



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

Darryl Selsey  
Chair

## MINUTES PLANNING BOARD PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday, November 2, 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

#### PRESENT

**Chairman Selsey**  
**Board Member Bonaparte**  
**Board Member Holmes**  
**Board Member Justino**  
**Board Member Snyder**  
**Board Member Zamor**  
**Board Member Boncardo**

### ITEM # 2 APPROVAL OF MINUTES

- 2.1 Approval of the minutes of the regular meeting held on Wednesday, April 6, 2016. **Approved**
- 2.2 Approval of the minutes of the *special* meeting held on Wednesday, July 13, 2016. **Adjourned**
- 2.3 Approval of the minutes of the regular meeting held on Wednesday, August 3, 2016. **Approved**
- 2.4 Approval of the minutes of the special meeting held on Wednesday, August 16, 2016. **Adjourned**
- 2.5 Approval of the minutes of the regular meeting held on Wednesday, September 7, 2016. **Approved / One Abstention, Bonaparte**
- 2.6 Approval of the minutes of the regular meeting held on Wednesday, October 5, 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.

**The Chairman reads the item into the record.**

**The applicant request for adjournment was denied. The application was deemed "null and void." The decision was made in accordance with the Planning Board's polices and procedures.**

**The public hearing was closed.**

**3.2 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.

**The Chairman reads the item into record.**

**The Board denied the applicants request to incorporate offices for therapy use due to the possible increase of foot traffic in a residential area full of children. The applicants plan guarantees little security for the public.**

**ITEM #4 PUBLIC HEARING**

**4.1 Case # 10-2016 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. Site plan review is required.

**SEQRA Determination:** This action is a coordinated review and classified as an "Unlisted Action". The Zoning Board as "Lead Agency" declared a negative declaration on June 23, 2016 ending the SEQRA process.

**The Chairman reads the item into the record.**

**The applicants request to erect three apartment buildings was adjourned with the condition that the applicant comes back with updated plan. Items that should be addressed are the move-in and move-out details, bury utility lines, the compactor location, trash and recycling details, parking, estimate of work, fire access, light intensity plan, fire hydrant, storm watch calculations, delivery truck movement, parking, and security plan. The Board would also like the applicant to decorate and retain the existing walls.**

**4.2 Case #11-2016 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. Site plan review is required.

**SEQRA Determination:** This action is a coordinated review and classified as an "Unlisted Action". The Zoning Board as "Lead Agency" declared a negative declaration on June 23, 2016 ending the SEQRA process.

**The Chairman reads the item into the record.**

**The applicants request to erect three apartment buildings was adjourned with the condition that the applicant comes back with updated plan. Items that should be addressed are the move-in and move-out details, bury utility lines, the compactor location, trash and recycling details, parking, estimate of work, fire access, light intensity plan, fire hydrant, storm watch calculations, delivery truck movement, parking, and security plan. The Board would also like the applicant to decorate and retain the existing walls.**

**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, December 5, 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, December 7, 2016.

Wendy Davis  
Planning Board Secretary

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City of Mount Vernon  
Planning Board Agenda

Meeting Date  
November 2, 2016

cc: Richard Thomas, Mayor  
Shawyn Patterson-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