



**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

Ernest D. Davis  
Mayor

William Holmes  
Chair

**MEETING NOTICE**  
**PLANNING BOARD**  
**PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Monday March 5, 2013 at 6:30 p.m.** in the City Council Chamber, Second Floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

**ITEM # 1 ROLLCALL**

**ITEM # 2 APPROVAL OF MINUTES**

- 2.1** Approval of the minutes of the regular meeting held on Wednesday May 1, 2013.
- 2.2** Approval of the minutes of the special meeting held on Thursday August 15, 2013.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday September 4, 2013.
- 2.4** Approval of the minutes of the regular meeting held on Wednesday October 2, 2013.
- 2.5** Approval of the minutes of the regular meeting held on Wednesday November 6, 2013.
- 2.6** Approval of the minutes of the regular meeting held on Wednesday December 4, 2013.
- 2.7** Approval of the minutes of the regular meeting held on Wednesday January 8, 2014.
- 2.8** Approval of the minutes of the special meeting held on Wednesday February 10, 2014.

**ITEM #3 DELIBERATIONS**

**3.1 Case #9-2013** 759 South Columbus Avenue (Section 169.56, Block 3138, Lot 1) in the I (Industrial) Zoning District.

Application of Jose Montero by engineer Chris Tartaglia of High Point Engineering seeks to reconfigure an existing site to accommodate a drive-thru and additional gas pump islands which requires site plan review and a special use permit.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Planning Board as Lead Agency must assess the

environmental significance prior to deliberating on this matter.

**3.2 Case #2-2014** 316 West First Street (Section 168.28, Block 3008, Lots 6 & 7) in the NB (Neighborhood Business) zoning district.

Application of Nowrang Balgobin by attorney Jack Adesso is proposing to construct a self-storage facility with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". Therefore, the Zoning Board as the Lead Agency declared a negative declaration on November 19, 2013 ending the SEQRA process.

#### **ITEM #4 CONTINUED PUBLIC HEARING**

**4.1 Case #11-2013** 125 South Fifth Avenue (Section 165.78, Block 3088, Lots 32 & 33).

Application of MountCo by attorney Jack Adesso is proposing to demolish an existing commercial facility to construct a multifamily senior citizen housing with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as a "Type I". The City Council as Lead Agency has not made any SEQRA assessments. Accordingly, The Planning Board will not be able to render any decisions on this matter prior to the Lead Agency making its environmental assessment.

**4.2 Case #1-2014** 8 Alden Place (Section 159.63, Block 1001, Lots 7) in the RMF-15 zoning district.

Application of Robert Luiso by attorney Kory Salomone is proposing to construct a multifamily dwelling with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". Therefore, the Zoning Board as the Lead Agency declared a negative declaration on November 19, 2013 ending the SEQRA process.

**4.3 Case #10-2013** 22 East First Street (Section 165.70, Block 3112, Lots 1) in the DB (Downtown Business) zoning district.

Application of Y.B. Associates by attorney Jack Adesso is proposing to convert an existing bank into an adult daycare facility with associated off-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". The Zoning Board as Lead Agency issued a negative declaration on February 18, 2014 ending the SEQRA process.

**ITEM #5 RECOMMENDATION**

(All recommendations are classified as “Type II” actions; therefore, no further SEQRA assessment is necessary.)

**5.1 Proposed Adoption of an Urban Renewal Plan – City Council**

Recommendation

According to Section 267-56 of the Zoning Code **“If any amendment is to be considered by the City Council, it shall be referred for review and report to the Planning Board, the Corporation Counsel and other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports.”**

**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.

**Note:** The Planning Board will hold its work session on Monday March 3, 2014 at 6:30pm in the Planning Commissioner’s Office.

Following the March 5, 2014 Regular Board Meeting the next regular meeting of the City Planning Board is scheduled to be held on Wednesday, April 2, 2014.

William Long  
Planning Administrator

cc: Ernest D. Davis, Mayor  
Nichelle Johnson, Acting Chief of Staff  
George Brown, City Clerk  
Hina Sherwani, Corporation Counsel  
Jaime Martinez, Acting Planning Commissioner  
Mark Warren, Building Commissioner  
Susanne Marino, Deputy Commissioner  
Press