup> Deputy Commissioner, Maria Pace, Land Use Board Secretary, Katherine Mella, Associate Commissioner, Nkechi Nwachukwu, Land Use Counsel and Bob Galvin, Planning Administrator.

With a quorum of three members present, the Chair opened the regular meeting at 6:30 pm. The Chair read the notice for the Zoning Board of Appeals meeting for Tuesday, June 21, 2022.

**Item 2 - APPROVAL OF MINUTES**

**The Chair** indicated that suggested edits need to be discussed and finalized. The Chair asked for a motion to hold over the approval of minutes for May 17, 2022, until the next ZBA meeting. Commissioner Cutler made the motion to adjourn the minutes until the next meeting. Commissioner Darden seconded the motion. The motion was approved 3-0.

**Roll call:**

Commissioner Cutler - yes  
Commissioner Darden - yes  
Chair Justino - yes

**Continued Public Hearing**

The Chair read the description for Calendar #1749-Z 339A - 341 North High Street (Section 165.45, Block 1094, Lot 43) located in the RMF-10 Zoning District.

Mr. Adesso and the Applicant's Architect provided an update on easements – there was no new additional information. They also conducted a presentation with an updated rendering of the project. The discussion between the applicant's team and the ZBA covered concerns about parking and accessibility for future tenants and current neighbors, the mix of commercial and residential spaces in the project, and access to the road for other tenants. Based on the discussion, ZBA recommended that the parking variance be explicitly included, that turning radiuses and clear information on how tenants would access parking and get in and out of their spaces be provided, and that the applicant return with 1-2 proposals based on the feedback from this meeting.

The Chair asked whether there were any comments from the public. There were no comments from the public. He asked for a motion to continue the public hearing.

Commissioner Cutler made the motion to continue the public hearing until the Board's July meeting. Commissioner Darden seconded the motion. The motion passed 3-0.

**Roll call:**

Commissioner Cutler - yes  
Commissioner Darden - yes  
Chair Justino - yes

**Continued Public Hearing**

Calendar #1764-Z 219 Tecumseh Avenue (Section 165.82, Block 4041, Lot 19) located in the R2-4.5 Zoning District.

The Applicant, Mr. Shahin Badaly, PE, sent a letter to the ZBA on June 21, 2022, requesting an adjournment for their application as they need more time to re-do their plans.

The ZBA discussed the request and the Chair asked for a motion to accept the adjournment for 219 Tecumseh Avenue.

Commissioner Cutler made a motioned to accept the adjournment for 219 Tecumseh Avenue. Commissioner Darden seconded the motion. The motion passed 3-0.

**Roll call:**

Commissioner Cutler - yes  
Commissioner Darden - yes  
Chair Justino - yes

**New Public Hearing**

**3.3 Calendar 1766-Z 113 Franklin Avenue (Section 165.71, Block 3160, Lot 12) in the RMF-6.75 Residential District.**

**Closed Public Hearing**

The Applicant sent a letter to the ZBA on June 16 requesting to withdraw their application.

The Planning Administrator indicated that the applicant was going to redesign the project and would not probably need variances going forward.

The ZBA briefly discussed, and the Chair asked for a motion to accept the withdrawal of the application.

Commissioner Cutler made a motion to accept the withdrawal of the application for 113 Franklin Avenue, Commissioner Darden seconded the motion. The motion passed 3-0.

**Roll call:**

Chair Justino - yes

Commissioner Darden - yes

Commissioner Cutler - yes

**Meeting Adjournment**

Commissioner Cutler made a motion to adjourn the meeting, seconded by Commissioner Darden.

Meeting was closed at 7:40 pm.

Maria Pace

Land Use Board Secretary

Robert Galvin, AICP

Planning Administrator