

ZONING BOARD OF APPEALS

City of Yonkers

20 South Broadway, 9th Floor
Yonkers, NY 10701

ZBAPublic@YonkersNY.gov

www.YonkersNY.gov/ZBA



MIKE SPANO, Mayor
WILSON KIMBALL, Chairperson

SEQRA
LEAD AGENCY DETERMINATION/COORDINATED REVIEW
581 Saw Mill River Road
Yonkers, New York
October 17, 2025

The Yonkers Zoning Board of Appeals issues this notice for the purpose of determining lead agency pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and Part 617 (6NYRR Part 617), the Statewide implementing regulations pertaining to SEQRA. If no written objections are received, the Yonkers Zoning Board of Appeals will assume lead agency 30 days after the date of this notice. This notice has been prepared pursuant to Article 8 of Environmental Conservation Law.

Project Title: 581 Saw Mill River Road
ZBA Case #: 5494 & 5667
Project Location: 581 Saw Mill Road, Block: 3100, Lot: 200

City of Yonkers, Westchester County, New York
SEQRA Type: Unlisted

Project Description: The Applicant is seeking Area Variances for 581 Saw Mill River Road in the City of Yonkers, which property is also known and designated on the tax assessment map of the City as Block 3100, Lot 200. The Application is for an area variance to allow for site-plan approval and the reconstruction of a proposed use as a warehouse in the existing paint factory. The proposed project is located on an approximately 0.74 Acre lot and is zoned for commercial/industrial use (storage, warehouse, distribution). The parcel sits in between the Saw Mill River and Saw Mill River Road in the “Nepperhan Heights/The Hollows” area of Yonkers.

The Project proposes to construct and/or reconstruct a fire damaged paint warehouse. In 2017 the Zoning Board of Appeals granted variances for a reduction in the rear yard setback, and reconstruction of dimensionally non-conforming buildings that are damaged to an extent exceeding 50% of the assessed valuation. The Zoning Board of Appeals approval included conditions relating to safety and site plan issues including smoke, fire and carbon monoxide detectors and a sprinkler system be installed, a portable boom system be placed on site, sidewalk and curb repair/replacement if necessary and the area on Saw Mill River Road over the building area must be used for parking of automobiles only; no trucks or equipment allowed in that area. The applicant submitted revised plans removing the truck parking from the area on Saw Mill River Road. The site plan presented to the Planning Board at its meeting of May 10, 2017, is approved subject to the following conditions:

1. All conditions imposed by the Zoning Board of Appeals and the Planning Board shall remain full force and effect as long as the site is occupied.
2. Operationally the applicant must conform to the site plan layout in terms of parking and equipment storage.
3. The applicant must submit a refuse storage/removal plan acceptable to the Planning Bureau and the Department of Public Works. The refuse location must be reflected in the plans and three sets submitted to the Planning Bureau before the final plans will be stamped and forwarded to the

Department of Housing and Buildings

The ZBA approval expired, and a new application has now been filed. The owner is committed to completing the remaining work as soon as the necessary permits are issued. The remaining tasks include the installation of sprinklers, a fire alarm system, new electrical, plumbing, and HVAC systems. The owner anticipates that all remaining work can be completed within approximately 10 months of receiving the new approvals.

Variances Being Sought:

- Insufficient rear yard: Required 20 ft., Proposed 6.2 ft. Ref. YZO 43-27, Table 43-3.
- Reconstruction of a dimensionally non-conforming building that is damaged to an extent exceeding 50% of the assessed valuation requires ZBA approval. Ref. YZO 43-21. E.

Contact Person: City of Yonkers Planning Bureau

20 South Broadway, Suite 900

Yonkers, New York 10701

(914) 377.6555

PlanningInfo@yonkersNY.Gov

Copies of this notice have been sent to:

City of Yonkers, Planning Board, Pauline Galvin, Chairwoman

City of Yonkers, Zoning Board of Appeals, Wilson Kimball, Chairperson

City of Yonkers, City Clerk, Vincent Spano

City of Yonkers, Department of Planning & Development, Commissioner Charlene Indelicato

City of Yonkers, Department of Planning & Development, Deputy Commissioner Mark Territo

City of Yonkers, Department of Planning & Development, Planning Director Jaime Martinez

City of Yonkers, Corporation Counsel, Rachel Kravitz, Esq.

