



City Planning Board  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
(914) 699-7230

Andre Wallace  
Mayor

Darryl Selsey  
Chair

## **MEETING NOTICE PLANNING BOARD PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Wednesday September 11, 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**

### **ITEM #3 CONTINUED PUBLIC HEARING**

#### **3.1 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.

#### **3.2 Case #4-2019 470 South Sixth Avenue and 465 South Seventh Avenue (Section 169.38, Block 3072, Lots 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 three (3) story commercial structure with associated on-site parking. Site Plan review required.

**SEQRA Determination:** This “Unlisted” action is a coordinated review. In accordance with SEQRA, the Planning Board as the “Lead Agency” must make its “Determination of Significance” prior to rendering any decisions.

**ITEM #4 ADMINISTRATIVE ACTION** (All administrative actions are Type II; ending the SEQRA process.)

- **Land Use Board Training Session – October 17, 2019 at 6:30pm.**

In accordance with Article 3 - Section 27(7-a) of the New York State’s General City Law, “Training and attendance requirements. Each member of the planning board of a city, except a city having a population of more than one million, shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties.”

- **The City of Yonkers Rezoning – MetroGreen, LLC**  
**100A Oak Street (Section 6, Block 6382, Lot 50)** – The City of Yonkers  
**0 Oak Street (Section 164.68, Block 1055, Lot 19)** – The City of Mount Vernon

Pursuant to New York State General Municipal Law, Article 3-Section 31, *“The planning board shall have full power and authority to make such investigations, maps and reports and recommendations in connection therewith relating to the planning and development of the city as to it seems desirable providing the total expenditures of said board shall not exceed the appropriation for its expenses.”*

The City of Yonkers seeks to rezone 100A Oak Street (Section 6, Block 6382, Lot 50) from “Commercial” (Commercial) to “I” (Industrial) at the MetroGreen, LLC. facility mainly located in the City of Yonkers. A portion of the site is located in the City of Mount Vernon. It is not clear whether any changes are proposed for the portion of the site located within the City of Mount Vernon. This application requires Yonkers Planning Board and Yonkers City Council review.

Currently, this “Unlisted” action is a coordinated review. The Yonkers City Council seeks to declare its intent to be “Lead Agency.” In accordance with SEQRA, the Mount Vernon Planning Board has 30 days to assess whether the Yonkers City Council is the appropriate body to be the Lead Agency.

- **Amending Planning Board Rules and Procedures**

In accordance with Section 53-3(B) entitled “Rules and regulations” of the City Code, the Planning Board may adopt such rules and regulations as it deems necessary and proper to the performance of its powers and duties hereunder and may amend or repeal the same.

Currently, “amendments to the rules and regulations adopted for the governance and procedures of the Board shall be made in the form of a resolutions to place such amendments on the next agenda of the Board. No changes shall take effect until placed upon such agenda, reviewed by the city staff and adopted pursuant to these regulations and any requirements of applicable local and state law”, in accordance with Section 53-3(C) of the City Code.

**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, September 9, 2019 at 6:30 pm** in the Planning Department.

**Note:** The Planning Board will hold its next work session on **Monday, October 30, 2019 at 6:30 PM** in the Planning Department.

**Note:** The next regular meeting of the City Planning Board is scheduled to be held on **Wednesday, October 2, 2019 at 6:30 pm.**

William Long  
Planning Administrator

Building Department  
Corporation Counsel  
George Brown, City Clerk; Press; Lobby