



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

William Holmes
Chair

MEETING NOTICE (AMENDED)

February 1, 2011

A regular meeting of the City Planning Board will be held on **Wednesday, February 2, 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, January 5, 2011.
- 1.2 Approval of minutes of the special meeting held on Tuesday, January 18, 2011.

ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

ITEM # 3 CONTINUED 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 (3) attached dwelling units.

SEQRA Determination: Unlisted Action

3.2 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 # 4 REQUEST FOR AN EXTENSION OF TIME

4.1 Subdivision No. 07-3: 454-460 South Ninth Avenue Map Page 169.38, Block 3047, Lots 14 and 15 in the RMF-6.75 Zoning District.

Application of SBE Equities, LLC by its attorney Hannah S. Gross of Gross and Stabile, LLP is requesting an extension of time for subdivision approval granted on May 6, 2009 and a one year extension of time granted through May 9, 2011 to subdivide two (2) lots to four (4) lots.

4.2 Site Plan No. 16-07: 454-460 South Ninth Avenue Map Page 169.38, Block 3047, Lots 14 and 15 in the RMF-6.75 Zoning District.

Application of SBE Equities, LLC by its attorney Hannah S. Gross of Gross and Stabile, LLP is requesting an extension of time for site plan approval granted on May 6, 2009 and a one year extension of time granted through May 9, 2011 to build four (4) attached two-family dwellings.

ITEM # 5 PUBLIC HEARING

5.1 Site Plan No. 15-10: 94 Gramatan Avenue Map Page 165.62, Block 1118, Lots 4 and 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, March 2, 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

