



**City Planning Board**  
**Department of Planning & Community Development**  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Ernest D. Davis  
Mayor

William Holmes  
Chair

**MEETING NOTICE**  
**PLANNING BOARD**  
**PUBLIC HEARING**

A special meeting of the City Planning Board will be held on, **Thursday August 15, 2013 at 6:30 p.m.** in the City Council Chamber, Second Floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

**ITEM # 1 APPROVAL OF MINUTES**

- 1.1 Approval of the minutes of the regular meeting held on Wednesday July 10, 2013.
- 1.2 Approval of the minutes of the special meeting held on Monday June 17, 2013.
- 1.3 Approval of the minutes of the regular meeting held on Wednesday May 1, 2013.

**ITEM # 2 CONTINUED PUBLIC HEARING**

**2.1 Case No. 05-2013: 47 Grove Street** (Section 164.76, Block 1065, Lots 23 & 26).

The application of Errol McIntosh for Natalina Holding Corp is seeking site plan review for existing property in order to increase the convenience of existing outdoor storage space.

SEQRA Determination: This action is an uncoordinated review and classified as an "Unlisted Action"; wherein, the Planning Board must render a SEQRA assessment prior to deliberating on this matter.

**ITEM #3 RECOMMENDATION - Zoning Board of Appeals**

**3.1 Calendar No. 1703-Z** 8 Alden Place (Section 159.63, Block 1001, Lot 7) located within the RMF-15 Zoning District.

The applicant is seeking to construct a 4-story, nine unit multifamily townhouse style dwelling.

**3.2 Calendar No. 1704-Z** 316 West First Street (Section 186.28 Block 3008, Lot 6 & 7) located within the NB Zoning District.

The applicant seeks the aforementioned variances to construct a self-storage facility.

**ITEM # 4 LEAD AGENCY DETERMINATION AND RECOMMENDATION - Zoning Board of Appeals**

**4.1 Calendar No. 1705-Z** 403 East Third Street (Section 165.73, Block 4032, Lot 26 & 42) located within the R2-4.5 and NB Zoning District.

The applicant seeks the aforementioned variances to convert an existing commercial facility into a funeral parlor.

**ITEM # 5 CONCEPT PLAN**

**5.1** 759 South Columbus Avenue (Section 169.56, Block 3158, Lot 1)

The presentation is to allow an informal discussion pertaining to the proposed improvements at the aforementioned location.

**Note:** Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of the 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.

**Note:** The Planning Board will hold its work session on Monday July 8, 2013 at 6:30pm in the Planning Commissioner's Office.

Following the July 10, 2013 Regular Board Meeting the next regular meeting of the City Planning Board is scheduled to be held on Wednesday, August 7, 2013.

William Long  
Planning Administrator

cc: Ernest D. Davis, Mayor  
Nichelle Johnson, Acting Chief of Staff  
George Brown, City Clerk  
Hina Sherwani, Corporation Counsel

Lou Albano, Acting Planning Commissioner  
Mark Warren, Building Commissioner  
Press