



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 December 4, 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.
- 2.5** Approval of the minutes of the regular meeting held on Wednesday November 6, 2013.

ITEM #3 CONTINUED PUBLIC HEARING

3.1 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.

3.2 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 #4 RECOMMENDATION – Zoning Board of Appeals

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

4.1 Calendar No. 1706-Z 22 East First Street (Section 165.70, Block 3112, Lot 1) located within the DB (Downtown Business) Zoning District.

The applicant of Y.B. Associates represented by architect Francis Turner, is requesting the following variances:

- Use Variance. The applicant proposes adult day care which is not a permitted use within the DB Zone. – This is a deviation from Section 267-16 of the Zoning Code.
- Off-street parking. This building is required to have 55 off-street parking spaces. The site currently does not have any off-street parking spaces. – This is a deviation from the parking regulations of the Zoning Code.

The applicant is requesting the aforementioned variances to add adult day care to businesses that operate on the current site.

4.2 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 #5 – Administrative Action

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

City of Mount Vernon
Planning Board Agenda

Meeting Date
December 4, 2013

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