



City Planning Board
Department of Planning & Community Development
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Richard Thomas
Mayor

Darryl Selsey
Chair

MINUTES
PLANNING BOARD
PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday, September 13, 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

Present

Chairman Selsey
Board Member Bonaparte
Board Member Gleason
Board Member Justino
Board Member Snyder
Board Member Whites
Board Member Zamor

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, June 7, 2017.
- 2.3** Approval of the minutes of the meeting held on Wednesday, July 5, 2017.
- 2.4** Approval of the minutes of the meeting held on Wednesday, August 13, 2017.

All minutes were adjourned.

ITEM #3 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.

The Chairman reads the item into the record. Planning Staff indicates that the public notification requirement was met. The applicant describes the proposal. The applicant indicates that they seek to construct a parking lot next to their existing facility all of which is on the same lot. They also seek to provide a ramp in the front of the office building to accommodate handicap access. The proposed parking lot will occupy 100% of the adjacent land next to the office building. The applicant further explains that there is no way to connect the proposed parking lot to Gramatan Avenue because of the 4% grade difference between Gramatan Avenue and the curb cut along West Cedar Street. Accordingly, the applicant is creating an internal “turn-around” within the parking lot. The applicant further explains the drainage system, lighting and landscaping proposed. The applicant discusses the previous application was approved by the Zoning Board but never constructed. The Board had an extensive discussion regarding the existing trees which are proposed to be removed. The Board expressed its intentions to have the trees remain and that the applicant should explore other configurations for the parking lot. The applicant stated that they would get an arborist to examine the state, health and condition of the existing trees. The Board asks whether this application must proceed to the ARB. Planning Staff replies that ARB approval is required as part of this permit process. The Board inquires about the number of cultic units that will be used and the amount of storm water that will be collected and retained on site. The applicant responds 10 units are required to collect all stormwater. The Board asked about the light bleeding from the proposed parking lot. The applicant responds that the lighting will bleed onto the adjacent sidewalk a little and shows the Board where this will take place. The Board further asks about the fence and retaining wall along the property line in terms of its height and style. The applicant states the fence will be aluminum and will sit on top of a 2' high retaining wall. The Board informs the applicant of the City's Code with regard to fences and retaining walls. The applicant states that they will comply with the Code. The Board requests pictures of the existing trees and an elevation and/or rendering of the proposed handicap ramp in the front of the site. The Board accepts public comment. Three members of the public spoke. The public spoke mainly about the removal of the existing trees and the need for keeping them. The public also suggested that the applicant reach out to CVS or some other property owner in the area with a parking lot for a shared parking situation rather than removing the trees this area. The applicant responded to the Board by stating they reached out the branch manager of the CVS whose parking lot is directly behind the subject and the branch manager told them that the CVS was not interested. The Board had further conversation about the number of parking spaces the subject site is required to have. The applicant says 10 spaces are supposed to be associated with the site; however, the required spaces were waived because there was no change in use. The Planning Board seeks to send out its intent to be “Lead Agency”. **The Board adjourned the matter.**

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.

The Chairman read the item into the record. The applicant's architect and engineer (the applicant) provided a synopsis of last public meeting. The applicant explained that McDonald's is remodeling all of its Northeast Stores. This remodeling includes ADA compliance, interior work, updated signage and façade changes. The Board asked whether this application must be approved by the ARB. Planning Staff replies ARB approval is required as part of this permit process. The applicant further expressed that minimum site alterations are to take place. The applicant also indicates that signage will decrease and the roofing material will be changed. The menu boards will also be changed. The Board inquired about the completion of construction work. The applicant responded 2-3 weeks of construction time. The Board asked about the safety from the handicapped parking spaces and the building. The applicant indicated that they were not proposing anything. The Board had extensive discussion regarding the safety and/or traffic conflicts between the southerly most ingress/egress to the site. The applicant suggested that no changes were sought. The Board asked the applicant to provide signage for "No Left Turns" into and from the site. The Board stated that the applicant should explore a "stop bar" at this ingress/egress point by speaking with the appropriate agencies. The applicant discussed the landscaping for the site. The Board was concerned about the overgrown nature of the landscaping along the South Franklin Avenue. The applicant stated that they will address the issue. The Board discussed the condition of the fence along the property. The Board further discussed the condition of the retaining wall. The applicant suggested that they will look into the matter and will be prepared to address the matter at the next meeting. The Board addressed the pedestrian "walk-up" window, its operation and whether it should be removed as part of the alterations. The applicant will be prepared to address this matter at the next meeting. The applicant also stated that they are going to add a historical preservation component to the site which will educate the public about the historic and cultural significance the site has for the City of Mount Vernon as an old train station. The Planning Board seeks to send out its intent to be "Lead Agency". **The Board adjourned the matter.**

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.**

The Board had a brief discussion concerning the time and date of the Land Use Board Training.

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, September 11, 2017

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, October 4, 2017.

William Long
Planning Administrator

cc: Richard Thomas, Mayor
Dorothy Anderson, Planning Commissioner
Building Department
Lawrence A. Porcari, Corporation Counsel
Brian G. Johnson, 1st Corporation Counsel
George Brown, City Clerk
Press; Lobby