



**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

**MEETING NOTICE**  
**PLANNING BOARD**  
**PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Wednesday, October 4, 2017 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 meeting held on Wednesday, May 3, 2017.
- 2.2** Approval of the minutes of the meeting held on Wednesday, August 13, 2017.
- 2.3** Approval of the minutes of the meeting held on Wednesday, September 4, 2017.

**ITEM #3 CONTINUED PUBLIC HEARING**

**3.1 Case #1-2017 504 Gramatan Avenue (Section 165.30, Block 1020, Lot 11)**

The Applicant, 504 Gramatan Avenue represented by Apple Med Urgent Care is proposing to reconstruct their parking lot and construct a handicap ramp in the front of the of the property.

**SEQRA Determination:** This action is an “Unlisted” action. The Planning Board must declare its intent to be “Lead Agency” prior to rendering any decision.

### **3.2 Case #2-2017 470 South Fulton Avenue (Section 169.40, Block 3145, Lot 5)**

The Applicant Core States Group (Alan D. Roscoe, P.E) is proposing to alter the site and parking lot configuration. This requires site plan review and a special use permit.

**SEQRA Determination:** This action is an “Unlisted” action. The Planning Board must declare its intent to be “Lead Agency” prior to rendering any decision.

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

#### **4.1 Land Use Board Training**

**In accordance with Article 3a – Section 7a of New York State’s General City Law, “Each member of the planning board of a city, except a city having a population of more than one million, shall complete, at minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”**

Accordingly, the Land Use Board Training for this year is scheduled for **December 14, 2017 at 6:30pm.**

**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 2, 2017 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, November 1, 2017.

William Long  
Planning Administrator

cc: Richard Thomas, Mayor  
Dorothy Anderson, Planning Commissioner  
Building Department  
Lawrence A. Porcari, Corporation Counsel  
Brian G. Johnson, 1<sup>st</sup> Corporation Counsel

City of Mount Vernon  
Planning Board Agenda

Meeting Date  
October 4, 2017

George Brown, City Clerk  
Press; Lobby