



City Planning Board
Department of Planning & Community Development
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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, **Wednesday, April 2, 2014 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 regular meeting held on Wednesday September 4, 2013.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday October 2, 2013.
- 2.4** Approval of the minutes of the regular meeting held on Wednesday November 6, 2013.
- 2.5** Approval of the minutes of the special meeting held on Wednesday February 10, 2014.
- 2.6** Approval of the minutes of the special meeting held on Wednesday March 5, 2014

ITEM #3 ADMINISTRATIVE ACTION

3.1 Request to Allow Solar Panels to Reviewed By Staff Administratively

According to Chapter 53-3 of the City Charter, **“The Planning Board may adopt such rules and regulations as it deems necessary and proper to the performance of its powers and duties hereunder and may amend or repeal the same.”**

3.2 Proposed Senior Citizen Floating Overlay Zone Ordinance Amendment

According to Article 3, Section 31 of New York State’s General City Law and Chapter 53-3(J2) of the City Charter the **“Planning Board, general reports. The planning board shall have full power and authority to make such investigations, maps and reports and recommendations in connection therewith relating to the planning and development of the city as to it seems desirable providing the total**

expenditures of said board shall not exceed the appropriation for its expenses.” and “Ancillary Powers. Perform such other advisory duties to Article 3, Section 31 of New York State’s General City Law.”

ITEM #4 CONTINUED PUBLIC HEARING

4.1 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.

ITEM #5 PUBLIC HEARING

5.1 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 #6 RECOMMENDATION

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

6.1 Calendar No. 1708-Z 60 South Third Avenue (Section 165.70, Block 3111,

The applicant is requesting a use variance and parking variance to operate a school at the aforementioned premises.

6.2 Proposed Adoption of an Urban Renewal Plan – City Council

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.”**

The Planning Board shall report to the City Council regarding the form and the advisability of the proposed amendment. Its report shall analyzed the proposed amendment and shall state the Board's reasons for its recommendation, describing any conditions it believes make the amendment advisable or not, and specifically stating whether the amendment would be in accordance with purposes of this chapter as set forth in Section 267-1 of the Zoning Code.

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 31, 2014 at 6:000pm in the Memorial Room, City Hall, 2nd Floor.

Following the April 2, 2014 regular Board Meeting, the next regular meeting of the City Planning Board is scheduled to be held on Wednesday, May 7, 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