



City Planning Board
Department of Planning & Community Development
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Clinton I. Young, Jr.
Mayor

Anthony V. DeBellis
Acting Chair

MEETING NOTICE

March 31, 2010

A regular meeting of the City Planning Board will be held on **Tuesday, April 6, 2010 at 6:30 p.m., following a work session at 6:00 p.m.** in the City Council Chambers, Second Floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday, March 3, 2010.

ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

ITEM # 3 REQUEST FOR AN EXTENSION OF TIME

3.1 Site Plan No. 15-07: 517 South Ninth Avenue Map Page 169.46, Block 3059, Lot 28 in the RMF-6.75 Zoning District.

Application of Irene Franck by her attorney Hannah S. Gross of Gross, Scully & Stabile, LLP is requesting an extension of time for site plan approval filed on March 7, 2008 and a one year extension granted on June 3, 2009 to build four (4) attached single family homes.

ITEM # 4 RECOMMENDATION TO THE ZONING BOARD OF APPEALS

4.1 Calendar No. 1671-Z: 115 South Fourth Avenue Map Page 165.78, Block 3110, Lot 37.

Application of Harmony Designs, Inc. by its attorney Jack A. Adesso is requesting a use variance and the following area variances:

- Off-street parking: (for 3 converted upper floors)-required-3 units X 2 spaces =6 spaces
Required at existing: 1 space/3,000 square feet X 7,140 square feet =2.4

The variances are requested to convert the use of the second, third and fourth floors from light manufacturing to residential consisting of one (1) dwelling on each floor.

SEQRA Determination: Unlisted Action

ITEM # 5 CONTINUED PUBLIC HEARING/DECLARATION OF LEAD AGENCY STATUS

5.1 Site Plan No. 4-10: 302 East Sandford Boulevard Map Page 169.41, Block 4080, Lot 1 in the CB (Commercial Business) Zoning District.

Application of Carolyn "Babe" Danzier, Ltd. by their architect Mario A. Canteros is requesting site plan review to construct a new one-story building for use as retail with an accessory outdoor parking facility for 23 parking spaces.

ITEM # 6 PUBLIC HEARING

6.1 Amended Site Plan No. 7-08: 100-110 Edison Avenue Map Page Block Lot in the I (Industrial) Zoning District.

Application of Future Health Care Systems, Inc. by its architect Tom Abillama is requesting site plan review to reconfigure the parking lot.

6.2 Site Plan No. 1-10: 203 Gramatan Avenue Map Page 165.54, Block 1122, Lot 19 in the NB (Neighborhood Business) Zoning District.

Application of Atlantic Development, LLC by its engineer, John Kellard of Kellard Sessions is requesting site plan approval to build a 12-story, mixed-use development consisting of 177 affordable luxury rental units with retail space, commercial space and approximately 116 parking spaces.

6.3 Site Plan No. 2-10: 144 Crary Avenue Map Page 165.54, Block 1135, Lot 1 in the RMF-15 Zoning District.

Application of Atlantic Development, LLC by its engineer John Kellard of Kellard Sessions is requesting site plan approval to build a 9-story building consisting of 59 residential senior affordable units with at least 15 parking spaces.

6.4 Site Plan No. 3-10: 30 Oakley Avenue Map Page 165.54, Block 1135, Lot, 10 in the RMF-15 Zoning District.

Application of Atlantic Development, LLC by its engineer, John Kellard of Kellard Sessions is requesting site plan approval to build a 12-story, mixed-use building consisting of 140 market rate units with 94 parking spaces.

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

The next regular meeting of the City Planning Board will be held on Wednesday, May 5, 2010.

Jeffrey S. Williams, AICP
Planning Commissioner

cc: Mayor Young
Yolanda Robinson, Chief of Staff
Hank Miller, Deputy Chief of Staff
City Clerk
William Long, Planning Administrator
Building Department
Lobby
Press