City of Yonkers, Chief of Fire Prevention, Chris DeSantis

City of Yonkers, Industrial Development Agency, Jaime McGill

Westchester County Department of Planning, David Kvinge, Director of Environmental Planning

Westchester County Department of Planning, Michael Vernon, Planner

Westchester County Department of Public Works and Transportation

ATTN: Commissioner NYS Department of Transportation, Anne Darelus

City of Yonkers, City Council, Lakisha Collins-Bellamy, President

Yonkers Parking Authority, Gail Burns, Executive Director

City of Yonkers, Department of Engineering, Commissioner Paul Summerfield

City of Yonkers, Department of Housing and Buildings, Commissioner James Gibbons

City of Yonkers, Department of Assessment, Lynette Thomas-Braggs, Assessor

Westchester County Department of Health, Sherlita Amler, Commissioner

New York State Department of Environmental Conservation, Tracey O'Malley, Administrator

United States Army Corps of Engineers-New York District, Stacey Jensen

Westchester County Department of Planning, Acting Commissioner of Planning, Blanca P. Lopez

Westchester County Department of Transportation, Principal Transportation Planner, Ilana Wagner

Westchester Deputy County Executive, Office of the County Executive, Ken Jenkins

Westchester County DPW and Transportation, Commissioner, Hugh Greechan

Westchester County Department of Health, Commissioner, Dr. Sherlita Amler

Westchester County Industrial Development Agency, Chairperson, Joan McDonald

Westchester County Board of Legislators, Chairman, Vedat Gashi

Westchester County Board of Legislators, Clerk & Chief Administrative Officer, Sunday Vanderberg

Application Materials can be found here:

https://drive.google.com/drive/folders/1RBWzAOsVzaQil_PUqgLtBDPWCngLyarV?usp=sharing

ZBA Web Page: www.YonkersNY.gov/ZBA

For public comments: https://yonkers.seamlessdocs.com/f/ZBA_Comment

Short Environmental Assessment Form

Part 1 - Project Information

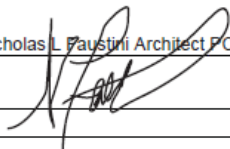
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 581 Development Corp			
Project Location (describe, and attach a location map): 581 Saw Mill River Rd			
Brief Description of Proposed Action: Proposed Warehouse Rebuild Design			
Name of Applicant or Sponsor: 581 Development Corp		Telephone: 347.770.6655	
		E-Mail: Eli@ctpllcny.com	
Address: 581 Saw Mill River Rd			
City/PO: Yonkers		State: NY	Zip Code: 10701
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning, Planning & Bldg Dept Approval		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.737 acres			
b. Total acreage to be physically disturbed? _____ 0.0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.737 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

