



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 May 6, 2015 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 ROLL CALL

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Wednesday February 4, 2015.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday March 4, 2015.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday April 1, 2015.

ITEM #3 DELIBERATIONS

- 3.1 Case # No. 4-2014** 42 Broad Street (Section 165.22, Block 1021, and Lot 1) Located 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". The City Council has declared itself to be the "Lead Agency". The City Council has issued a negative declaration on December 23, 2014, ending the SEQRA process.

ITEM #4 CONTINUED PUBLIC HEARING

- 4.1 Case #7-2014 0 South Terrace Avenue (Section 164.83, Block 1059, Lot13) Located in the I-Industrial Zone.** Per the Assessment Department, the correct address is 0 South Terrace Ave, not 216 South Terrace Avenue

The applicant Ralph Tedesco proposes to demolish the existing building and all other existing improvements on the site in order to construct an outdoor storage facility for construction materials: recycling and crushing of construction supplies. To erect a small building for office purposes and concrete retaining wall at the perimeter of the property. Site plan approval is required for both access driveways that are greater than the 20'-0" width requirements; the 25% widths do not have the radius returns at each corner.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". On December 3, 2014, the Planning Board has declared its intent to be "Lead Agency" to assess the environmental significance.

- 4.2 Case # 2-2015 131-141 E. Third Street (Section 165.79, Block 3159, Lot 22) Located in the NB Zone and RMF 6.75 Zones**

The application of Oneness Rehoboth Apostolic Church represented by attorney Jack Addesso, proposes to construct a new church and garage at this premise, which requires a site-plan review.

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

- 4.3 Case # 3-2015 24 Locust Lane (Section 159.81, Block 2032, Lot 2) Located in the R1-7 Residential Zoning District**

The application Bronxville Field Club, represented by Laurence Harman, architect, proposes to construct an addition to the squash house and court, the multi purpose exercise room, main club house, fitness room and paddle hut.

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

ITEM # 5 PUBLIC HEARING

- 5.1 Case #4-2015 153 S. Fifth Avenue (Section 165.78, Block 3088, Lot 28) Located in the DB Business District as an existing Multi-family building**

The applicant New York SMSA Limited Partnership D/B/A Verizon Wireless proposes to install a public utility wireless telecommunication facility on the rooftop of the existing building.

SEQRA Determination: This action is an uncoordinated review and classified as “Unlisted”. Therefore, the Planning Board shall declare its intent to be “Lead Agency” to assess the environmental significance

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 4, 2015 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, June 3, 2015

Wendy Davis
Board Secretary

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

George Brown, City Clerk
Press
Lobby