



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

William Holmes
Chair

**MEETING
MINUTES
PLANNING BOARD
PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Wednesday, May 7, 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:

Staff Long: Called the Planning Board meeting to order. Asked for nomination for Chair in Chairman Holmes absence.

Board Member Gleason: Nominated Darryl Selsey

Board Member Zamor: Second All in favor.

ITEM # 1 ROLLCALL

Present

Acting Chairman Selsey
Board Member Zamor
Board Member Gleason
Board Member Justino
Board Member Trott

Absent

Chairman Holmes
Janet Snyder

ITEM #2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Wednesday September 4, 2013. Carried on to next meeting
- 2.2** Approval of the minutes of the regular meeting held on Wednesday November 6, 2013. Carried on to next meeting

Board Member Justino: Suggested that the minutes be filed in the Clerks office

Staff Long: Advised that the minutes are filed in the Planning Department.

ITEM #3 ADMINISTRATIVE ACTIONS

3.1 Proposed Senior Citizen Floating Overlay Zone Ordinance Amendment

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 analyze 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.

Board Member Justino: Recommends that the Board tables this amendment until the next work session and bring it back up in public meeting when it’s appropriate.

Board Member Zamor: Second All in favor unanimous

ITEM #4 CONTINUED PUBLIC HEARING

4.1 Case #10-2013 22 East First Street (Section 165.70, Block 3112, Lot 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.

Jack Adesso: 153 Stevens Avenue, Mt. Vernon NY attorney for the applicant and seated to my left Frank Turner the architect and also are the owners of the property in question. This continued public hearing is for us to provide some additional information you requested from the last meeting. I believe we’re in a position to do that. One of the questions was who will park where. As you know there’s one parking lot that has been in existence for as long as the building, as you know it was used for parking for the bank for its employees and visiting executives. That lot consists of about 30 spaces; it has a guard house and rolling security fence. That lot will be used for employee parking for the day care center and for anyone working on the

second floor. The other parking that we would have for the site, would be at the municipal parking lots in the areas we designated to you previously. It's going to be a pick up and drop off situation and we're not expecting a lot of people park cars. So in answering your question, the employees will be parking in the parking lot that was originally designated for the bank employees. There was also a question about the security at the site, I wasn't able to make more copies and I will drop off copies at Mr. Long's office. I have two security plans prepared that will be effect when and if the project gets approved. It's a very detailed plan that breaks down what the Company is, how the operation at the site will work, what the various responsibilities are and I believe it answers the questions you had concerning guards, security cameras all of those things are contained within the document and will be provided at the site. We can't start the insulations until we get a buildings permit which comes to this Board and their site plan approval. This is how we plan on securing the facility for the seniors. Another question had to do with building lighting, garbage pick up, and the drop off and pick up areas designated at the site for the people coming in and be dropped off. This time I would like to ask Mr. Turner to come up and show where these various locations are. I would like for him to start first with the drop off and pick up areas which will along 3rd Avenue.

Frank Turner: My name is Frances Turner, 2 Gramatan Avenue Mt. Vernon. The first thing I would like to address is the pick up. The pick up is on 3rd Avenue approximately 100' from 1st Street. When the van brings the seniors to the facilities for pick-up and drop off, it will be on the on 3rd Avenue side. The main entrance, when it was formally used as a bank will be an emergency exit only. The security cameras you received in the package will have viewing towards first and views towards second.

Board Member Zamor: Will the lights be on the pilasters and are they fluted.

Frank Turner: Yes and they are fluted. As far as the garbage, there will be a tempered space in the building to house garbage for pick up in the early morning hours which will be done by a private company. The custodian - janitor will bring the garbage to the street in the early morning before the seniors arrive.

Board Member Gleason: Will the private company be coming everyday?

Mr. Adesso: The garbage will not be put out overnight. If garbage pickup is Monday morning at 5AM, the garbage will go out about half hour before the schedule pickup by whoever the employee is responsible for it. This way we don't have to worry about animals getting into it. The owners and the City don't want trash on the sidewalks. The owners are onboard with that. Frank show them the basement plans.

Frank Turner: There's a window where I can temper the air before it goes out. It's marked men's lounge but will be updated for the garbage storage. They take the garbage up the stairs and out the door on the 3rd Avenue side.

Jack Friedman: Basically, the basement is going to be used for back offices and lounge area only.

Board Member Gleason: So the day care patients will not use the basement.

Jack Friedman: No, only to use the restrooms.

Board Member Zamor: If all the questions on the basement are satisfied. In terms of the transit path from the building to the parking lots, do you have a plan for that?

Board Member Gleason: I would like to add to that, what type of lighting do you have in that parking area connected to the parking.

Frank Turner: When we submitted the application, we had 20 parking spaces. I reconfigured the parking lot mainly to be in compliance with today's standards.

Mr. Addesso: Let's start with the first question. Mr. Zamor wants to know: how are the people getting from the building to the parking lot.

Frank Turner: They would cross at the traffic light and go down the sidewalk to the center of the block and enter the parking lot.

Board Member Zamor: Is that the only parking lot, I was under the impression that there was a second.

Mr. Addesso: Let me clarify that. As I told you in the beginning, this parking lot is designated for employees. The public or patients, if they are driving to the site and they are going to park for any reason they will use the municipal parking lot. Which we have located on the radius map to be within 500 feet of the site. Since we don't expect for any people to be staying, basically they're dropping off and picking up. We're not utilizing the parking lot that he's describing for you behind the building for any patients or representative of patients; it's just for people working at the center. So the only way, were concern about them getting to and from would be as employees who come there daily. There's also a security shed at the location that will remain, so that if necessary someone coming in that parking lot, closing it at night after the center is closed and opening it in the morning as employees come. It's going to be managed by the adult day care center for employees.

