



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 November 5, 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 June 9, 2014.
- 2.2** Approval of the minutes of the special meeting held on Wednesday July 2, 2014.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday August 6, 2014.
- 2.4** Approval of the minutes of the regular meeting held on Wednesday October 1, 2014

ITEM #3 CONTIUNED PUBLIC HEARING

3.1 Case# 5-2014 185 - 195 W First Street (Section 164.76, Block 3016, Lot 3 & 5) Located in the NB Zoning District

The Applicant is requesting a special use permit & site plan approval to convert the office accessory motor vehicles uses of a building to a Youth Center, library and offices, accessory to an existing non confirming use church in the district located on adjacent lots 3 & 4.

SEQRA Determination: This action is a coordinated review and classified as a "Unlisted". Therefore, the Planning Board must declare its intent to be "Lead Agency" to assess the environmental significance.

**3.2 Case # 6-2014 49 Edison Avenue (Section 169.64, Block 3137, Lot 10)
Located in the I- Industrial Zone**

The applicant proposes to construct a one-story, prefabricated meal building for a new wholesale business with storage. Site plan approval is required for the Access driveway dimensions of the driveway.

SEQRA Determination: This action is a coordinated review and classified as a "Unlisted". Therefore, the Planning Board must declare its intent to be "Lead Agency" to assess the environmental significance.

ITEM #4 PUBLIC HEARING

**4.1 Case # 2-2012 485 Gramatan Avenue (Section 165.30, Block 1036, Lot 1)
in the RMF-15 Zoning District**

Application of Cedar Manor, LLC by attorney Hannah Gross is proposing to construct an on-site parking lot that will directly associated with the adjacent multifamily apartment building 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 February 15, 2011 ending the SEQRA process.

4.2 RECOMMENDATION TO THE CITY COUNCIL

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

Proposed South Fourth Avenue Urban Renewal Plan - City Council

(Recommendations for proposed urban renewal plan must be conducted as a public hearing in accordance with NYS Law.)

The City Council is reviewing a request to amend the zoning code to include the proposed South Fourth Avenue Urban Renewal Plan. In accordance with both New York State Law and the City Zoning Code, it is being requested that the Planning Board provide a recommendation. In accordance with Section 505 of New York State General Municipal Law, **"The urban renewal plan for the designated area, or for a part or portion of such are, shall be submitted to the commission [the Planning Board] which shall certify, after a public hearing held on due notice, whether such plan complies with the provisions of subdivision seven of section five hundred two of this article and conforms to the findings made pursuant to section five hundred four of this article."**

Also in accordance with 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 any other board, agency or official of the city which the City Council deems appropriate."** Accordingly, the City Council seeks your guidance.

ITEM #5 ADMINISTRATIVE ACTIONS

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

5.1 RECOMMENDATION TO THE CITY COUNCIL - (City Council Lead Agency)

Proposed Change of Zone for 1 Bradford Road (Section 165.66, Block 2204, Lot 1 & 4)

The City Council is reviewing a request to rezone 1 Bradford Road (Section 165.66, Block 2204, Lot 1 & 4) from LI-7.5 (Light Industrial) zoning district to the RMF-15 zoning district. The **applicant is proposing** this change to allow for the construction of residential facility on the subject lot. In accordance with 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 any other board, agency or official of the city which the City Council deems appropriate”.**

5.2 RECOMMENDATION TO THE ZONING BOARD OF APPEALS

Calendar No. 1709-Z 131 East Third Street (Section 165.79, Block 3159, Lot 22) in the RMF-6.75 and NB Zoning District.

The Zoning Board is reviewing a request to construct a church with an associated on-site parking garage at the corner of East Third Street and Franklin Avenue. This requires a number of bulk variances and a use variance. Accordingly, the Zoning Board seeks guidance.

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, November 3, 2014 at 6:30 pm 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, December 3, 2014

Wendy Davis
Board Secretary

City of Mount Vernon
Planning Board Agenda

Meeting Date
November 5, 2014

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

George Brown, City Clerk
Press
Lobby