



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

William Holmes  
Chair

## **MEETING NOTICE**

**March 30, 2011**

A regular meeting of the City Planning Board will be held on **Wednesday, April 6, 2011 at 6:30 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 2, 2011.

### **ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS**

### **ITEM # 3 EXTENSION OF TIME**

**3.1 Site Plan #11-2009** (BP-2271): 6 North Third Avenue (Map Page 165.72, Block 1116, Lot 1&4)

Application of Galante Enterprises by architect Francis Turner is seeking a one (1) year extension of time to comply with the Planning Board's original approval which was granted on December 9, 2009. The previous Site Plan approval has expired on December 9, 2010 and no building permit can be issued until such time that a valid and current Site Plan approval from the Planning Board is obtained.

SEQRA Determination: This action does not require a SEQRA assessment.

### **ITEM # 4 CONCEPT PLAN**

**4.1 Case #5-2011** (BP-A47557): 157 West Sandford Blvd. (Map Page 169.46, Block 3030, Lot 2)

Application of Nazarene Worship Center, Inc. is proposing to operate a church on the premises which requires site plan review.

SEQRA Determination: This action does not require a SEQRA assessment.

## **ITEM # 5 DELIBERATIONS**

### **5.1 Site Plan No. 12-2010:** 505 Gramatan Avenue (Map Page 165.30, Block 1019, Lot 14)

Application of Cristian Realty, LLC by architect Richard Kotz to construct a one (1) story retail structure with multiple commercial tenant space in the NB (Neighborhood Business) Zoning District which requires site plan review.

SEQRA Determination: Unlisted Action – The Planning Board as “Lead Agency” of an uncoordinated SEQRA review must also determine whether further environmental investigation needs to occur prior to rendering any decisions.

## **ITEM # 6 CONTINUED PUBLIC HEARING**

### **6.1 Site Plan No. 16-2010:** 16 East Broad Street (Map Page 165.30, Block 1018, Lot 3)

Application of Rocco Solano by architect Tom Abillama to construct a three (3) family attached dwelling.

SEQRA Determination: Unlisted Action – The Zoning Board of Appeals, as “Lead Agency” for the coordinated SEQRA review of the project, declared a negative declaration on December 16, 2010 ending the SEQRA review process.

## **ITEM # 7 PUBLIC HEARING**

### **7.1 Case # 2-2011 (BP-1788):** 6 South Fulton Avenue (Map Page 165.71, Block 3161, Lot 6)

Application of Ramjit Rajerdra by Architect Tom Abillama to expand an existing auto body repair shop in the RMF-6.75 and in the Commercial Business (CB) Zoning District which requires a special use permit and site plan review.

SEQRA Determination: Type II- This action does not require any further SEQRA assessment.

### **7.2 Case #4-2011 (BP-2249 & BP-2250):** 1 Warburg Place (Map Page 165.42, Block 2160, Lot 1)

Application of The Wartburg Home of the Evangelical Lutheran Church is proposing to construct two (2) new buildings and to create various accessory parking facilities on the premises in the R1-7 Zoning District. This application requires a special use permit for the Domiciliary care facility and site plan review.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Planning Board is required to send a notice to declare itself “lead agency” and must allow thirty (30) days to receive any responses prior to rendering any decisions.

**7.3 Case #1-2011 (BP-1453): 42 South Street (Map Page 165.30, Block 1019, Lot 14)**

Application of Domenico Marciano by attorney Jack Adesso is proposing to operate auto body repair shop within the I (Industrial) Zoning District. This application requires a special use permit and site plan review.

SEQRA Determination: Unlisted Action – The Planning Board as “Lead Agency” of an uncoordinated SEQRA review must also determine whether further environmental investigation needs to occur prior to rendering any decisions.

**7.4 Case #3-2011 (BP-2138): 141 South MacQuesten Parkway (Map Page 164.60, Block 1060, Lot 23)**

Application of Ann John Realty, Inc. by architect Peter Gaito is proposing to construct a warehouse within the I (Industrial) Zoning District which requires site plan review.

SEQRA Determination: Unlisted Action – The Planning Board as “Lead Agency” of an uncoordinated SEQRA review must also determine whether further environmental investigation needs to occur prior to rendering any decisions.

**ITEM # 8 RECOMMENDATIONS TO CITY COUNCIL**

**8.1 Recommendation on the sale of City Owned Property**

54 South Terrace Avenue (Map Page 165.61, Block 1077, Lot 13)

The Real Estate Committee according to Section 205-5G of the City Charter, requires that the Planning Board provide a recommendation regarding whether the subject property is or may be needed for municipal use or purposes.

SEQRA Determination: This action does not require a SEQRA assessment.

The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, May 4, 2011.

Jeffrey S. Williams, AICP  
Planning Commissioner

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