



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

Shawyn Patterson-Howard
Mayor

Michael Justino
Chair

**ZONING BOARD OF APPEALS
MEETING/HEARING
AGENDA
JANUARY 20, 2026**

A work session of the Zoning Board of Appeals will be held on Tuesday, January 20, 2026, at 6:00 PM in the City Council Chambers, on the 2nd floor of City Hall. The regular meeting of the Zoning Board of Appeals will be continued at 6:30 PM. Applicants and members of the public will be permitted to attend and make public comments via in-person attendance and Zoom.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- **September 16, 2025**
- **November 18, 2025**

ITEM #3 PUBLIC HEARINGS

Continued Public Hearing

3.1 Case # ZB-25-4: 219 West Third Street (Section 165.62, Block 1117, Lot 8) in the CB: Commercial Business Zone.

The Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on January 6, 2026, a sign was posted at the site giving notice of the Zoning Board's January 20, 2026, meeting. The Board also received photographs showing that the sign posting on the property has been updated

providing notice of today’s meeting. The owner, Michael Gyory of 230 W Third Storage LLC, is represented by his architect, Tom Abillama.

The applicant is seeking to obtain area variances for a proposed self-storage facility at 219 West Third Street. The subject property is 21,074 square feet, is located on West Third Street near the intersection of West Third Street and South Fourteenth Avenue, in the CB: Commercial Business Zoning District.

Area Variances Requested: (§ 267-Attachments 2 & 3)

Item	Required / Permitted	Proposed	Variance Requested
Building Height (stories)	2 stories 30 feet	5 stories 67.5 feet	3 stories (150%) 37.5 feet (125%)
Building Coverage (%)	50%	86%	72%
Impervious Surface Coverage (%)	80%	96.5%	20.6%
Parking (spaces)	22 spaces	16 spaces	6 spaces (27%)
Loading Zones (spaces)	4 spaces	2 spaces	2 spaces (50%)

The application has been sent to the Fire Department, the Police Department, the Water Bureau, DPW, and the City Engineer for comments.

SEQRA - The proposed use and area variances are classified as an Unlisted action for SEQRA purposes. The ZBA should determine whether it intends to serve as Lead Agency for the environmental review of this proposed action.

Continued Public Hearing

3.2 Case # ZB- 24-16: 127 South Terrace Avenue (Section 164.84, Block 1061, Lot 17) in the CB: Commercial Business Zone.

The Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on January 1, 2026, a sign was posted at the site giving notice of the Zoning Board’s January 20, 2026, meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today’s meeting. The owner, John Ruggiero, is represented by his architect, Shahin Badaly.

The applicant is seeking to obtain area variances for the conversion of an existing commercial building to a cannabis dispensary. The subject property is 9,450 square feet, is located on South Terrace Avenue off South Street and Grove Street and is located in the I – Industrial Zone, near South Macquesten Parkway.

Area Variances Requested: (§ 267-Attachments 2 & 3)

Item	Required / Permitted	Proposed	Variance Requested
Location Proximity to House of Worship	More than 500 feet	Less than 500 feet	Variance to allow for the proposed dispensary despite the proximity disparity.
Location of Signage Proximity to Playground	More than 500 feet	Less than 500 feet	Variance to allow for the proposed dispensary despite the proximity disparity.
Parking	10 spaces 1 loading space	9 spaces 0 loading spaces	1 space (10%) 1 loading space (100%)

The application has been sent to the Fire Department, the Police Department, the Water Bureau, DPW, and the City Engineer for comments. The application is not under the jurisdiction of the County Planning Board.

SEQRA - The proposed action formerly required a use variance in an earlier incarnation of the application and was classified as an Unlisted action under SEQRA. The Zoning Board of Appeals declared Lead Agency on the application at its September 19, 2023, meeting. At its November 20, 2023 meeting, the Zoning Board referred the application to the City Council for a zoning text amendment. On January 24, 2024, the City Council adopted a Negative Declaration regarding its uncoordinated review of the Unlisted action and enacted Local Law No. 1-2024 (A Local Law to Amend Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Regulate Cannabis Retail Dispensaries and Consumption Sites). In light of this Code revision, for the purposes of the Zoning Board, the proposed action is a Type II action under SEQRA based on 6NYCRR (c)(18) *“reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;”* therefore ending the SEQRA process.

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of New York State Public Officers Law, Article 7].

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

Upcoming Dates:

- **TUESDAY, February 17, 2025, at 6:00 pm for ZBA Work Session**
- **TUESDAY, February 17, 2025, at 6:30 pm for Regular Meeting of the ZBA**

cc: Shawyn Patterson-Howard, Mayor
Chair, Zoning Board
James Rausse, Planning Commissioner
Building Commissioner
Corporation Counsel
City Clerk
Lobby