



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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Richard Thomas
Mayor

William Holmes
Chair

MEETING NOTICE
PLANNING BOARD
PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday, April 6, 2016 at 6:30 p.m.** in the Mayor's Conference Room, First 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 July 1, 2015.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday November 4, 2015.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday January 6, 2016
- 2.4** Approval of the minutes of the regular meeting held on Wednesday February 3, 2016.

ITEM #3 CONTINUED PUBLIC HEARING

**3.1 Case No. 8-2015 1 Bradford Road (Section 165.66, Block 2204, Lot 1)
Located in the RMF-15 Zoning District**

The application WP East Acquisitions L.L.C represented by attorney Mark Weingarten of DelBello Donnellan Weingarten Wise and Wiederkehr LLP proposes to erect a 5-story multi family building with associated parking. The Planning Board is the governing agency for all work to be done on this site.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". The City Council as "Lead Agency" declared a negative declaration on February 26, 2015 ending the SEQRA process.

3.2 Case No. 1-2016 20 Colonial Place (Section 169.41, Block 4079, Lot 2) Located in the CB (Commercial Business) Zoning District.

The applicant Randhawas Estate Corporation represented by Tom Ashbahian, the architect, proposes to convert an existing bank, into a fast food restaurant, with a drive-up window. These alterations require, approval for a Special Use Permit and a Site Plan approval.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Planning Board as the “Lead Agency” shall make a determination of significance prior to rendering any decisions.

3.3 Case No. 3-2016 258 N. Fulton Avenue (Section 165.47, Block 1157, Lot 11) Located in the RMF 6.75 Zoning District.

The applicant, Domingos Ferreira, represented by Carlos Streber, the architect is proposing to subdivide the lot. This requires approval from the Planning Board.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Lead Agency shall be established prior to a determination of significance.

ITEM #4 PUBLIC HEARING

4.1 Case No. 5-2016 216 S. Terrace Avenue (Section 164.83, Block 1059, Lot 13) 399 S. MacQuesten Pkwy (Section 164.83, Block 1059, Lots (18, 19, 25 &26) Located in the I Zoning District.

The Applicant, Terrance Avenue L.L.C., represented by, Edwards D'Amore, the architect, proposes to erect a new building and develop parking on the site.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Planning Board shall declare its intent to be “Lead Agency”. The Lead Agency shall be established prior to a determination of significance.

ITEM #5 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

5.1 Recommendation - All recommendations are classified as “Type II” actions: therefore, no further SEQRA assessment is necessary.

The Zoning Board requested your recommendation as it relates to the applications listed below.

- a. **Calendar #1720-Z 645 N. MacQuesten Parkway (Section 165.29, Block 1026, Lot 33 & 37) Located in the CB (Commercial Business) Zoning District.** The Applicant 645 Mac Realty LLC, represented by Jack Adesso, the

attorney, is proposing to erect two new apartment buildings on the property to accommodate 72 units and parking on site. CB-Zoning does not allow residential units.

Declaration of Lead Agency: This action is a coordinated review and classified as an “Unlisted Action”. Accordingly, the Zoning Board sought to be the Lead Agency; however, the 30 day response period has expired. The Planning Board shall assess whether the Zoning Board should be the Lead Agency.

b. Calendar# 1721-Z 525 N. MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the I-Industrial Zoning District. The Applicant 645 Mac Realty LLC, represented by Jack Addesso, the attorney, is proposing to erect three new apartment buildings on the property to accommodate 108 units and on site parking. I-Zoning does not allow residential units.

Declaration of Lead Agency: This action is a coordinated review and classified as an “Unlisted Action”. Accordingly, the Zoning Board sought to be the Lead Agency; however, the 30 day response period has expired. The Planning Board shall assess whether the Zoning Board should be the Lead Agency.

5.2 Sale of City Owned Property – Real Estate Committee

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|-----------------------------------|----------------------|
| a. 610 S. 4 th Avenue, | (Block 3093, Lot 3) |
| b. 359 S. 10 th Avenue | (Block 3048, Lot 18) |
| c. 52 W. First Street | (Block 3068, Lot 4) |
| d. 425 S. 7 th Avenue | (Block 3072, Lot 43) |
| e. 204 S. 5 th Avenue | (Block 3084, Lot 14) |
| f. 142 S. 4 th Avenue | (Block 3088, Lot 14) |
| g. 152 S. 4 th Avenue | (Block 3088, Lot 18) |
| f. 116 S. 4 th Avenue | (Block 3088, Lot 7) |
| h. 230 S. 3 rd Avenue | (Block 3109, Lot 8) |
| i. 9 E.3 rd Street | (Block 3110, Lot 19) |
| j. 147 S. 4 th Avenue | (Block 3110, Lot 27) |
| k. 105 S. 4 th Avenue | (Block 3110, Lot 41) |
| l. 365 Union Avenue | (Block 3148, Lot 7) |

The Real Estate Committee according to Section 205-5 E, F & G 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. As requested on the memo from the City Clerk dated February 18, 2016.

5.4 Letter to Mt. Vernon citizen – 20 Colonial Place application.

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 April 4, 2016 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, May 4, 2016

Wendy Davis
Planning Board Secretary

cc: Richard Thomas, Mayor
Shawyn Howard, Planning Commissioner
Brian G. Johnson, Planning Deputy Commissioner
Kindra Dolman, 1st Deputy Building Commissioner
William Long, Planning Administrator
Lawrence A. Porcari, Corporation Council
Johan Powell, Assistant Corporation Counsel
George Brown, City Clerk
Lobby
Press