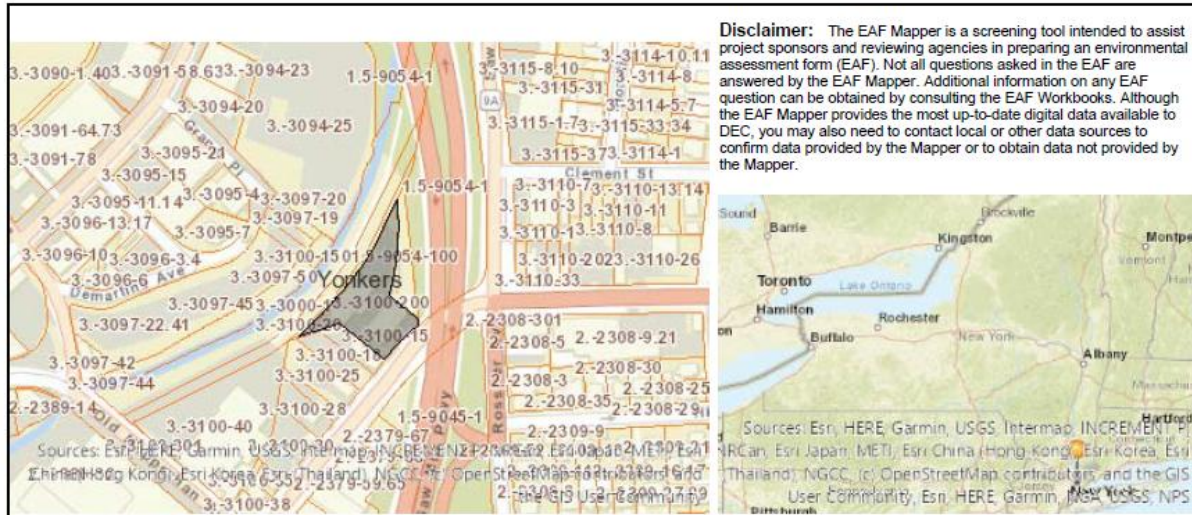
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Nicholas L. Paustini Architect PC on behalf of 581 Development Corp</u> Date: <u>08.25.25</u> Signature: <u></u> Title: <u>Architect for Owner</u>		

