



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, June 6, 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 DELIBERATIONS

3.1 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.

Currently, the Planning Board has closed the public hearing and is in deliberations. In accordance with Article 3, Section 27a - #8 of New York State General City Law, "The time in which the authorized board [Planning Board] must render its decision may be extended by mutual consent of the applicant and the board." The applicant has provided a letter granting its extension. The Planning Board must assess whether to vote or extend the time needed to render its decision.

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 #4 CONTINUED PUBLIC HEARING

4.1 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 #5 ADMINISTRATIVE ACTION – SEQRA DETERMINATION: This action is a “Type II” action; therefore, ending the SEQRA process.

5.1 Sale of City Owned Property – Real Estate Committee Request

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.”*

- **127 Dell Avenue (Section 165.56, Block 2070, Lot 29)**
- **328 South First Avenue (Section 169.31, Block 3120, Lot 10)**
- **141 West Third Street (Section 169.21, Block 3024, Lot 18)**

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 by the City Clerk on May 11, 2018.

5.2 Proposed MX-1 Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed MX-1 Zoning Ordinance
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”.

The Proposed MX-1 Zoning Designation is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of East Third Street between South Fulton Avenue and South Columbus Avenue. Previously, the proposal was in SEQRA review to assess the environmental impacts which may result from the proposed rezoning. The City Council held a public hearing; wherein, further assessment of the proposed ordinance was indicated. Accordingly, the Planning Board has been asked to review the proposed ordinance prior to moving forward to ensure that ordinance appropriately encourages development in a contextual manner for the area.

5.3 Proposed Area Variances Related to Subdivisions – Zoning Board Request

In accordance with Article 3, Section 31 of New York State General City Law, *“The planning board shall have the 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.”*

Currently, the City of Mount Vernon has the authority to regulate density in accordance with Article 2A, Section 20-#24 which states *“To regulate and limit the height, bulk and location of buildings hereafter erected, to regulate and determine the area of yards, courts and other open spaces, and to regulate the density of population in any given area, and for said purposes to divide the city into districts.”* Accordingly, there are subdivision applications which are currently being reviewed by the Zoning Board because these applications require variances in order to be subdivided. The Planning Board in accordance with New York State has subdivision control. Accordingly, the Planning Board is assessing the appropriate density and subdivision regulations which are best suited for the City.

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, June 4, 2018 at 5:30 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, July 11, 2018.

William Long, Planning Administrator

City of Mount Vernon
Planning Board Agenda

Meeting Date
June 6, 2018

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