



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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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, July 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 7, 2014

ITEM #3 DELBRATIONS

3.1 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 #4 CONTINUED PUBLIC HEARING

4.1 Calendar No. 4-2014 42 Broad Street (Section 165.22, Block 1021, Lot, 18-22 & 28-30) in the DB Downtown Business District

Application of Alexander Development Group proposes to construct a mixed use structure with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as a “Type I”. Therefore, the City Council is declaring its intent to be the “Lead Agency”. The Planning Board must assess whether the City Council should be Lead Agency.

ITEM #5 ADMINISTRATIVE ACTIONS

5.1 DISCUSSION – MOUNT VERNON WEST REZONING INITIAL DRAFT

5.2 DGEIS PROPOSED FOR SOUTH 4TH AVE URBAN RENEWAL PLAN – (URA LEAD AGENCY)

In accordance with SEQRA, “**A Type I negative declaration, conditioned negative declaration, positive declaration, notice of completion of an EIS, EIS notice of hearing and findings must be filed with all involved agencies.**” Accordingly, the Planning Board as an involved agency is being notified in the event the Board elects to comment on the draft generic Environmental Impact Statement (DGEIS).

5.3 Sale of City Owned Property – Real Estate Committee

The Real Estate Committee according to Section 205-5G of the City’s Charter, requires that the Planning Board provides a recommendation regarding whether the subject property is or may be used for municipal purposes.

- **25 W. Stuyvesant Plaza** (Section 165.33, Block 2137, Lot 8)
- **55 W. 5th Street** (Section 169.30, Block 3064, Lot 25)
- **114 Stevens Avenue** (Section 165.69, Block 1082, Lot 3)
- **120 Stevens Avenue** (Section 165.69, Block 1082, Lot 4)
- **124 N. Columbus Avenue** (Section 165.56, Block 2074, Lot 17)
- **208 N. 5th Avenue** (Section 165.54, Block 1103, Lot 10)
- **46 Mount Vernon Avenue** (Section 164.76, Block 1066, Lot 1)
- **440 S. Columbus Avenue** (Section 169.33, Block 4068, Lot 15)
- **434 S. Columbus Avenue** (Section 169.33, Block 4068, Lot 13)
- **607 S. 5th Avenue** (Section 167.47, Block 3093, Lot 23)
- **610 S. 4th Avenue** (Section 167.47, Block 3093, Lot 3)
- **467 S. 10th Avenue** (Section 169.46, Block 3047, Lot 21)

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, June 30, 2014 at 6:30 pm. on the second floor of the Fleetwood Garage. This will be a work session and a site visit.

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, August 6, 2014.

William Long
Planning Administrator

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