



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

**MINUTES
PLANNING BOARD
PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Wednesday, July 13, 2016 at 6:30 PM.** 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

Present

Chairman Holmes

Board Member Gleason

Board Member Justino

Board Member Snyder

Board Member Selsey

Board Member Zamor

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Wednesday April 6, 2016. **Adjourned**
- 2.2** Approval of the minutes of the regular meeting held on Wednesday May 4, 2016 **Board Member Justino, seconded by Board Member Snyder.**
- 2.3** Approval of the minutes of the *special* meeting held on Thursday, May 19, 2016 **Board Member Snyder, second by Board Member Gleason**
- 2.4** Approval of the minutes of the regular meeting held on Wednesday June 1, 2016. **Board Member Justino, Seconded by Board Member Snyder.**
- 2.5** Approval of the minutes of the *special* meeting held on Tuesday, June 14, 2016 **Adjourned.**

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.

This application has requested to be adjourned until the August 3, 2016 meeting.

The Board discusses the adjournment request and reads into the record the Rules of Procedure for adjournments. The applicant did not give a reason for their adjournment. The Board Chair does not want to close the proceedings making it null and void. The Board made a motion that this is the last request for a postponement. A letter will be sent to the applicant in regards to the adjournment process. Member of the public, Marlene W. is opposed to the development of the applicant's plans. Marlene also asked that the Planning Board vote no and close the hearing.

**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 shall declare its intent to be "Lead Agency". The Lead Agency shall be established prior to a determination of significance.

This application has requested to be adjourned until the August 3, 2016 meeting.

The Board discusses the adjournment request and reads into the record the Rules of Procedure for adjournments. A letter will sent to the applicant in regards to the adjournment process.

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

The applicant Jessie Rodriguez, 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.

The Chairman reads the items into the record.

The applicant presents her presentation. She explains that the concerns the Board had at the last meeting, were addressed in the hand-outs presented. The safety of the children is first. We have fire alarms, security, security cameras, door lock and outdoor safety procedure. The applicant spoke about the strides they've made since they're last hearing. The applicant stated that they had 24 violations but now that number has trickled down to two violations. (1) No vocal approval to operate a school base program from this location. (2) No certificate of occupancy.

The Board discusses the presentation and has concerns in regards to the traffic during drop off times and how to avoid double parking issues in loading zones.

Member of the public speaks about how essential this program is to working parents. He also stated that because of this program his kids can be safe while he and his wife work. Second member of the public ask if a special use permit is needed.

Deliberations: Board Member made motion to approval this application with conditions. One is to the change lighting to something more decorative and removes flood light function in front to the satisfaction of staff. Additionally, applicant should seek approval from city agency for special use of loading zone. THE MOTION DID NOT CARRY. Board members reason for not approving is the location drop off and pickup is not safe for kids.

Public hearing was closed.

ITEM #4 PUBLIC HEARING

4.1 Case No. 8-2016 208-210 S. Terrace Avenue (Section 164.83, Block 1059, Lot 10,11)

The applicant, John Benal, represented by Errol McIntosh, the architect, proposes to install a prefabricated warehouse for storage of construction equipment and supplies. Accordingly, site plan review is required.

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.

The Chairman reads the items into the record.

**The applicant and the architect present their case. A small family business with the intent to store supplies for cement company. Dust is a big complaint from other property owners in neighborhood therefore the Board is requesting water source in front of property. Applicant must update plans. Board what these items addressed (1) Revised site plan (2) security camera and lighting plan (3) identify water source in the front of the building and the dusk mitigation plan (4) clarify hours of operation (5) fencing and landscaping (6) garage storage plan (7) zoning table needs to be updated
Tabled until August meeting.**

5.1 NY Metro Transportation Council Regional Transportation Plan

In accordance to Article 3 Section 31 of the NYS General City Law – “The Planning Board shall have full power and authority to make such investigations, maps and reports and recommendations in connection therewith relating to the planning and development of the City as to it seems desirable providing the total expenditures of said board shall not exceed the appropriation for its expenses.”

(Discussion, no action)

5.2 Sale of City Owned Property – Real Estate Committee

454 South 1st Avenue (Section 169.39, Block 3119, Lot 19)

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.

(Discussion, no action)

5.3 Town of Eastchester referral

504 New Rochelle Road (Section 85, Block 4, Lot 1)

In accordance with Article 12B, Section 239-NN (1) of NYS General Municipal Law “It is the intent and purpose of this section to encourage the coordination of land use development and regulation among adjacent municipalities in order that each adjacent municipality may recognize the goals and objectives of neighboring municipalities, and as a result development occurs in a manner which is supported of the goals and objectives of the general area.” Accordingly, the Mount Vernon Planning Board has the ability to review site plan and approval on property that is within five hundred feet of an adjacent municipality.

(Discussion, no action)

5.4 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”.**

(Discussion, no action)

5.5 Recommendation – 545 S. Fulton Avenue (Section 169.40, Block 4088, Lot 8) Located in the CB Commercial Business Zoning District.

The Zoning Board seeks the Planning Board’s recommendation as it relates to the above application. The Applicant Hudson Greenwich, represented by the architect, Francis Turner, proposes to build a (4) four story office building with indoor parking and storage.

The Planning Board submitted their recommendation as follows:

At a regular meeting of the Planning Board held on Wednesday, July 13, 2016, we, the Planning Board reviewed and assessed the long term impacts of this proposal. The Planning Board suggests that the Zoning Board considers:

- **That the Zoning Board may be the “Lead Agency” provided that the following 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:**
 - **Land Use, Zoning and Public Policy analysis;**
 - **Socioeconomic analysis including school children assessment;**
 - **Community Facilities and Services analysis;**
 - **Open Space analysis;**
 - **Shadow analysis (the ARB is reviewing this also);**
 - **Natural Resources analysis;**
 - **Height analysis (the ARB is reviewing this also);**
 - **Bulk and Mass analysis (the ARB is reviewing this also);**
 - **Hazardous Materials analysis;**
 - **Water, Sanitary and Stormwater Sewer Infrastructure analysis;**
 - **Transportation analysis including pedestrian, parking and vehicular-pedestrian safety assessment;**
 - **Neighborhood Character analysis; and**
 - **Historic and Cultural Resources analysis (if any).**
- **That the Planning Board would like more time to assess the impact of the requested deviations on the surrounding area.**

Note: This recommendation does not restrict the Planning Board during Site Plan, Subdivision and Special Use Permit review (when applicable) from abiding by Chapter 10-6 and Chapter 10-7 of the City's Charter.

Meeting adjourned.

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, July 11, 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, August 3, 2016.

Wendy Davis
Planning Board Secretary

cc: Richard Thomas, Mayor
Shawyn Howard, Planning Commissioner
William Long, Planning Administrator
Kindra Dolman, 1st Deputy Building Commissioner
Lawrence A. Porcari, Corporation Council
Brian G. Johnson, 1st Corporation Council

George Brown, City Clerk
Press
Lobby