

**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

AGENDA FOR MEETING FOR TUESDAY, MARCH 15, 2011

The Zoning Board of Adjustment has scheduled a special meeting for Tuesday, March 15, 2011 at 6:30 p.m. prevailing time in the Public Library, 2nd Fl, at 425 60th Street in West New York, New Jersey.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Roll call of the Board Members.
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes. None.
6. Communications, reports, and administrative matters. None.
7. Resolutions – None.
8. Applications.
 - a. Second hearing in matter of Application #2010-17, for applicant Miralto at Park Avenue LLC, for property located between Buchanan Place and Park Avenue, known as Block 43, Lots 4, 5, 6, 7, 16 and 17. The project name has been changed to “Meridia Park Avenue”. Applicant is seeking a second amendment of the existing approvals.

Applicant was approved by vote on October 26, 2006 for this project, but the resolution was not adopted until January 24, 2008. The applicant then filed for amendment of the approval, which was approved by vote on August 27, 2009 and memorialized by resolution on December 14, 2009.

In 2006, this project was originally approved for construction of one ten-story multi-family residential building providing 102 residential units and two commercial retail units. There were six residential levels providing 66 one-bedroom units and 36 two-bedroom

units. The project called for four parking levels providing 92 parking spaces.

In 2009, the project was amended by application and re-approved for construction of one nine-story multi-family residential building providing 125 residential units and one commercial retail unit. There were five residential levels providing 50 one-bedroom with den units, 35 one-bedroom without den units, 5 studio apartment, and 35 two-bedroom apartments. The project called for four parking levels providing 174 spaces for residents and 37 spaces to be used by the WNY Parking Authority.

The present amendment seeks construction of one six-story multi-family residential building providing 125 residential units and two commercial units. There are four residential levels providing 65 one-bedroom units and 60 two-bedroom units.

There are two parking levels providing 176 total spaces for the residents. Of these, 80 spaces are arranged as tandem parking. All parking spaces are undersized. There are an additional 37 spaces to be used by the WNY Parking Authority.

This amendment provides for a lower building height because there is expanded acreage as the applicant has added another property.

Applicant seeks continued approvals following the revised plans, for merger of lots, preliminary and final site plan approval, variances for use, density, FAR, height, lot coverage, lot area, lot width, side and front yards, signage, tandem parking plan, undersized parking spaces, width of parking aisles, and no loading dock. There is also encroachment into the public right of way.

First hearing was held on February 24, 2011.

9. Payment Resolutions.
10. Open to public for comments on other matters.
11. Motion to adjourn.