



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230 • FAX (914) 699-1435

Clinton I. Young, Jr.
Mayor

Anthony V. DeBellis
Acting Chair

MEETING NOTICE

April 28, 2010

A regular meeting of the City Planning Board will be held on **Wednesday, May 5, 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 Tuesday, April 6, 2010.

ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

ITEM # 3 RECOMMENDATION TO THE ZONING BOARD OF APPEALS

3.1 Calendar No. 1666-Z: 111 East Sandford Boulevard Map Page 169.40, Block 3144, Lot 16 in the NB (Neighborhood Business) Zoning District.

Application of Manuel Munoz by his architect Tom Abillama is requesting a use variance for the warehousing and manufacturing uses and the following area variances:

- Floor area ratio: permitted-1 maximum; proposed-2.25;
- Building height: permitted-2 stories/30 feet maximum; proposed-2 stories/36 feet;
- Building coverage: permitted-60% maximum; proposed-95%
- Impervious surface coverage: permitted-90% maximum; proposed-100%
- Rear yard: Required-30 feet. The property is adjacent to residence district RMF-6.75. (Section 267-Attachment 2, footnote 1); proposed-4 feet, 0 inches;
- Off-street parking: required-1 per 200 square feet retail X 10,310 square feet +1,000 square feet manufacturing X 6,000 square feet +1 per 3,000 square feet warehouse X 6,000 square feet =60.55 spaces=62 spaces; proposed-31 spaces;

- Off-street loading: required: 1 from 5,000 to 15,000 square feet retail space + 1 up to 10,000 square feet warehouse/manufacturing +1 for each additional 20,000 square feet or major portion of warehousing/manufacturing uses = 1 space for 10,310 square feet retail +2 spaces for 32,691 square feet warehouse = 3 spaces;
- Buffer screening at ground level off-street parking/loading spaces: required-10 feet wide landscaped screening where adjacent to a residence district [Section 267-14 I (2)]; proposed- 0 feet.

The variances are requested to construct a four-story building on the vacant lot with retail on the first floor and accessory storage in the basement, warehousing and manufacturing/assembly on the second, third and fourth floors, and accessory off-street parking at ground level and the second floor.

SEQRA Determination: Unlisted Action

3.2 Calendar No. 1676-Z: 16 East Broad Street Map Page 165.30, Block 1018, Lot 3 in the R1-4.5 Zoning District.

Application of Rocco and Marceiello Solano by his architect Tom Abillama is requesting a use variance and the following area variances:

- Impervious surface coverage: permitted-50%, proposed-55%;
- Off-street parking: required-2 per dwelling unit, 1 of which should be in a garage= 2x3= 6 spaces; proposed-1 per unit, enclosed in a garage=3 spaces

The variances are requested to construct three (3) attached one-family dwelling units.

SEQRA Determination: Unlisted Action

ITEM # 4 CONTINUED PUBLIC HEARING

4.1 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.

4.2 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.

4.3 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.

4.4 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, June 2, 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

