



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230 • FAX (914) 699-1435

Ernest D. Davis
Mayor

William Holmes
Chair

MEETING NOTICE PLANNING BOARD PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday November 6, 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 ROLLCALL

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Wednesday May 1, 2013.
- 2.2** Approval of the minutes of the special meeting held on Thursday August 15, 2013.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday September 4, 2013.
- 2.4** Approval of the minutes of the regular meeting held on Wednesday October 2, 2013.

ITEM #3 CONCEPT PLAN

- 3.1** 125 South Fifth Avenue (Section 165.78, Block 3088, Lot 32 & 33)

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

ITEM #4 CONTINUED PUBLIC HEARING

- 4.1 Case #6-2013** 260 South Third Avenue (Section 169.23, Block 3106, Lot 16) located within the CB (Commercial Business) Zoning District.

The application of Arthur Kahane on behalf of Michael Sherry is seeking site plan review and a special use permit to convert an existing printing plant into a wholesale business which includes warehouse and distribution.

SEQRA Determination: It is not clear whether this a coordinated review. The Plan Examiner's Report must clearly indicate whether the Zoning Board approval is necessary.

4.2 Case #7-2013 403 East Third Street (Section 165.73, Block 4032, Lot 26 & 42) located within the R2-4.5 and NB Zoning District.

The application of Jack Adesso, Esq. on behalf of Patriece Miller is seeking site plan review and a special use permit to convert an existing commercial facility into a funeral parlor.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Zoning Board as "Lead Agency" assessed the environmental significance. The Zoning Board issued a negative declaration on August 20, 2013.

ITEM #5 PUBLIC HEARING

5.1 Case #2-2012 8 East Cedar Street / 485 Gramatan Avenue (Section 165.30, Block 1036, Lots 1 & 2) in the RMF-15 Zoning District.

Application of Cedar Manor, LLC by attorney Hannah S. Gross of Gross & Stabile, LLP is proposing to demolish an existing one-family dwelling on lot 2 to create an accessory off-street parking facility for multi-family building located on lot 1 which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Zoning Board as "Lead Agency" assessed the environmental significance. The Zoning Board issued a negative declaration on February 15, 2011.

5.2 Case #9-2013 759 South Columbus Avenue (Section 169.56, Block 3138, Lot 1) in the I (Industrial) Zoning District.

Application of Jose Montero by engineer Chris Tartaglia of High Point Engineering seeks to reconfigure an existing site to accommodate a drive-thru and additional gas pump islands which requires site plan review and a special use permit.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". Therefore, the Planning Board must declare its intent to be "Lead Agency" to assess the environmental significance.

ITEM #6 RECOMMENDATION - Zoning Board of Appeals

(All recommendations are classified as "Type II" actions; therefore, no further SEQRA assessment is necessary.)

6.1 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.

6.2 Proposed Adoption of an Urban Renewal Plan

Recommendation – Deadline is approximately February 2014

According to Section 267-56 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 other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports"**.

ITEM #7 – Administrative Action

Review and vote on the calendar dates for 2014 Planning Board Worksession and Public Hearing Dates.

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 December 2, 2013 at 6:30pm in the Planning Commissioner's Office.

Following the November 6, 2013 Regular Board Meeting the next regular meeting of the City Planning Board is scheduled to be held on Wednesday, December 4, 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