



**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, May 4, 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 February 3, 2016.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday April 6, 2016 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.

**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. 5-2016 216 S. Terrace Avenue (Section 164.83, Block 1059  
13) 399 S. MacQuesten Pkwy (Section 164.83, Block 1059, Lots  
(18, 19, 25 &26) Located in the I Zoning District.**

The Applicant, Terrace 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 #4 ADMINISTRATIVE ACTION - SEQRA Determination:** This action is a “Type II” action; therefore, ending the SEQRA process.

**4.1 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.

**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.

**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.

**4.2 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.

**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.

**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.

**4.3 Case No. 11-2009 6 North Third Street (Section 165.62, Block 1111, Lots 1 & 4) Located in the DB (Downtown Business) zoning district.**

The Planning Board received a request, from the applicant, to lift a condition in which the Planning Board placed on the December 9, 2009 site plan resolution (2-2009).

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

**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 2, 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, June 1, 2016.

Wendy Davis  
Planning Board Secretary

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