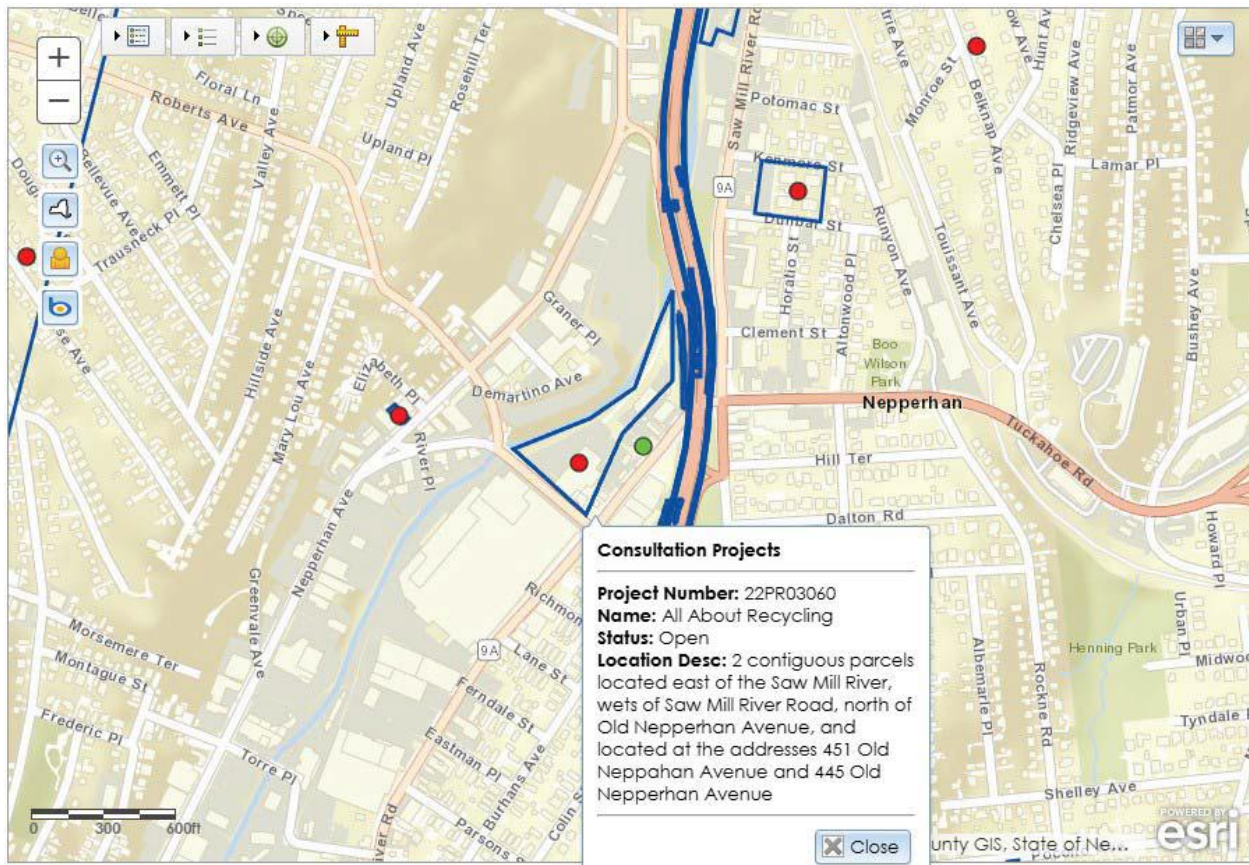
PRINT FORM

EAF Mapper Summary Report

Monday, August 25, 2025 5:58 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



11940.000157: Building - Eligible

FIRE STATION #10

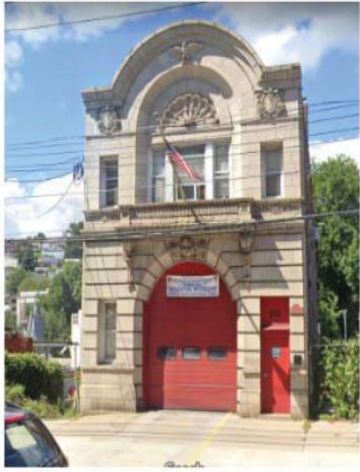
485 SAW MILL RIVER RD, YONKERS NY

Inventory Form

Close

Overview	Inventory Data	NR Status (0)	MCDs (1)	Children (0)	