



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, October 3, 2018 at 6:30 PM** in the Memorial Room, 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

ITEM #3 PUBLIC HEARING

3.1 Case #3-2018 140 South Thirteenth Avenue (Section 169.21, Block 3014, Lot 31) Located in the RMF-6.75 Zoning District.

The Applicant, Roobob Holding, LLC represented by Carlos Streber (Expeditor) seeks to subdivide one parcel into two parcels. A subdivision of land is requested.

SEQRA Determination: This "Unlisted" action is coordinated review. Accordingly, the Zoning Board as Lead Agency issued a negative declaration on June 19, 2018 which ends the SEQRA process.

ITEM #4 ADMINISTRATIVE ACTION – SEQRA DETERMINATION: This action is a "Type II" action; therefore, ending the SEQRA process.

4.1 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.

4.2 Recommendation to the Zoning Board of Appeals

- **Calendar #1742-Z 510 Locust Street (Section 165.37, Block 1051, Lot 18) Located in the RMF-10 Zoning District.**

The Applicant, 510 Locust Street, LLC represented by Jack Adesso, Esq., seeks to construct a 7-family dwelling into an 8 -family dwelling. Area variances are requested.

SEQRA Determination: This “Unlisted” action is a coordinated review. In accordance with SEQRA, the Planning Board must assess whether the Zoning Board is the appropriate body to be Lead Agency.

- **Calendar #1741-Z 112 Hutchinson Boulevard (Section 165.43, Block 2193, Lot 9) Located in the R1-7 Zoning District.**

The Applicant, Steven Thomas represented by Michael Gianatasio, PE, seeks to subdivide a single-family lot into two – single family lots. Area variances are requested.

SEQRA Determination: This “Unlisted” action is a coordinated review. In accordance with SEQRA, the Planning Board must assess whether the Zoning Board is the appropriate body to be Lead Agency.

4.3 Letter to FCC about Rule Changes

The Board’s Wireless Telecommunication Consultant, CityScape, informed the Board that the FCC is considering changes which would further limit local government control related to the placement and/or location of wireless telecommunication infrastructure.

SEQRA Determination: This action is a “Type II” action which ends the SEQRA process.

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 1, 2018 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 3, 2018.

William Long, Planning Administrator

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