



**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, October 5, 2016 at 6:30 PM.** 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 *special* meeting held on Tuesday, June 14, 2016.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday, July 13, 2016.
- 2.4** Approval of the minutes of the regular meeting held on Wednesday, August 3, 2016
- 2.5** Approval of the minutes of the special meeting held on Wednesday, August 16, 2016
- 2.6** Approval of the minutes of the regular meeting held on Wednesday, September 7, 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. 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 has declared its intent to be “Lead Agency”. The Lead Agency shall establish the environmental significance prior to making a determination.

**ITEM #4 PUBLIC HEARING**

**4.1 Case No. 8-2016 145 N. 5<sup>th</sup> Avenue (Section 165.54, Block 1121, Lot 26)  
Located in the NB Neighborhood Business District**

The applicant, Edwards D’Amore, the architect, proposes to incorporate Offices for therapy use for Rehabilitation purposes. Accordingly, a special use permit is required.

**SEQRA Determination:** This action is an uncoordinated review and classified as “Unlisted”. The Planning Board as “Lead Agency” shall establish the environmental significance prior to making a determination.

**ITEM #5 ADMINISTRATIVE ACTIONS**

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

**5.1 Mount Vernon West Proposed Zoning Ordinance Recommendation**

According to 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 other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports”.**

**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, October 3, 2016 at 6:30 pm in the Memorial Room, City Hall, 2<sup>nd</sup> Floor.

City of Mount Vernon  
Planning Board Agenda

Meeting Date  
October 5, 2016

**Note:** The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, November 2, 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  
Lawrence A. Porcari, Corporation Council  
Brian G. Johnson, 1<sup>st</sup> Corporation Council

George Brown, City Clerk  
Press  
Lobby