Determinations (1)	Photos (1)	Atts. (2)	Agmts. (0)	Projects (0)	Surveys (0)
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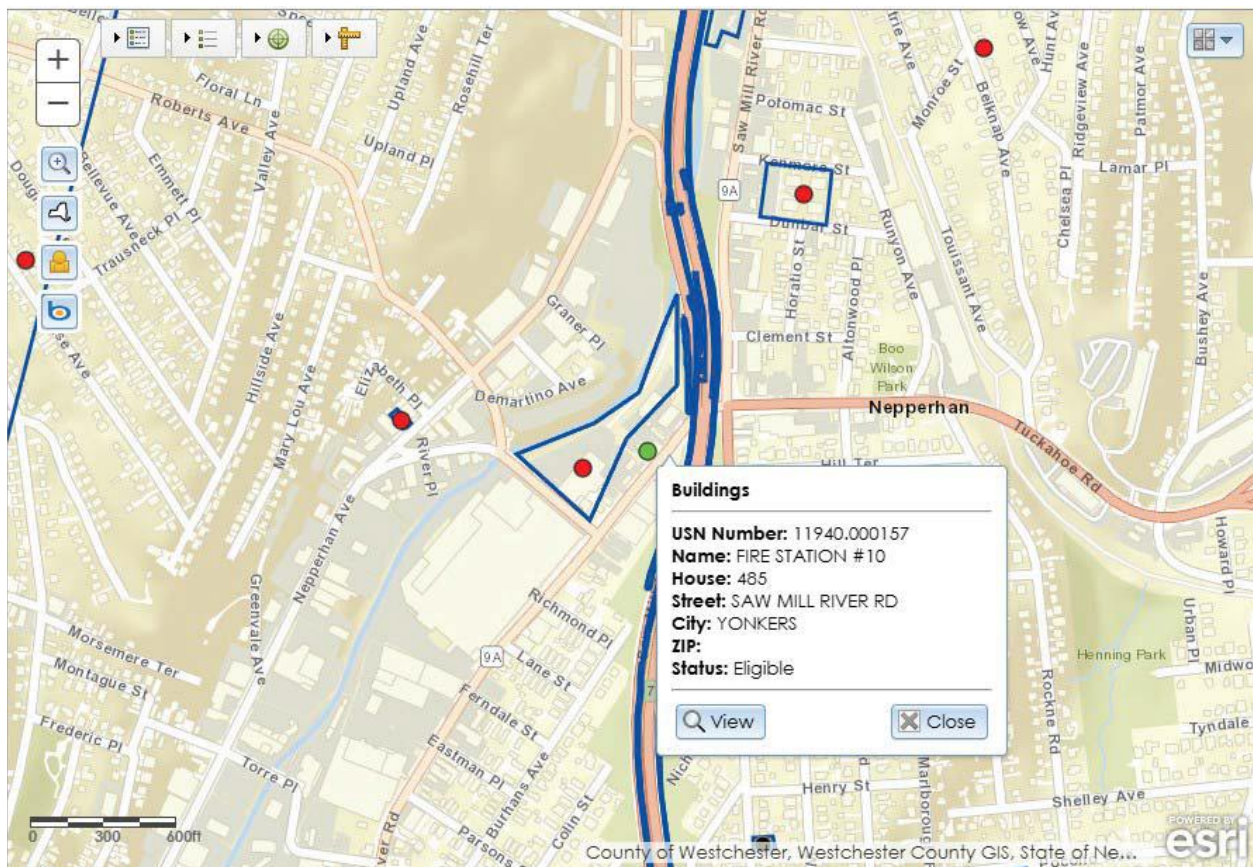
Type: Building
Classification: Building
Parent USN:
Is Contributing:
Is Demolished: ☐
Is in a Certified District: ☐
Is a National Historic Landmark: ☐
Is State Board Approved: ☐
Is State Register Listed: ☐

