



City Planning Board
Department of Planning & Community Development
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Shawyn Patterson-Howard
Mayor

Darryl Selsey
Chair

**MEETING MINUTES
PLANNING BOARD
REGULAR MEETING
for June 15, 2022**

A regular meeting of the City Planning Board was held on Wednesday, June 15, 2022, at 6:30 PM in the City Council Chambers on the second floor of City Hall. Applicants and members of the public were permitted to attend and make public comment via in person attendance.

The Chair read the description of the meeting notice, He then indicated that the roll call was the first item on the agenda. The Chair asked that staff start the live streaming of the meeting on Facebook. The Chair introduced the new Associate Commissioner of Planning, Ms. Katherine Mella, who was attending the meeting.

Roll Call

The Chair called the roll: In addition to Chairman Selsey, attending were the following Commissioners: Mr. Charles Whites, Mr. Jamael Thompson, Ms. Thompson-Njenga, Mr. Frank Trolio, and Mr. Lesly Zamor who attended via zoom.

Also attending were Marlon Molina, Deputy Commissioner, Maria Pace, Secretary to the Planning Board, Bob Galvin, Planning Administrator, U. Nkechi Nwachukwu, land use counsel and Ms. Katherine Mella, Associate Commissioner of Planning.

The Chair indicated that there was a quorum present and opened the meeting at 6:30 pm.

APPROVAL OF MINUTES

The Chair asked if the Commissioners had an opportunity to review the minutes of April 6, 2022, and if there were any corrections. There being no changes, the Chair asked for a motion to approve the minutes for April 6, 2022. The motion was made by Commissioner Whites, seconded by Commissioner Thompson and carried by a vote of 5-1. Commissioner Zamor abstained since he did not attend the April meeting.

Continued Public Hearing

The Chair read the following description of Case No. 16 – 2022 145 North Fifth Avenue (Section 165.54, Block 1121, Lot 26) in the Neighborhood Business zone.

The Chair indicated that the applicant did not update the posted sign with tonight’s meeting date of June 15, 2022. Therefore, the Chair stated that the public hearing for the application shall be adjourned to July 13, 2022. Applicant must update the posted sign for July 13, 2022, which shall be done 14 days before the July 13, 2022, scheduled meeting date. An affidavit of sign posting and photograph of the updated sign shall be provided to the Planning Department.

Closed Public Hearing

The Chair read the following description of Case No. 14-2021 128 West Second Street (Section 165.77, Block 3051, Lot 25) in the RMF-6.75 zone.

The Chair indicated that the public hearing had been closed at the April meeting. The public comment period had been kept open for an addition 10 business days until April 16, 2022.

The Chair indicated that staff has prepared a draft resolution. He then asked the Commissioners if they had reviewed the draft resolution. The Commissioners all said that they had reviewed the resolution.

The Chair then asked Mr. Galvin, the Planning Administrator, to read the conditions of the resolution. Mr. Galvin read the conditions of the resolution. There were no questions or requests for clarification from the Commissioners.

The Chair asked for a motion to approve the resolution including all conditions for the site plan and special permit for the application at 128 West Second Street. There was no further discussion. The motion was made by Commissioner Zamor and seconded by Commissioner Thompson-Njenga.

The Chair asked Ms. Pace, the Land Use Secretary, to conduct a roll call vote:

Roll Call:

- Commissioner Thompson – no
- Commissioner Trolio – yes
- Commissioner Whites – no
- Commissioner Thompson-Njenga – yes
- Commissioner Zamor – yes
- Chairman Selsey – yes

The motion was carried by a vote of 4-2.

The Chair indicated that a great deal of time and consideration went into the review of this application as well as the sponsor, type of facility and success rate of their family reunification program. He also explained that the application would be back before the Planning Board next year for annual review.

Commissioner Thompson indicated that he understood the use of the group home. However, he pointed out that the population is young males, and the group home is a transient facility. He also understood the community views regarding the facility.

Commissioner Whites said that the facility is too close to the school and the city has a concentration of group home facilities.

Closed Public Hearing

The Chair read the following description of Case No. 15 – 2021 0 Millington Street (Section 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District

The Chair indicated that the public hearing had been closed at the April meeting.

The Chair stated that staff has prepared a draft resolution. He then asked the Commissioners if they had reviewed the draft resolution. The Commissioners all said that they had reviewed the resolution.

The Chair then asked Mr. Galvin, the Planning Administrator, to read the conditions of the resolution. Mr. Galvin read the conditions of the resolution.

Commissioner Zamor requested that condition (d) of the resolution should be amended to read *“Any fencing on the property shall be black wrought iron fencing the length of the property lines.”*

There was no objection from the Commissioners. With no objection, the Chair made a motion to approve the resolution for the 0 Millington Subdivision with the amended language for condition (d), seconded by Commissioner Thompson.

The Chair asked Ms. Pace, the Land Use Secretary, to conduct a roll call vote:

Roll Call:

Chairman Selsey – yes
Commissioner Thompson –yes
Commissioner Trolio – yes

Commissioner Whites – yes
Commissioner Thompson-Njenga – yes
Commissioner Zamor – no

The motion was carried by a vote of 5-1.

Commissioner Zamor indicated that he was opposed since the subdivision is increasing density.

There being no new business, the Chair made a motion to adjourn the meeting, seconded by Commissioner Thompson, and carried by a vote of 6-0.

The meeting was adjourned at 7:08 PM.

Maria Pace
Secretary to the Planning Board

Bob Galvin, AICP
Planning Administrator