



**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

William Holmes  
Chair

## **MEETING NOTICE**

**February 24, 2011**

A regular meeting of the City Planning Board will be held on **Wednesday, March 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, February 9, 2011.

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

### **ITEM # 3 REQUEST FOR REAPPLICATION**

**3.1 Site Plan No. 9-10:** 157-159 West Sandford Boulevard Map Page 169.46, Block 3030, Lot 2 in the CB (Commercial Business) Zoning District.

Pursuant to Chapter 53-10 of the City Code, to the satisfaction of the Planning Board, that there has been a material change in the circumstances under consideration in the original proceeding, Nazarene Worship Center by its attorney Jack A. Adesso is requesting the Board grants a reapplication of the site plan application which was denied during a regular meeting held on September 1, 2010.

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

**4.1 Warburg Place** Map Page 165.42, Block 2160, Lot 1 in the R1-7 Zoning District.

Application of The Wartburg Home of the Evangelical Lutheran Church is proposing to construct two (2) new buildings and to implement other enhancements and improvements at the premises. Area variances are required; the applicant is also requesting a special use permit for the Domiciliary care facility and site plan review.

SEQRA Determination: The Planning Board is not required to make a determination SEQRA at this time.

## **ITEM # 5 RECOMMENDATION TO THE ZONING BOARD OF APPEALS**

**5.1 Calendar No. 1682-Z:** 8 East Cedar and 485 Gramatan Avenue and Street Map Page 165.30, Block 1036, Lots 1 and 2 in the RMF-15 Zoning District.

Application of Cedar Manor, LLC by its attorney Hannah S. Gross of Gross & Stabile, LLP is requesting the following area variances:

- Impervious surface coverage: permitted-70% maximum; proposed-76.6%;
- Secondary front yard at parking lot: required-20 feet minimum, § 267-13 B (1) (G) & § 267-37 A; proposed- 2 feet
- Side yard at parking lot: required-3 feet minimum, § 267-37 B; proposed-2 feet;
- Rear yard at parking lot: required-3 feet minimum, § 267-37 B; proposed-2 feet;
- Landscaping: required-6 % of the total area within the perimeter of the parking facility shall be landscaped, when 25 or more parking spaces are proposed. § 267-40 A and at least shade tree shall be provided for every 12 parking spaces. A landscaped area of 360 square feet within the parking lot perimeter and 3 shade trees are required
- Fence height: fence in front yard must be 4 feet high maximum, made of wrought iron, aluminum or masonry, 25% open construction. A 4 feet vinyl fence is proposed. Notwithstanding the above, no fence shall be permitted at the driveway entrance if it obstructs visibility as defined and required in § 267-13 C (1).

The variances are requested to demolish an existing one-family dwelling on Lot 2 to create an accessory off-street parking facility for the multi-family dwelling located on Lot 1.

## **ITEM # 6 RECEIPT OF LEAD AGENCY REQUEST FROM THE ZONING BOARD OF APPEALS**

**6.1** 8 East Cedar and 485 Gramatan Avenue and Street Map Page 165.30, Block 1036, Lots 1 and 2 in the RMF-15 Zoning District.

The Planning Board will acknowledge receipt of a referral from the Mount Vernon Zoning Board of Appeals indicating its desire to assume lead agency status for the coordinated SEQRA review for the application of Cedar Manor, LLC to construct a parking lot to be used for the existing residential multi-family dwelling.

## **ITEM # 7 CONTINUED PUBLIC HEARING**

**7.1 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

**7.2 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

**7.3 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.

SEQRA Determination: The Zoning Board of Appeals, as Lead Agency for the coordinated review of the project, made a negative declaration on November 23, 2010 ending the SEQRA review process.

**ITEM # 8 DISCUSSION ON SELECTION OF A TELECOMMUNICATIONS CONSULTANT**

**8.1** The Planning Board will discuss Requests for Proposals which were submitted by various firms seeking to serve as the City's consultant for review of telecommunications applications.

The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, April 6, 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



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