



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 7, 2021 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.emvny.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 3, 2021**

ITEM #3 PUBLIC HEARING - Adjourned

3.1 Case No. 3-2021 115 South Macquesten Parkway (Section 164.75, Block 1060, Lots 1, 2, 3, 6, 8, and 29) Located in the Mount Vernon West – Hub Transit Oriented zone (MVW-H). Request for Site Plan Review.

Applicant is currently working on supplemental information for the EAF and has requested an adjournment until the Planning Board's May meeting. The Planning Board has not received any objection to their intent to act as lead agency and, therefore, can assume lead agency status at their May meeting. The Planning Board has received a GML review from the Westchester County Department of Planning dated March 19, 2021. The Board also received comment from the City of Yonkers as an interested agency which have been sent to the applicant.

SEQRA Determination: The proposed action is a Type I action under SEQRA. The Planning Board is now the lead agency for the project's environmental review.

Item #4 ADMINISTRATIVE ACTIONS

(All such administrative actions are Type II actions which do not require review under SEQRA)

4.1 Lead Agency Notice/ City Council Recommendation – Rezoning Petitions

The following three petitions were heard by the Planning Board at their March meeting. They are now returning with new information in response to comments and recommendations by the Planning Board.

- 1) Vernon Commons, 65 W. Second Street - 8 townhouse units; variances also required. (Section 165.66, Block 2204, Lot 1&4)**

Applicant proposes to construct two 3-story townhouse buildings separated by a central courtyard driveway. The northern building would contain three 3-bedroom townhouses and the southern building would contain five 3-bedroom townhouses, for a total of 8 dwelling units.

- 2) The Attic, 219 W. Third Street - five-story self-storage building with retail; variances also required. (Section 169.21, Block 3014, Lot 22 & 23)**

Applicant is returning with a market study as requested.

Applicant proposes to demolish the existing warehouse building and construct in its place a 5-story building containing 5,000 square feet of retail space on the ground floor, and 53,760 square feet of self-storage warehouse space on the 2nd through 5th floors. Sixteen at-grade parking spaces are proposed, accessed from a new curb cut onto S. 13th Avenue. An additional one-way travel lane is proposed behind the building from S. 13th Avenue to S. 14th Avenue that will provide access to a drive-thru window for the retail space.

- 3) The Armory Terraces, 208 N. Fifth Avenue – 8-story senior living facility; waivers and variance required. (Section 165.54, Block 1103, Lot 10)**

Architect did not appear at the previous meeting and the matter was adjourned.

Subject property is located at 208 N. 5th Avenue, on the corner of North Street, across from The Armory and just southwest of the Columbus Elementary School, and 1 block west of Hartley Park. Site is 10,200 square feet in area and supports an existing 1 ½ story brick building that housed the Italian Civic Association. The existing building is in poor condition.

Proposed action involves applying the RMF-SC Senior Citizen Housing Floating Overlay Zone to a 10,200 square-foot parcel of land that is currently located in the RMF-10 zoning district.

Proposed development calls for demolishing the existing building and constructing in its place an 8-story senior housing building containing 73 dwelling units (72 senior apartments and 1 superintendent's apartment). Building amenities include a swimming pool, roof deck, community room with kitchen and fitness center. 24 off-street parking spaces (which includes 5 handicapped spaces) are proposed in a ground level parking garage accessed from N. 5th Avenue.

The petition for 434 Gramatan Avenue for Gas Station/C-Store received a favorable recommendation from the Planning Board to provide a special permit for this type of operation. The recommendation was forwarded to the City Council.

4.2 Real Estate Committee Recommendation

According to Section 205(E, F & G) of the City's Charter, the Real Estate Committee requires the Planning Board provide a recommendation regarding whether the subject properties are or may be used for municipal purposes as requested in a memo dated March 23, 2021 from the Chair of the Real Estate Committee.

There are sixteen properties listed below. The Planning Administrator has developed a report for each property including considerations that the Planning Board may consider, property information (size, market value, zoning, current use, proximity to parkland, photograph of the property, land use map and aerial map w/zoning. The Real Estate Committee has also provided tax parcel maps for each property.

The Subject Properties are listed below:

- 1) 4 Brookfield Road – vacant; R1-7; 900 sf – on border of Mount Vernon/Eastchester (sliver of property to be sold to adjoining landowner in Town of Eastchester)**
- 2) 16 Glen Avenue – Two-family residence; RMF-15; 6,970 sf (near Metro North East Station)**
- 3) 32 North High Street – 1 family residence; MCW-T (TOD mixed use); 3,050 sf**
- 4) 52 Mersereau Avenue – 1 family residence; R1-7; 6,100 sf**
- 5) 106 Twelfth Avenue - vacant (corner lot); RMF-6.75; 3,920 sf**
- 6) 106 Hillside Avenue – Two-family residence; R2-4.5; 4,800 sf**
- 7) 114 Stevens Avenue – vacant (used for parking); NB; 3,030 sf (adjacent to 120 Stevens Avenue, another city owned property for sale – one story commercial building w/two office tenants)**
- 8) 120 Stevens Avenue – Commercial (one-story commercial building w/two office tenants); NB; 6,100 sf**
- 9) 127 Dell Avenue – 1 family residence; R1-4.5; 5,660 sf**
- 10) 145 South Fulton Avenue – I family residence; RMF-10; 4,356 sf**

- 11) 224 North Seventh Avenue – Three-family residence; RMF-10; 4,800 sf
- 12) 234 East Fifth Street – Two-family residence (corner lot); R2-4.5; 9,585 sf
- 13) 328 South First Street - Three-family family; RMF-6.75; 3,485 sf
- 14) 331 South Second Avenue – I family residence; RMF-6.75; 5,225 sf
- 15) 365 Union Avenue – 1 family residence; RMF-6.75; 2,180 sf
- 16) 467 East Fifth Avenue – 1 family residence; R2-4.5; 4,356 sf

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 4, 2021 at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, May 5, 2021 at 6:30 pm** regular meeting of the Planning Board via Zoom videoconference.

Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor
Planning Board
Planning Commissioner
Building Department
Corporation Counsel
City Clerk; Lobby