



City Planning Board  
Department of Planning & Community Development  
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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 3, 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

- July 23, 2018
- December 13, 2018
- February 7, 2019
- January 22, 2019
- March 6, 2019

### ITEM #3 CONTINUED PUBLIC HEARING

#### **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.

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

#### **3.2 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 December 18, 2018 which ended the SEQRA process.

## **ITEM #4 PUBLIC HEARING**

### **4.1 Case No. 3-2019 1 North Fulton Avenue (Section 165.72, Block 2060, Lot 19) Located in the RMF-SC Zoning District.**

The applicant 1 North Fulton Avenue represented by Glenn McCreedy, PE, seeks to construct an 8-story assisted living and independent living facility with 63 on-site parking spaces.

**SEQRA Determination:** This “Unlisted” action is coordinated review. Accordingly, the City Council as Lead Agency issues a negative declaration on December 7, 2018 which ended 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 – Planning Department Request**

Consideration of a Draft Proposed Adaptive Reuse Zoning Ordinance

The Planning Department is proposing an Adaptive Reuse Zoning Ordinance for existing commercial and industrial structures to be converted to mix used around the Mount Vernon East Train Station. 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 the conversion industrial only structures to mixed use to retain the City's existing historical, cultural and/or architectural character within the City's Downtown due to the economically underperforming upper-story space of industrial-only structures within the Downtown Mount Vernon East Area.

Currently, the Architectural Review Board and Planning Board are considering the Planning Department proposal.

### **5.3 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, 30 story multifamily dwellings would be permitted as an “As-of-right” provided that certain criteria are meet. 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.

### **5.5 Sale of City Owned Property – Real Estate Committee**

- **425 South Seventh Avenue (Section 169.38, Block 3072, Lot 43)**

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. The City Council sent this request on February 22, 2019.

**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 1, 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, April 3, 2019.

William Long,  
Planning Administrator

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