



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, May 1, 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

- **March 6, 2019**
- **February 7, 2019**

ITEM #3 CONTINUED 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 December 18, 2018 which ended the SEQRA process.

3.2 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 #4 PUBLIC HEARING

4.1 Case No. 4-2019 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 Planning Board as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

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 any other 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 have no 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 the ordinance appropriately encourages development in a contextual manner for the area.

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 3, 2019 at 6:30 pm** in the Planning Department.

City of Mount Vernon
Planning Board Agenda

Meeting Date
May 1, 2019

Note: The next regular meeting of the City Planning Board is scheduled to be held on
Wednesday, June 5, 2019.

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