

DEPARTMENT OF HOUSING & BUILDINGS

87 Nepperhan Avenue
City of Yonkers, New York 10701

BUILDING APPLICATION REVIEW

OWNER: BROOKS SHOPPING CENTER INC.

APPLICATION NO: B0000652 (REVISED – 2ND TIME)

DISTRICT ZONE: BR

LOCATION: VREDENBURGH AVENUE A/K/A 1A XAVIER DRIVE

BLOCK: 5170 LOT: 40

DISAPPROVED: 4/27/2005

Your application for a permit or amendment, etc., on the above location has been reviewed and the examination of your drawings and applications require that corrections be made prior to approval of the plans, amendments, applications, etc., as they do not conform with the Laws, Rules and Regulations for the following reasons:

ZONING

Violation G.O. #4-2000 as amended:

Section 43-27, Table 43-3:

Insufficient space between buildings (40' required, 19 +/-, 27 +/-, 20' +/- (6' +/-), 25' +/- (7' +/-) 25 +/- & 24 +/- proposed – kiosk's A, B, C, D, E, F and 12', 15', 18' & 20' roofed stairs and proposed reconstructed building #2).

Insufficient side yard at Macy's addition (25' required; 0' proposed).

Insufficient side yards and total of side yards (required 25'/50', proposed 14.3', 15' and 14.2'/29.3' & 24.2' +/-) on new Macy's addition.

Lot not fronting on a street shown on the official city map per Section 43-33C (Macy's lot) – exceeding maximum lot coverage (Macy's) (required 40%, proposed 83.4%).

Exceeding maximum FPR (Macy's) (proposed 2.47', required 1.5).

Insufficient number of loading spaces per Section 43-128, Table 43-5 (26 required; 21 proposed – additional for new buildings).

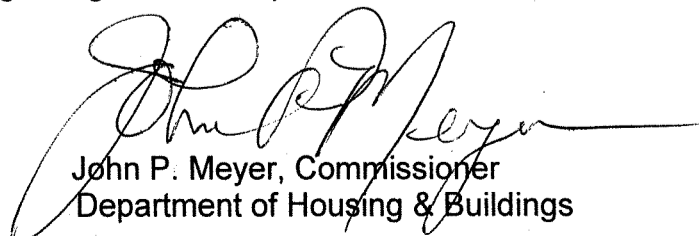
Loading spaces in tandem and parallel parked need ZBA approval per Section 43-134B(3) - spaces not accessible (clarify turning and access).

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If you should have any questions regarding the above, please feel free to contact

J.P. Meyer P.E., 914 - 377-6501

Date: 04/27/2005



John P. Meyer, Commissioner
Department of Housing & Buildings

APPLICATION #B0000652 (REVISED) CONTINUED..

Exceeding maximum permitted height of open parking structure per Section 43-44(B)(6) (24' required; 40.9' +/- proposed).

Sheet CSP-1 and SP-1 do not agree with Sheets A-101 through A-104 handicap parking spaces front of existing buildings opposite buildings C & D.

Deferred parking requires approval of Site Plan reviewing agency per Section 43-136 if Planning Board does not approve then a Variance will be required for insufficient off-street parking.

Parking within 5' of property line per Section 43-44B(5) (0' +/- proposed).

Parking within the minimum side yards (Macy's) not permitted.

Note: a portion of the required parking for the proposed Macy's building is located on an adjacent property. Variance required per Section 43-44B(2).

Lot combination required for entire shopping center, show all lot lines to remain may trigger additional variance requirements.

If ZBA approval is granted then Site Plan approval will be required for Planning Board.

APPLICATION REVIEW

If approved by ZBA and Planning Board separate permits will be required for each building or structure and this permit will apply to the site work.

PLAN REVIEW

Plan not reviewed for code requirements until ZBA and Planning Board approvals are received.

REVISION

UPON RECEIPT OF PLAN REVIEW COMMENTS APPLICANT TO FILE TWO (2) REVISED PLANS WITH REVISION FORM (COPY ATTACHED TO APPLICANT'S OBJECTION).

INCLUDE APPLICABLE FEE (\$100.00) FOR THE REVISION.

If you should have any questions regarding the above, please feel free to contact

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Date: 04/27/2005


John P. Meyer, Commissioner
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