



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

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, April 4, 2018 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

ITEM #2 APPROVAL OF MINUTES

ITEM #3 EXTENSION OF TIME

**3.1 Case #1-2014 8 Alden Place (Section 159.63, Block 1001, Lot 7)
Located in the RMF-15 Zoning District.**

The applicant, M.A. Property Holdings, LLC., represented by Frank Acocella, Esq. is requesting an extension of time from the Planning Board to construct a five (5) story multifamily dwelling. The original approval was granted on April 2, 2014 which expired on April 2, 2015. There was an Article 78 filed against the Planning Board regarding this application. In accordance with Article 3, Section 83 of New York State State's General City Law, "Commencement of the proceeding shall stay proceedings upon the decision appealed from." The tolling period commenced June 4, 2014. The Court proceeding was concluded on May 8, 2015. The approval expired February 2, 2016, after the conclusion of the Article 78. The applicant now seeks a 3 year extension which will expire on February 2, 2019.

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

ITEM #4 CONTINUED PUBLIC HEARING

**4.1 Case #1-2017 504 Gramatan Avenue (Section 165.30, Block 1020, Lot 11)
Located in the OB (Office Business) Zone**

The Applicant, Med Urgent Care represented by Jack Adesso, is proposing to reconstruct their parking lot and construct a handicap ramp in the front of the of the property. Site Plan review is required.

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

**4.2 Case #3-2017 135 North High Street (Section 165.61, Block 1076, Lot 30)
Located in the RMF- 10 Multi-Family Zoning District.**

The Applicant, represented by Tom F. Abillama, R.A., is proposing to build a 6-story multi-family building: 24 apartments with parking. Site Plan review is required.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board as “Lead Agency” issued a negative declaration on September 19, 2017 which ends the SEQRA process.

ITEM #5 PUBLIC HEARING

5.1 Case #5-2018 229 South Seventh Avenue (Section 169.22, Block 3070, Lot 31) Located in the RMF- 6.75 Zoning District.

The Applicant, T-Mobile represented by Snyder and Snyder, LLP., is proposing to install cell phone antennas on the roof. A special use permit review is required.

SEQRA Determination: This action is considered an “Unlisted” uncoordinated action in accordance with SEQRA. Accordingly, the Planning Board must make a SEQRA determination prior to any decisions being rendered.

ITEM #6 ADMINISTRATIVE ACTION – SEQRA DETERMINATION: This action is a “Type II” action; therefore, ending the SEQRA process.

6.1 Sale of City Owned Property – Real Estate Committee

The Real Estate Committee according to Section 205-5 F & G of the City’s Charter, states *“Simultaneously, the City Clerk shall forward a communication to the Commissioner of the Department of Public Works, the City Planning Board, the Department of City Planning, the Mount Vernon Urban Renewal Agency and the Department of Law that such offer has been made”* and *“Within 30 days after receipt of such communication from the City Clerk, the Commissioner of the Department of Public Works, the City Planning Board, the Department of City Planning, the Mount Vernon Urban Renewal Agency and the Department of Law shall notify the Real Estate Committee, in writing, whether they have any objections to the sale of said property. The Commissioner of the Department of Public Works shall state whether the City has or should retain any easement rights over the said property. The City Planning Board, the Department of City Planning and the Mount Vernon Urban Renewal Agency shall state whether the property is or may be needed for municipal use. Copies of said communications shall be forwarded by the Commissioner of the Department of Public Works, the City Planning Board, the Department of City Planning, the Mount Vernon Urban Renewal Agency and the Department of Law to the City Council.”*

- **224 North Seventh Avenue (Section 165.53, Block 1105, Lot 5)**
- **3 Courtland Street (Section 164.84, Block 3004, Lot 22)**

The Real Estate Committee according to Section 205-5 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 March 16, 2018.

5.2 Recommendation to the Zoning Board of Appeals

- **Calendar #1733-Z 140 South Thirteenth Avenue (Section 169.23, Block 3126, Lot 27) Located in the RMF-6.75 Zoning District.** The Applicant, Roobob Holding, LLC. represented by Carlos Streber, is proposing to subdivide the lot into two lots; wherein, the existing house will not conform to the Zoning Code. Area variances are requested for off-street parking, the front yard setback and side yard setback.

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, April 2, 2018 at 6:30 pm in the Memorial Room, City Hall, 2nd Floor.

City of Mount Vernon
Planning Board Agenda

Meeting Date
April 4, 2018

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, May 2, 2018.

William Long, Planning Administrator

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