



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

William Holmes
Chair

MEETING NOTICE

December 30, 2010

A regular meeting of the City Planning Board will be held on **Wednesday, January 5, 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, November 3, 2010.

1.2 Approval of minutes of the regular meeting held on Wednesday, December 1, 2010.

ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

ITEM # 3 PUBLIC HEARING

3.1 Site Plan No. 16-10: 16 East Broad Street Map Page 165.30, Block 1018, Lot 3 in the R1-4.5 Zoning District.

Application of Rocco Solano by his architect Tom Abillama is requesting site plan review to erect three attached dwelling units.

ITEM # 4 CONTINUED PUBLIC HEARING

4.1 Special Permit No. 01-10: 224 West Lincoln Avenue Map Page 165.61, Block 3158, Lot 10 in the NB (Neighborhood Business) and RMF-10 Zoning Districts.

Application of Sadiq Ali Chandrani by his architect Tom Abillama is requesting an amended special use permit to increase the number of pump islands.

4.2 Site Plan No. 14-10: 224 West Lincoln Avenue Map Page 165.61, Block 3158, Lot 10 in the NB (Neighborhood Business) and RMF-10 Zoning Districts.

Application of Sadiq Ali Chandrani by his architect Tom Abillama is requesting site plan review to convert the two -bay repair shop to a business enterprise for sale of gas, ready-to-consume food products and sale of other products, create a drive-up window for sale of ready to consume food, construct a one-story addition on the northern side of the building, remove the existing 2 pump islands and provide 3 new ones in a different location, construct a new canopy over the new pump islands and replace the underground gas tanks.

4.3 Site Plan No. 7-10: 211 East Sandford Boulevard Map Page 169.32, Block 4062, Lot 40 in the CB (Commercial Business) Zoning District.

Application of CVS/pharmacy by its attorney Lucia Chiochio of Cuddy & Feder, LLP is requesting site plan review for 2 new buildings for use as a pharmacy building and a bank building.

SEQRA Determination: Unlisted Action

4.4 Site Plan No. 12-10: 505 Gramatan Avenue Map Page 165.30, Block 1019, Lot 14 in the NB (Neighborhood Business) Zoning District.

Application of Cristian Realty, LLC by its architect Richard Kotz is requesting site plan review for the following:

- Site Plan review is required from the Planning Board as per Section 267-31.
- Off-street parking: Required-2/200 square feet retail X 7,521 square feet =38 spaces minimum; proposed-14 spaces on site, 24 spaces in the municipal parking lot. As per Section 267-36 E (e), the approving agency may allow a portion of the parking spaces required for the construction of a structure in excess of 4,000 square feet to be located within a municipal parking facility provided that the facility is within 500' walking distance and that the applicant demonstrates to the satisfaction of the Board that the facility can withstand the additional load.
- Off-street loading space: Required 1 for 5,000 to 15,000 square feet. The building is 7,521 square feet; 1 space is required; proposed-1 shared space with the parking facility. Planning Board approval is required to share the use of the parking facility for loading activities provided the applicant demonstrates to the satisfaction of the Board that the loading activities will not be happening at the time the retail activities are open to the public.
- Off-street parking and loading facility screening: As per Section 267-40 B, off-street parking facilities shall be screened where they abut street and residence districts. Such screening shall consist of evergreens. The Planning Board may, however, allow the construction of a wall or fence of such design that it will provide the same degree of screening.

Site plan review is requested to construct a new one-story building for retail use on a vacant lot where the existing building is proposed to be demolished.

SEQRA Determination: Unlisted Action

ITEM # 5 CONCEPT PLAN PRESENTATION

5.1 Site Plan No. 15-10: 94 Gramatan Avenue Map Page 165.62, Block 1118, Lots 4,5 in the NB (Neighborhood Business) Zoning District.

Application of Veronica Realty Corp. by its attorney Jack Adesso is requesting site plan review to build a two-story addition to a building used as an adult live entertainment business and dwelling units.

The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, February 2, 2011.

Jeffrey S. Williams, AICP
Planning Commissioner

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