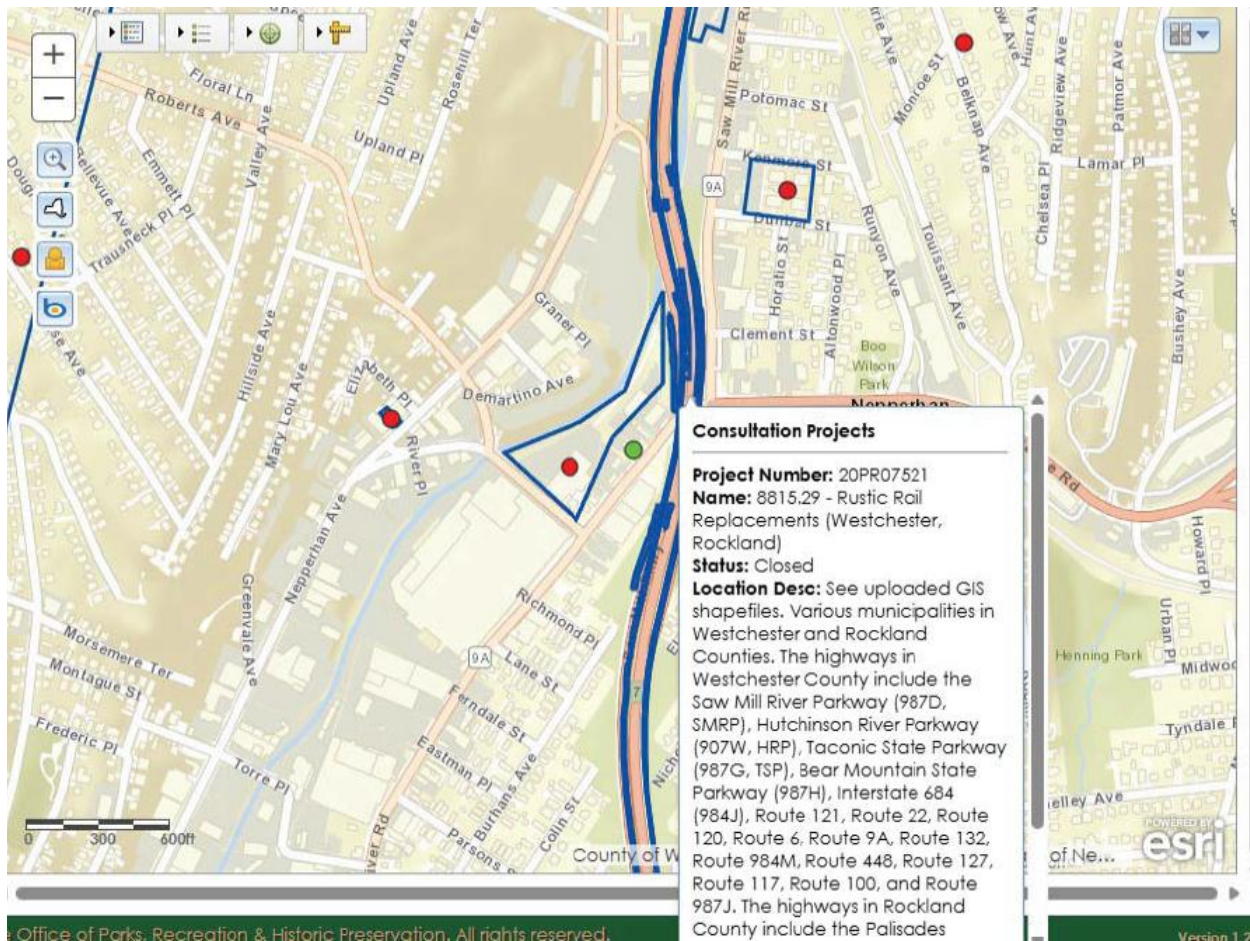


Eligibility: Eligible
Notes:

County	MCD
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Results from Spill Incidents Database Search

[Export to Excel](#) [Export to CSV](#)

Spill Number	Date Spill Reported	Spill Name	County	City / Town	Address
8907050	10/18/1989	LOU'S GAS CENTER	Westchester	YONKERS	581 SAW MILL RIVER RD
9605078	07/22/1996	LOU'S GENNY INC - DUNHAM SUPERIOR PAINTS	Westchester	YONKERS	581 SAW MILL RIVER RD
9812938	01/21/1999	LOU'S JENNY INC	Westchester	YONKERS	581 SAW MILL RIVER RD
9406536	08/15/1994	LOU'S GASWAY	Westchester	YONKERS	581 SAW MILL RIVER RD
1201531	05/16/2012	DUNHAM PAINTS WAREHOUSE FIRE	Westchester	YONKERS	581 SAW MILL RIVER RD
1201767	05/23/2012	ABSOLUTE TRANSPORTATION @ DUNHAM PAINTS	Westchester	YONKERS	581 SAW MILL RIVER RD
1607497	11/01/2016	DUNHAM PAINT STRUCTURE FIRE	Westchester	YONKERS	581 SAW MILL RIVER RD

1 to 7 of 7 items

[Refine This Search](#)

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 1607497

Spill Date/Time

Spill Date: 11/01/2016
Spill Time: 07:11:00 AM
Call Received Date: 11/01/2016
Call Received Time: 08:32:00 AM

Location

Spill Name: DUNHAM PAINT STRUCTURE FIRE
Address: 581 SAW MILL RIVER RD
City: YONKERS
County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
naphtha	20 Gall.	Soil, Impervious Surface

Cause: Equipment Failure
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: 01/23/2017

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either: a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 001070

Spill Date/Time

Spill Date: 05/23/2012
Spill Time: 11:30:00 AM
Call Received Date: 05/23/2012
Call Received Time: 11:42:00 AM

Location

Spill Name: ABSOLUTE TRANSPORTATION @ DUNHAM PAINTS
Address: 581 SAW MILL RIVER RD
City: YONKERS
County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
diesel	80 Gal.	Impervious Surface

Cause: Traffic Accident
Source: Commercial Vehicle
Waterbody:

Record Close

Date Spill Closed: 05/23/2012

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either: a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the spills@dec.ny.gov where the incident occurred.

