

AGENDA
Zoning Board of Appeals
Village Hall – Village of Irvington, New York
Tuesday, August 16, 2022 – 8:00 P.M.

**** The Zoning Board of Appeals meeting will take place at 85 Main Street. Board members and staff will be present at 85 Main Street. The applicants will present via Zoom. The public is welcome to attend in person or join via Zoom ****

Join Zoom Meeting
<https://us02web.zoom.us/j/81193231788>
Meeting ID: 811 9323 1788
Use Computer Audio or Dial-in Audio: (646) 558-8656

CASE NO.

New Matters

2022-22 Strawberry Hill Holdings LLC – 76 North Broadway (2.50-16-1.2) is seeking an interpretation of sections 224-82, 224-83 and 224-47.15 of the Village Code for the above referenced property. The applicant, owner of adjoining property (2.50-19-21), seeks reversal of the Determination of Site Capacity on the following grounds: (1) failure to subtract the area of existing roads and “easements of access” from the gross site area, as required by 224-82B; (2) failure to subtract the area of proposed roads from gross site area, as required by 224-82D; (3) improper award of the 224-47.15 density bonus when, based on the proposed income-eligibility range (30-80% AMI), the development does not meet the definition of “all affordable” set out in 224-47.15 and 224-173; and (4) failure to refer to the Environmental Conservation Board before determining resource-protection land under 224-83, as required by 22-5K.

In order to view Zoning Board submissions online, please follow the following steps:

- Step 1. Go to the Building Department page of the Village website, www.irvingtonny.gov. It can be found under the Business tab at the top of the page.**
- Step 2: Click on the “View Planning Board Submissions” link on the left side of the page**
- Step 3: Select “View Submissions”.**
- Step 4: Select Irvington from the menu.**
- Step 5: Choose Zoning Board and choose which submission you would like to view. If you do not see the address of the submission you would like to see, type the address into the search bar.**

Plans are also available for review at the Library during business hours at 12 South Astor Street

*submitted new materials