



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, **Tuesday, January 22, 2019 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

- **January 10, 2018**
- **February 7, 2018**
- **March 14, 2018**
- **September 12, 2018**
- **October 3, 2018**
- **November 7, 2018**
- **December 13, 2018**

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 which ends the SEQRA process.

3.2 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.

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 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.

4.3 Proposed Amendment to RMF-15 Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Amendment to RMF-15 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 Amendment RMF-15 Zoning Designation is a proposal; wherein, multifamily dwellings would be permitted as an “As-of-right” provided that certain criteria are met. This amendment would be applicable to any property within the RMF-15 Zone which meets the criteria. The proposal is in SEQRA review to assess the environmental impacts which may result from the proposed zoning text amendment. The City Council seeks to be lead agency. 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.

4.4 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.

4.5 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”.

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 Tuesday, January 22, 2019 at 5:30 pm in the Planning Department.

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, February 6, 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