



**City Planning Board**  
**Department of Planning & Community Development**  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
(914) 699-7230 • FAX (914) 699-1435

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, June 1, 2016 at 6:30 p.m.** in the City Council Chambers, 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 April 6, 2016.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday May 4, 2016
- 2.3** Approval of the minutes of the regular meeting held on Thursday, May 19, 2016

**ITEM # 3 REQUEST FOR AN EXTENSION OF TIME**

**3.1 Case No. 3-2015 24 Locust Lane (Section 159.81, Block 2032, Lot 2) Located in the R1-7 Residential Zoning District.**

Application of architect Harman Jablin on behalf of owner, Bronxville Field Club, is requesting an extension of time from the Planning Board to construct an addition to the squash house and court, the multi purpose exercise room, main club house, fitness room and paddle hut. The original approval was granted on July 1, 2015, which expires on July 1, 2016. The applicant now seeks a 12-month extension if upon approval will expire on July1, 2017.

**SEQRA Determination:** This action is a "Type II" action; therefore, ending the SEQRA process.

**ITEM #4 CONTINUED PUBLIC HEARING**

**4.1 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.

**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.

**ITEM #5 PUBLIC HEARING**

**5.1 Case No. 6-2016 232 E. Third Street (Section 165.80, Block 4037, Lot 2)  
Located in the CB Commercial Business Zoning District**

The applicant, Patrick Coleman, represented by, Design Concept Technologies, the construction manager, proposes to construct an extension to the existing warehouse on the same property.

**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.

**5.2 Case No. 7-2016 565 Gramatan Avenue (Section 165.30, Block 1018, 1)  
Located in the NB Neighborhood Business Zoning District.**

The applicant Jessie Rodgrigrous, of the Caring Tree Child Care Center LLC is proposing to convert the existing vacant retail space into a day-care use. A Special Use Permit is required.

**SEQRA Determination:** This action is a "Type II" action; therefore, ending the SEQRA process.

**ITEM #6 ADMINISTRATIVE ACTION - SEQRA Determination:** This action is a "Type II" action; therefore, ending the SEQRA process.

**6.1 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 Addesso, 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.

**Recommendation** - All recommendations are classified as "Type II" actions;

therefore, no further SEQRA assessment is necessary. The Zoning Board seeks the Planning Board's recommendation as it relates to the applications listed below.

**SEQRA Determination:** The Planning Board consents to the Zoning Board being lead agency provided that: the appropriate sections of the Environmental Assessment are referred to the Planning Board for comment prior to any decisions regarding the determination of significance being made.

**6.2 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 Adesso, 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.

**Recommendation** - All recommendations are classified as "Type II" actions; therefore, no further SEQRA assessment is necessary. The Zoning Board seeks the Planning Board's recommendation as it relates to the applications listed below.

**SEQRA Determination:** The Planning Board consents to the Zoning Board being lead agency provided that: the appropriate sections of the Environmental Assessment are referred to the Planning Board for comment prior to any decisions regarding the determination of significance being made.

**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 Tuesday, May 31, 2016 at 6:30 pm in the Memorial Room, City Hall, 2<sup>nd</sup> Floor.

**Note:** The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, July 6, 2016.

Wendy Davis  
Planning Board Secretary

cc: Richard Thomas, Mayor  
Shawyn Howard, Planning Commissioner  
William Long, Planning Administrator  
Kindra Dolman, 1<sup>st</sup> Deputy Building Commissioner

City of Mount Vernon  
Planning Board Agenda

Meeting Date  
June 1, 2016

Lawrence A. Porcari, Corporation Council  
Brian G. Johnson, 1<sup>st</sup> Corporation Council  
George Brown, City Clerk  
Lobby  
Press