



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Clinton I. Young, Jr.
Mayor

William Holmes
Chair

MEETING NOTICE

April 25, 2011

A regular meeting of the City Planning Board will be held on **Wednesday, May 4, 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.
- 1.2 Approval of the minutes of the regular meeting held on Wednesday, April 6, 2011.

ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

ITEM # 3 DELIBERATIONS

3.1 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 determine whether further environmental investigation needs to occur prior to rendering any decisions.

3.2 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.

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

ITEM # 4 CONTINUED PUBLIC HEARING

4.1 Case #4-2011 (BP-2249 & BP-2250): 1 Wartburg 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 waiting to receive responses regarding its intent to be "lead agency" and must allow thirty (30) days to receive any responses prior to rendering any decisions. The thirty (30) day time period will end on May 6, 2011, at which time the Planning Board will be able to assess whether further environmental investigation needs to occur prior to rendering any decisions.

ITEM # 5 PUBLIC HEARING

5.1 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: 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.

The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, June 1st, 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