



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, October 6, 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.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

- **September 8, 2021**

ITEM #3 City Council Recommendation Rezoning Petition

In accordance with Article XI-Section 3 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 (ARB), agency or official of the City which the City Council deems appropriate."

3.1 Sammy Properties, Inc. 505 Gramatan Avenue – 8-story senior living facility w/56 units; waivers and variance required. (Section 165.30, Block 1019, Lot 14)

Planning Board requested applicant to return and present alternative backup plans for parking.

The subject property is located at 505 Gramatan Avenue on the corner of East Cedar Street. The Site is 18,785 square feet in area and supports an existing 1-story brick building (the Fleetwood Pharmacy) and associated off-street parking. The site marks a transition on Gramatan Avenue from the predominantly commercial/retail character to the north, and the multi-family residential character to the south.

Applicant proposes to demolish the existing building and construct in its place an 8-story senior housing building containing 56 dwelling units supported by building amenities including a pool, spa, gym, walking track, community room and terrace area. The ground floor would support a 2,123 square foot retail space and a 2,293 square foot restaurant, with a drive-thru window. 52 off-street parking spaces are proposed in two levels with separate access driveways on Gramatan Avenue and East Cedar Street.

It appears that the Fleetwood Pharmacy is being incorporated into the ground floor of the building based on the drawings submitted.

Item #4 Public Hearings

Continuation of Public Hearing

4.1 Case No. 8-2021 434 Gramatan Avenue (Section 165.38, Block 1162, Lot 2) in the RMF-15 zone

The Applicant, CPD Group, is seeking site plan review for the Proposed Gas Station Alterations and the Renovation/Conversion of the Existing 1,939 sf Building from motor vehicle repair/snack shop into a Convenience Store. The C-Store renovation/conversion will also require a special permit. The footprint of the existing building is not being expanded and will have 1,030 sf of net retail sales area.

Applicant appeared at the ZBA meeting on September 20, 2021, and received the area variance for the front yard setback relative to the proposed canopy over the fuel pumps. Applicant also received a certificate of appropriateness from the ARB for the Canopy and C-store on August 25, 2021.

Applicant provided the Planning Board with the updated gable roof design for the C-store. Applicant's attorney presented a Narrative describing how the application meets the standards of the special permit in the RMF-15 zone.

The Planning Board on June 2, 2021, determined that the proposed action was a Type II action based on 617.5(c)(9) “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls”.

At the request of the Planning Board, a draft resolution has been prepared for the Planning Board's review and consideration.

Continuation of Public Hearing

4.2 Case No. 10-2021 65 West Second Street (Section 165.77, Block 3067, Lot 23 in the RMF-6.75.

The specific standards include: 1) principal buildings shall be separated by a minimum of 18'; 2) minimum of 2,100 of lot area per dwelling unit; 3) useable open space building coverage of 500 sf per unit; 4) open space shall have a minimum dimension of 15'; 5) streetscape improvement plan required addressing improvements to sidewalks, public utilities, street trees, street furniture, and similar improvements.

Applicant provided revised plans to reflect the special permit standards in the approved text amendment approved by the City Council. Applicant reviewed how the project met the special permit conditions at the Planning Board's September 8, 2021 meeting.

SEQRA Determination – The Planning Board assumed lead agency on August 4, 2021 for the proposed action. *The City Council issued a Negative Declaration for the proposed text changes and specifically referenced the proposal indicating that there were no significant environmental impacts related to the proposed 8-unit townhouse development. There is no GML requirement to circulate the proposed action to Westchester County Planning.*

There have been no other site issues raised. Planning Board requested the preparation of a Negative Declaration for the October meeting. Note that the Planning Board has previously reviewed this project and provided recommendations to the City Council.

Planning Board has been provided with Part 2 of the EAF. At the request of the Planning Board, a Negative Declaration and a draft resolution have been prepared for the Planning Board's review and consideration.

Continuation of Public Hearing

4.3 Case No. 11-2021 1 Mount Vernon Avenue (Section 165.69, Block 1069, Lot 7) in CB (Commercial Business) with MVW-Corridor Overlay

Applicant is seeking site plan/special permit approval for Proposed Gas Station Renovation with 1 new underground storage tank (UST) and two gas pump islands and Conversion of Auto Repair to Convenience Store at 1 Mount Vernon Avenue.

The Planning Board on September 8, 2021, determined that the proposed action was a Type II action based on 617.5(c)(9) "*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*".

Applicant has returned to the Planning Board with revised plans addressing the Board’s comments at the last meeting. Planning Board comments included additional landscaping screening, new sidewalks, lighting levels not to exceed 3000 – 3500 kelvin, photometric plan, and security cameras.

4.4 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.

On September 8, 2021, the Planning Board issued a Negative Declaration for this project. The Planning Board also closed the public hearing for the 115 South Macquesten Parkway site plan.

The Planning Board will vote on the application and authorize the staff to prepare a draft resolution.

Continuation of Public Hearing

4.5 Case No. 12-2021 219 West Third Street (Section 169.21, Block 3014, Lot 32 and 23 in the CB (Commercial Business)).

Applicant is the architect, Tom Abillama, on behalf of the owner, Gyory Partners. City Council referred the Applicant’s proposal for self-storage to the Planning Board for their review. The Planning Board reviewed the proposal and recommended a special permit with specific conditions in selected zones including the Commercial Business zone. The Planning Board recommended the specific standards including the design of self-storage facilities to mitigate impacts on surrounding uses as well as to ensure the presence of ground level streetscape with high-quality retail on the ground level. The text amendment was approved by the City Council on June 23, 2021.

Proposed Project - 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 potential drive-thru window for the retail space. The Project occupies two separate lots which will need to be merged if the application is approved.

Applicant has provided revised plans in response to the Planning Board’s comments at the last meeting including detailed landscape plan, lighting plan and parking lot layout showing

accessibility and widths of car/van spaces, retail drive-thru, signage and stormwater management system (20 cultec chambers).

SEQRA Determination - The proposed action is an unlisted action under SEQRA. The Planning Board has assumed lead agency for the site plan/special permit review of the proposed action. Note that the Planning Board has previously reviewed this project and provided recommendations to the City Council.

The Planning Board issued a Notice of Intent (NOI) for Lead Agency that was distributed after the September 8, 2021 meeting. Application was referred to Westchester County Planning under GML (General Municipal Law).

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, November 2, 2021, at 6:30 pm Planning Board Work Session.**
- **Wednesday, November 3, 2021, at 6:30 pm regular meeting of the Planning Board.**

Marlon Molina 2nd Deputy Planning Commissioner

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