[Refine This Search](#)

[Return To Results](#)

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0201021

Spill Date/Time

Spill Date: 05/10/2012
Spill Time: 03:00:00 PM
Call Received Date: 05/10/2012
Call Received Time: 03:40:00 PM

Location

Spill Name: DUNHAM PAINTS WAREHOUSE FIRE
Address: 781 SART MALL RIVER RD
City: YONKERS
County: WESTCHESTER

Spill Description

Material Spilled	Amount Spilled	Resource Affected
paint	Unknown	Surface Water
solvents	Unknown	Surface Water

Close Other

Source: Commercial/Industrial
Waterbody: SARTMALL RIVER

Record Close

Date Spill Closed: 08/07/2013

Date Spill Closed means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either: a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine This Search](#) [Return To Results](#)

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0408006

Spill Date/Time

Spill Date: 07/12/1994
Spill Time: 06:00:00 PM
Call Received Date: 08/10/1994
Call Received Time: 08:14:00 AM

Location

Spill Name: LOU'S GASSTATION
Address: 781 SART MALL RIVER RD
City: YONKERS
County: WESTCHESTER

Spill Description

Material Spilled	Amount Spilled	Resource Affected
gasoline	Unknown	Groundwater

Close: Tires Tied Police

Source: Gasoline Station or other PDS Facility
Waterbody:

Record Close

Date Spill Closed: 03/14/2005

Date Spill Closed means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either: a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

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NYS Department of Environmental Conservation

DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 902538

Spill Date/Time

Spill Date: 03/15/1999

Spill Time: 12:00:00 PM

Call Received Date: 03/12/1999

Call Received Time: 08:32:00 AM

Location

Spill Name: LOUIS JERRY INC

Address: 781 SAGE MILL RIVER RD

City: YONKERS

County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
gasoline	Unknown	Soil

Cause: Equipment Failure

Source: Gasoline Station or other PMS Facility

Waterbody:

Record Close

Date Spill Closed: 03/23/1999

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either: a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary; or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Spill Response Unit](#) where the incident occurred.

NYS Department of Environmental Conservation

DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

MTBE detected at this location. For more information about MTBE, go to the [Spill Response & Remediation FAQ](#)

Administrative Information

DEC Region: 3

Spill Number: 902578

Spill Date/Time

Spill Date: 07/16/1999

Spill Time: 12:00:00 PM

Call Received Date: 07/22/1999

Call Received Time: 08:56:00 AM

Location

Spill Name: LOUIS JERRY INC - DURHAM SUPERIOR PAINTS

Address: 781 SAGE MILL RIVER RD

City: YONKERS

County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
gasoline	Unknown	Soil
MTBE (methyl-tert-butyl ether)	Unknown	Unknown

Cause: Unknown

Source: Gasoline Station or other PMS Facility

Waterbody:

Record Close

Date Spill Closed: Not Closed

If you have questions about this reported incident, please contact the [Spill Response Unit](#) where the incident occurred.

NYS Department of Environmental Conservation

DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

MTBE detected at this location. For more information about MTBE, go to the [Spill Response & Remediation FAQ](#)

Administrative Information

DEC Region: 3

Spill Number: 902578

Spill Date/Time

Spill Date: 07/16/1999

Spill Time: 12:00:00 PM

Call Received Date: 07/22/1999

Call Received Time: 08:56:00 AM

Location

Spill Name: LOUIS JERRY INC - DURHAM SUPERIOR PAINTS

Address: 781 SAGE MILL RIVER RD

City: YONKERS

County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
gasoline	Unknown	Soil
MTBE (methyl-tert-butyl ether)	Unknown	Unknown

Cause: Unknown

Source: Gasoline Station or other PMS Facility

Waterbody:

Record Close

Date Spill Closed: Not Closed

If you have questions about this reported incident, please contact the [Spill Response Unit](#) where the incident occurred.

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