



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, **Thursday, December 13, 2018 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

ITEM #3 CONTINUED PUBLIC HEARING

3.1 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 was granted approval on May 2, 2018 with the condition that a bench(s) is installed on the property. The Planning Board must assess location of the proposed bench(s) in accordance with its site plan approval.

SEQRA Determination: This action is an “Unlisted” action. The Planning Board as the “Lead Agency” shall make a SEQRA determination prior to rendering any decisions.

ITEM #4 PUBLIC HEARING

4.1 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 which ends the SEQRA process.

4.2 Case #5-2018 245 South First Avenue (Section 169.23, Block 3126, Lot 27) Located in the RMF-6.75 Zoning District.

The applicant, Church of Mount Vernon represented by Errol McIntosh, RA seeks to construct additions and reconfigure the site layout. Site plan review is required.

SEQRA Determination: This “Unlisted” action is coordinated review. Accordingly, the Zoning Board as Lead Agency issued a negative declaration on December 20, 2017 which ends the SEQRA process.

4.3 Case #1-2018 (Amended) 546 Locust Street (Section 165.29, Block 1051, Lot 6) 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 with associated parking. Site Plan review is required.

SEQRA Determination: This “Unlisted” action is coordinated review. Accordingly, the Zoning Board as Lead Agency issued a negative declaration on December 20, 2017 which ends the SEQRA process.

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

5.1 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.

5.2 Proposed Adaptive Reuse Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Adaptive Reuse 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 Adaptive Reuse Zoning Ordinance is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of:

- East First Street between South Fulton Avenue and South Fourth Avenue;
- Gramatan Avenue between East First Street and Prospect Avenue;
- Elm Avenue between Park Avenue and Portugal Place; and
- Prospect Avenue between Gramatan Avenue and Portugal Place.

The purpose of the is proposed ordinance is to provide a provision for conversion to mixed use structures is necessary to retain the City's existing historical, cultural and/or architectural character of the City's Downtown due to the economically underperforming upper-story space of commercial-only structures within the Downtown Mount Vernon East Area.

Currently, the City Council is considering the proposal.

5.3 Sale of City Owned Property – Real Estate Committee

- **50 North High Street (Section 164.68, Block 1072, Lot 30)**
- **331 South Second Avenue (Section 169.31, Block 3120, Lot 35)**
- **16 Glen Avenue (Section 165.63, Block 1142, Lot 3)**
- **25 North MacQuesten Parkway (Section 164.68, Block 1073, Lot 24)**
- **20 Beechwood Avenue (Section 165.73, Block 4009, Lot 13)**

The Real Estate Committee according to Section 205(E, 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 in the memo from the City Council dated November 7, 2018 and November 30, 2018.

5.4 Recommendation to the Zoning Board of Appeals

- **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.

- **Calendar #1735-Z 152 South Twelfth Avenue (Section 169.21, Block 3018, Lot 19, 20 & 21) Located in the RMF-6.75 Zoning District.**

The Applicant, South 12th Realty, LLC represented by Jack Adesso, Esq., seeks to construct a multifamily residential-only structure with associated on-street parking. Two use variances and other associated area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board has declared its intent to be the “Lead Agency” in accordance with SEQRA. The ARB must assess whether the Zoning Board is the appropriate “Lead Agency”.

5.6 Lead Agency Notice

- **Calendar #1742-Z 470 South Sixth Avenue and 465 South Seventh Avenue (Section 169.38, Block 3072, Lot 27 & 28) Located in the CB (Commercial Business) Zoning District.**

The Applicant, AMG Parking System, LLC represented by Shahin Badaly, PE, seeks to construct a commercial structure with associated on-site parking. Area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board has declared its intent to be the “Lead Agency” in accordance with SEQRA. The Planning Board must assess whether the Zoning Board is the appropriate “Lead Agency”.

5.7 Approval of Planning Board 2019 Meeting Dates

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, December 3, 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, January 9, 2019.

William Long, Planning Administrator

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