



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

Shawyn Patterson-Howard
Mayor

Darryl Selsey
Chair

PLANNING BOARD MEETING/HEARING

AGENDA

A regular meeting of the City Planning Board will be held on **Wednesday, April 6, 2022, at 6:30 PM** via ZOOM (<https://zoom.us/>) at which time the Board shall consider the following:

Please see the City's Website (www.cmvny.com) for "ZOOM" Instructions:

Meeting ID: **898 4047 0735**

Password: **072289**

Dial In: **(646) 876-9923**

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- **March 2, 2022**

Item # 3 Public Hearings

Closed Public Hearing

3.1 Case No. 16 – 2021 1 Beechwood Avenue (Section 169.73, Block 4088, Lot 21) located in the Commercial Business (CB) Zoning District.

Ziad Jaber, the owner of the 6,300-sf subject property, is requesting approval of site plan for renovation and the extension of special permit for the existing auto repair facility at 1 Beechwood Avenue in the Commercial Business zone.

A draft resolution has been prepared which the Planning Board will review and consider.

3.2 Case No. 14-2021 128 West Second Street (Section 165.77, Block 3051, Lot 25) in the RMF-6.75 zone.

This a continuation of the public hearing. Applicant is seeking a special permit for a domiciliary care facility in a residential building at 128 West Second Street in the RMF-6.75 zone. Domiciliary care facilities are allowed by special permit in the RMF-6.75 zone per §287-28B. Applicant is represented by Mr. Shahin Badaly PE, the Applicant’s Engineer.

The agency sponsor is the Catholic Guardian Services (part of the Catholic Charities of the Archdiocese of New York.) *Applicant has provided a requested Narrative describing the group homes within a two-mile radius of the subject property. A map was also provided showing these group homes.*

Planning Board has received comments from the Fire Department providing NYS Comp Codes Rules and Regulation 488.3 for Group Homes Physical Facility and the results of a walk-through of the facility with deficiencies noted. NYS OCFS is the reviewing and licensing agency for these Group Homes. The Planning Board also received comments from the Police Department and the Water Bureau. Applicant has provided the owner’s letter responding to the Fire Department comments. Catholic Guardian Society has provided a letter (3/28/22) reviewing oversight and supervision at the Group Home. The Catholic Guardian Society is aware of the Planning Board’s proposed 5-year approval of the special permit with annual review by the Planning Board.

The Planning Board confirmed the proposed action as a Type II action on November 3, 2021. Therefore, ending the SEQRA review.

A draft resolution was prepared with conditions.

Closed Public Hearing

3.3 Case No. 15 – 2021 0 Millington Street (Section 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District.

Applicant (Millington LLC) is the owner of a vacant 0.23-acre (10,500 sf) parcel located at 0 Millington Street. The subject property is on the south side of Millington Street closer to Columbus Avenue in the R2-4.5 zoning district.

The existing lots on the south side of Millington Street are 140’ in depth. The vacant lot is near a church at the corner of Columbus Avenue and Millington Street. There is a three story, apartment building across from the site on the north side of Millington at its corner with Columbus Avenue in the RMF-15 zone.

The Applicant is represented by Mr. Shahin Badaly, PE who has developed the plans for the proposed subdivision and the proposed 2 two family residences. The existing lot width is 75' with a 140' depth with a lot size of 10,500 sf. The Applicant requested and received an area variance for the proposed lot width and frontage for each new lot from the ZBA on October 19, 2021. The proposed lot width and frontage is 37.5' for each lot whereas the requirement is 50'.

SEORA – The Planning Board assumed lead agency for this Unlisted action at its January meeting. The application has been sent to the Fire Department, Police Department and the Water Bureau. The City Tree Surgeon has provided a *Report and Tree Evaluation* for the two-lot Millington subdivision for the Planning Board. The Department of Public Safety and the City Water Bureau have responded.

Planning staff has prepared a Negative Declaration to close out SEORA and allow the Planning Board to complete their subdivision review.

Applicant has provided an existing conditions plan including information on utilities in the street, the adjacent residences and existing location of significant trees.

A proposed site plan has been provided showing a 2-car garage under the house. Applicant also provided the Planning Board with a Tree Removal and landscape plan as well as floor plans and elevations.

Applicant provided an enhanced landscape plan, two additional street trees with in front, sidewalk conditions and explore alternate energy sources.

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of 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.

Upcoming Dates

- **Tuesday, May 3, 2022, at 6:30 pm Planning Board Work Session.**

- **Wednesday, May 4, 2022, at 6:30 pm regular meeting of the Planning Board.**

James Rause, Planning Commissioner
Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor
Building Department
Corporation Counsel