



City Planning Board
Department of Planning & Community Development
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Ernest D. Davis.
Mayor

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Chair

MEETING NOTICE

February 15, 2012

A regular meeting of the City Planning Board will be held on **Wednesday, March 7, 2012 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 1, 2012.

ITEM # 2 EXTENSION OF TIME REQUEST

2.1 Calendar No. 1655-Z 116- 122 West First Street -10 South Ninth Avenue (Section No. 165.69, Block 3052, Lots 6, 7, 8, 9 & 10) located within the NB (neighborhood business) zoning district.

Application of Greater Centennial CDC by architect Sabir Engineering, LLC is requesting an extension of time from the Planning Board to rehabilitate four 4-story buildings for mixed use purposes. The original approval was granted March 4, 2009 which expired on March 4, 2011. The applicant now seeks a two year extension of time from March 4, 2011 to expire on March 4, 2013.

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

ITEM # 3 CONCEPT PLAN PRESENTATION

Calendar No. 6-2012 324 South Columbus Avenue (Section No. 159.25, Block 4055, Lot 9) located in the NB (neighborhood business) zoning district

Application of Angela Hester/Dennis Nembhard by Engineer Bailey's Engineering P.C. is proposing to convert a two (2) existing vacant retail stores into a day-care use.

SEQRA DETERMINATION: TYPE II - This action does not require any further SEQRA assessment

ITEM # 4 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS

Receipt of Lead Agency notice from the Mount Vernon Zoning Board

4.1 Calendar No. 1694-Z 100 Lorraine Terrace(Section No. 165.59, Block 2095, Lot 23) located within the R1-7 zoning district.

Application of Bayview Real Estate Consultants, Inc. by architect Edward J. D'Amore is requesting use and area variances to construct a 4-story multi-family dwelling composed of 18 units and an accessory off-street parking.

The Lead Agency must be determined prior to rendering any decisions. Therefore the Zoning Board has transmitted Part 1 of the EAF, a copy of the application and the Lead Agency notice to all involved agencies. The intent is to have an agreed upon "Lead Agency" within 30 calendar days.

ITEM # 5 CONTINUED PUBLIC MEETING

5.1 Case No. 8-2011 30 North West Street (Section No. 164.68, Block 1056, Lot 12)

Application of Extra Space Storage by architect David DiGiovanni is proposing to re-configure the circulation pattern by constructing a new garage door on the property located within the I (Industrial) zoning district which requires site plan review.

SEQRA DETERMINATION: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Planning Board as "Lead Agency" must make a SEQRA determination prior to rendering a decision.

5.2 Case No.3-2012 60 West Broad Street (Section No. 165.22, Block 1028, Lot 1.1) located within the RMF-15 zoning district.

Application of Cingular/AT&T attorney Lucia Chiochio is proposing to legalize modifications such as removal of antennas made to a wireless telecommunications facility.

The applicant is requesting a modified special use permit as follows:

- Wireless telecommunication facility modifications such as but not limited to the removal of antennas.

The addition of visually discernable components of an existing site and the change or up-grade for better or more modern equipment constitute a modification of the wireless telecommunications as defined per § 267-28 J (3) (b) which requires a modified special use permit.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action". Therefore, the Planning Board as "Lead Agency" must make a SEQRA determination prior to rendering a decision.

ITEM # 6 PUBLIC MEETING

6.1 Calendar No. 1-2012 240 East Seventh Street (Section No. 169.40, Block 4048, Lot 1)

Application of Castoleum Corp. by Engineer Michael McGarvey is proposing to construct an addition to the existing structure located in the RMF-15 zoning district which requires site plan review.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action"; wherein, the Planning Board must render a SEQRA assessment prior to deliberating on this matter.

6.2 Calendar No. 2-2012: 8 East Cedar Street / 485 Gramatan Avenue (Section No. 165.30, Block 1036, Lots 1 & 2) in the RMF-15 Zoning District.

Application of Cedar Manor, LLC by attorney Hannah S. Gross of Gross & Stabile, LLP is proposing to demolish an existing one-family dwelling on lot 2 to create an accessory off-street parking facility for multi-family building located on lot 1 which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Zoning Board as "Lead Agency" assessed the environmental significance. The Zoning Board issued a negative declaration on February 15, 2011.

ITEM # 7 RECOMMENDATION FROM THE ZONING BOARD OF APPEALS

7.1 Calendar No. 1550-Z 130 Mount Vernon Avenue (Section No. 164.68, Block 1063, Lot 1) located within the CB (commercial business) zoning district.

Application of Rella Fogliano by architect Michael DePasquale is requesting variances to construct an eleven (11) story mixed use structure.

The Zoning Board is seeking guidance from the Planning Board concerning:

- Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.
- The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.

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

7.2 Calendar No. 1694-Z 100 Lorraine Terrace (Section No. 165.59, Block 2095, Lot 23) located in the R1-7 zoning district.

Application of Bayview Real Estate Consultants, Inc. by architect Edward J. D'Amore is requesting variances to construct a 4-story multi-family dwelling composed of 18 units and accessory off-street parking.

The Zoning Board is seeking guidance from the Planning Board concerning:

- Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.
- The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.

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

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of the New York State Public Officers Law, Article 7].

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, April 4, 2012.

Patricia Fleming
Planning Board Secretary

cc: Ernest D. Davis, Mayor
Nichelle Johnson, Chief of Staff
George Brown, City Clerk

Charlene Indelicato, Planning Commissioner
Building Department
William Long, Planning Administrator
Lobby
Press