



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
SEPTEMBER 7, 2022**

A regular meeting of the City Planning Board will be held on Wednesday, September 7, 2022, at 6:30 PM in the Memorial Room, Room 203, on the Second Floor of City Hall. Applicants and members of the public will be permitted to attend and make public comment via in person attendance.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- August 3, 2022

ITEM # 3 PUBLIC HEARINGS

Adjourned

3.1 Case No. 16 – 2022 145 North Fifth Avenue (Section 165.54, Block 1121, Lot 26) 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District.

Adjourned – waiting for requested traffic study to be completed for submission to the Planning Board.

Adjourned

3.2 Case No. 17 – 2022 300 Nuber Avenue (Section 169.24, Block 4057, Lot 2) located in the R2-4.5 Zoning District.

Adjourned – waiting for new 3D renderings of the site and buildings to be provided for October meeting.

Continued Public Hearing

3.3 Case No. 18 – 2022 210 West Lincoln Avenue (Section 165.61, Block 1076, Lot 14) located in the Neighborhood Business (NB) District.

The Applicant is West Side Party Rental. Applicant is being represented by Mr. Shahin Badaly, PE. The Applicant is seeking a special permit to allow the following improvements in this existing brick, one-story warehouse and office. Proposed improvements include the installation of a new overhead garage door and enlargement of two existing adjacent garage doors. All of the doors access West Lincoln Avenue and the interior loading dock. Applicant is also proposing to expand the existing loading dock and remove one existing office. There are still four offices in the right side of the building. The curbs are not being lowered as part of the work. The subject property is 34,486 sf with the building being 29,883 sf in the NB zone. There is an approximately 4,000 sf open yard at the rear of the building.

As a special permit, the operation has provided a narrative of how it meets the general standards in §267-27. The general standards are listed below:

- A. *The location and size of the special permit use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.*
- B. *The location, nature and height of buildings, walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*
- C. *Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other such characteristics than would be the operations of permitted uses not requiring a special permit.*

SEORA Determination – The Proposed Action is 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,*”

New Public Hearing

3.4 Case No. 19 – 2022 18 South High Street (Section 164.76, Block 1064, Lots 5 & 6) located in the Mount Vernon West Transition Zone.

The Applicant is the Roman Catholic Church of St. Mary and Our Lady of Mount Carmel located on the east side of High Street. Michael Stein, Hudson Engineering & Consulting, has provided engineering and stormwater management services. The Church is requesting a site plan and special permit for the development of a parking lot for the Church parishioners on existing vacant property at 18 South High Street with associated stormwater management and lighting. The lot is 6,704 sf and was formerly occupied by a 2 ½ story residence. The vacant property is on the west side of High Street and is bordered by residences on either side.

The proposed asphalt parking lot is across the street from St. Mary’s Church at 23 South High Street. The property is in the Mount Vernon West Transition zone which allows an off-street parking lot with a special permit from the Planning Board.

The proposed parking lot includes 20 parking spaces with a 4’ high fence for security and gated access to limit access to the lot when not in use. Applicant will also construct a retaining wall on the south side of the parking lot. The proposed lot will also include the installation of four overhead lights to provide adequate lighting of the parking area. The lighting will only be utilized when the parking lot is in use and will otherwise remain off. There are four 15’ light poles proposed and two will be located on each side of the lot. The submitted photometric sheet shows the foot candle distribution for the site (Sheet C-4). Stormwater runoff will be collected via a proposed drain inlet and routed to twenty (20) Cultec rechargers. The cultec system is located at the rear of the lot. The system is designed to fully accept (no release) the entire runoff volume for the 25 year storm and it will be ex-filtrated into surrounding soils.

There are no specific conditions for an off-street parking lot. Applicant will need to address the general conditions for special permits in §267-27 of the code. Applicant should provide a Narrative addressing the landscape and screening requirements in §267-40 of the Code.

SEQRA – The proposed action is an Unlisted action under SEQRA. The Planning Board can establish itself as the Lead Agency for the environmental review of this site plan and special permit. The application has been sent to the Fire Department, Police Department and the Water Bureau. It has also been sent to the Commissioner

of DPW. Planning Board will need to complete the SEQRA process before completing their review.

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, October 4, 2022, at 6:30 pm Planning Board Work Session.**
- **Thursday, October 6, 2022S, at 6:30 pm regular meeting of the Planning Board.**

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

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