Board Member Zamor: Ok, lets move on to other requirements drainage, lighting, landscape and fencing.

Frank Turner: The parking lot has one drench drain and the site high point here and the slops in this direction. The street actually slops about 3 – 5% from 2nd to 3rd Street. Over the years the street beds have been paved over and over, so in some cases the curves have basically disappeared. So I went to public works to determine if I have two legal curb cuts, yes, is there storm surer in the street beds, there is none, and I have documentation to that fact. I posed to them a solution to this problem. Not only doing the paving work, but putting in elements that will allow for: the water will perk through the pavement system till it gets to the gravel, but we want to take the water away because if it freezes things start to heave again. I want a positive drainage. The issue is the rolling gate. I intend to keep, but make operational. It's a chain link fence and that doesn't look so great, so the existing asphalt in the parking lot is going to be removed. I had to get some clarification from Public works. I have a nine foot sidewalk; the sidewalk has to be repaired because the drain pipes going to the streets have fractured the sidewalks. The water over the years, have created groves going down to the catch basin on 1st. So I said is there a

problem with me planting some hedges, this would give it a 6 foot sidewalk instead of a 9 foot sidewalk. Then I can plant some hedges that would grow up to the chaining fence and be somewhat attractive. Then we can reconfigure the parking lot striping, keep the guard house but beautify it. The pole behind it will light the whole parking lot. The next issue was the landscaping to beautify the front. I'm going to fix the sidewalk, upgrade the rolling gate; I'm now going to provide a buffer strip between the gate and accessible walkway for the handicapped.

Mr. Addesso: In reference to the lighting. You talked about the pole behind the guard house. Is that the only lighting in the parking lot?

Frank Turner: Only the one which will more than adequately cover the parking lot.

Board Member Zamor: We will need the metrics on that. I can't see from my experience that one pole can basically cover that entire lot.

Frank Turner: Well it did in the past.

Board Member Zamor: It may not have been adequate in the past.

Board Member Gleason: In regards to the drainage in the parking lot. So if you're taking everything up, why don't you put a catch basin in the middle of it?

Frank Turner: Here's the solution, I'm going to put in a drain inlet with a 2x2 slop coming and a pipe that's 8". There are four drain inlets. I'm going to do an eight inch to a trench drain. This will go in an overflow catch basin which will be two foot wide and four foot deep.

Board Member Zamor: So the drainage you're going to back to us with an engineered plan to hold it on the property. The lighting you're going to come back with photo metrics for us that show you have enough coverage. The landscaping you will come up with a more details. The sidewalk is 9x8 wide and you're opposed to street trees.

Frank Turner: I'm not opposed to street trees; my feeling is that if you put them to close to the curb. The issue is that you're on a commercial street.

Board Member Zamor: We will like to promote the planting of street tree and we would be in favor of that. You have 100 feet, roughly 3 trees. You're looking at the total sidewalk being replaced along the frontage, which is 100 feet.

Board Member Justino: We can't draw the plan for them. We as a Board have to agree on what we ask for the applicant.

Board Member Zamor; I'm making some points and then you can go though your points. The chain link fence that you we're going to border on both sides. The aluminum type roll gate to discuss your client. An assessable walkway on the north side of the property gate: so the pedestrians won't have to walk in the path of traffic.

Acting Chair Selsey: I'm going to ask if any commissioners have any other questions at this time.

Staff Long: We want to know the size of the parking spaces and the width of the driveway isle.

Mr. Adesso: We have a prior parking lot with 30 spaces, those spaces exist. Whatever dimensions those spaces are, we're going to keep those dimensions.

Frank Turner: The average is 8' 6" X 17' X 6' for the parking spaces and the driveway isle is 23' 5".

Acting Chair Selsey: Is there anything else you would like to add.

Mr. Adesso: No, we addressed the areas we needed to address. Parking lot we need to do a little more on. And we're going to present that to you.

Acting Chair Selsey: We're going to have Staff get that information over to you. So when you come to the Board next time everything is flushed out and that will make things easier for everyone concerned.

Staff Long: We ask that the applicant submit the material to staff early enough so staff can review it.

Mr. Adesso: As soon as we get the list of what's required, he can change the plans.

Acting Chair Selsey: We suggest that you come to the next work session this way when we meet on Wednesday you'll know what to expect.

Board Member Justino: I understand the frustration, but I do have say that you come here with a lot of things that are new and fresh as a Board, we have not seen any submittals prior to tonight, and there are too many items for us to condition or approval any kind of motion. So I think as much as you're being frustrated by some of the questions. They are valid. You have to understand again this Board wants to make the right decision and we need to be prepared to make the right decision for both you and the City and the citizens. I can't believe that after we meet again with proper documentation that we will not be able to make a decision.

Acting Chair Selsey: For the record, Council or Staff will get back to you with information needed for the next meeting and we should be able to make a decision.

Board Member Zamor: We do have a work session that open to the public and you're more then welcome to attend, therefore if there's any last minute concerns, you will have an extra two days to take care of them.

Acting Chair Selsey: I'm going to as if there's any one from the public is in favor or oppose of this application. Let the record show. No one has come forward.

Board Member Trott: Motion to adjourn public hearing

Board Member Gleason: Second

All in Favor The "I's" have it

ITEM #5 PUBLIC HEARING

5.1 Calendar No. 4-2014 42 Broad Street (Section 165.22, Block 1021, Lot 1) 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 an “Unlisted”. 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.

A transcription of the meeting was emailed to the Board on May 19, 2014

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, May 5, 2014 at 6:00pm in the Memorial Room, City Hall, 2nd Floor.

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, June 4, 2014 @ 6:30PM

William Long
Planning Administrator

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