



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

Darryl Selsey
Chair

**PLANNING BOARD
MEETING/HEARING
MARCH 1, 2023**

AGENDA

A regular meeting of the City Planning Board will be held on Wednesday, March 1, 2023, at 6:30 PM in the Memorial Room on the 2nd floor in 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

- February 1, 2023

ITEM # 3 PUBLIC HEARINGS

Continued Public Hearing

3.1 Case No. PB-22-1: 24 Locust Lane (Section 159.81, Block 2032, Lot 2) in the R1-7 Zoning District.

Regarding public notice, the Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on February 6, 2023 a sign was posted at the site giving notice of the Planning Board's March 1, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

The Applicant is the Bronxville Field Club being represented by Edward D'Amore, Jr., AIA. The Applicant is requesting a site plan approval from the Board.

The subject property is the 7.97 acre Bronxville Field Club located at 24 Locust Lane in the R1-7 district in the northern section of Mount Vernon bordering the Village of Bronxville. The Club is a legal, nonconforming private recreational club, has been in existence since 1926, and has continuously operated a membership club on the property.

The property is bounded by Locust Lane on the east, Carwell Avenue and Columbus Avenue (Route 22) on the south, Wyndmere Road and Denman Place on the west and Central Parkway on the north.

The project proposes to relocate one raised paddle court, add a fourth additional raised paddle court, demolish an existing warming hut and construct a new building in its place for the Club's facilities. The Club needs the additional paddle court to accommodate the present membership's oversubscription for the time slots available for the present three courts. The Club has a membership of 357 families, which is not being expanded.

At the February Meeting, the Planning Board requested that the Applicant consider reducing the size of the warming hut, increase the tree size for replacement trees, and address concerns related to parking, stormwater, traffic, noise, and light pollution.

SEQRA 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.” The new accessory building will be 1,334 sf with a 234 sf covered porch adjacent to the building.

Continued Public Hearing

3.2 Case No. 21 – 2022: 339A - 341 North High Street (Section 165.45, Block 1094, Lot 43) located in the RMF-10 Zone.

Regarding public notice, the Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on February 16, 2023 a sign was posted at the site giving notice of the Planning Board's March 1, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

The owner is Shahid Mahmood of Sialkot Properties LLC represented by Mr. Tom Abillama, Architect. The Applicant is requesting a site plan approval from the Board.

The subject property is in the RMF-10 zoning district. The Applicant originally proposed that the existing 2-story office and industrial structure be converted into residential and

office use with a third-floor addition. The revised plans have eliminated the office space, and now include a 770 sf community room on the first floor along with a 510 sf utility space, a 564 sf covered courtyard space, an 88 sf open courtyard space, and a 1,108 sf green roof space.

The subject property has undersized frontages along North High Street and Oakley Place. There is an access easement to the parking lot for the property from West Lincoln Avenue. There is also 24' driveway easement from North High Street leading to a small parking area. The structure is primarily constructed along interior property lines.

The ZBA provided the required zoning variances at their meeting held on July 19, 2022.

At the February meeting, the Planning Board requested additional information on the project financials and that the Applicant address density concerns by reducing the number of units from 10 to 9.

SEQRA Determination – 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. *Planning Board will need to complete the SEQRA process before completing their review.*

The application has been sent to the Fire Department, Police Department, the Water Bureau, and the Commissioner of DPW. The Fire Department reviewed the application and requested that the Applicant provide drawings of an installed sprinkler system and alarm system.

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

- **Monday, April 3, 2023, at 6:30pm - Planning Board Work Session.**
- **Tuesday, April 4, 2023, at 6:30pm - 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