



City Planning Board
Department of Planning & Community Development
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Ernest D. Davis
Mayor

William Holmes
Chair

SPECIAL MEETING MINUTES
PLANNING BOARD
PUBLIC HEARING

A special meeting of the City Planning Board will be held on, **Monday February 10, 2014 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

Present

Chairman Holmes
Board Member Boncardo
Board Member Justino
Board Member Selsey
Board Member Snyder
Board Member Trott

Absent

Board Member Zamor

ITEM # 2 APPROVAL OF MINUTES

2.1 Approval of the minutes of the regular meeting held on Wednesday May 1, 2013.
This item was adjourned.

2.2 Approval of the minutes of the special meeting held on Thursday August 15, 2013.
This item was adjourned.

2.3 Approval of the minutes of the regular meeting held on Wednesday September 4, 2013.
This item was adjourned.

2.4 Approval of the minutes of the regular meeting held on Wednesday October 2, 2013.
This item was adjourned.

2.5 Approval of the minutes of the regular meeting held on Wednesday November 6, 2013.
This item was adjourned.

2.6 Approval of the minutes of the regular meeting held on Wednesday December 4, 2013.

This item was approved.

2.7 Approval of the minutes of the regular meeting held on Wednesday January 8, 2014.

This item was adjourned.

ITEM #3 CONTINUED PUBLIC HEARING

3.1 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.

The Chairman reads the item into the record. The applicant begins to explain the changes and amendments since the last Board meeting. The Board asked questions for clarity. The Board has extensive conversation about the public improvements which include condition of the sidewalk, brick pavers, the installation of street trees, improvements to the traffic circulation at the intersection, crosswalks, handicap ramps and pedestrian signals. The Board explains which improvements the applicant is proposing and those that the applicant feels are outside of the applicant's scope of work. The Board then begins to ask questions concerning the drainage plan, truck turns, garbage collection, environmental remediation for the site with New York State, site landscaping, lighting and building orientation. The Board still needed clarification on the installation of public improvements in terms of the applicant contributing to a fund, landscaping and drainage. **Accordingly, all Board Members present decided to close the public hearing but to wait on deliberations to provide the Board time to make a thorough assessment of all submitted materials.**

3.2 Case #11-2013 125 South Fifth Avenue (Section 165.78, Block 3088, Lots 32 & 33).

Application of MountCo by attorney Jack Adesso is proposing to demolish an existing commercial facility to construct a multifamily senior citizen housing with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as a "Type I". Therefore, the City Council will be distributing its intent to be "Lead Agency". The Planning Board will not be able to render any decisions on this matter prior to the Lead Agency making its environmental assessment.

The Chairman reads the item into the record. The applicant begins to explain the changes and amendments since the last Board meeting. The Board then explains the importance for submitting

materials in a timely fashion so that the Board would have ample time to review the submission. The Board then asked a questions about the easement with neighbor, garbage location and accommodations, the parking meters being removed, the amount of parking revenue that will be lost due removing the parking meters, traffic circulation both on the site and within the surrounding area and the construction management plan. The applicant agreed to submit this information to the Board in a timely fashion before the next Board meeting. **With that, all Board Members present agreed to adjourn the matter.**

3.3 Case #1-2014 8 Alden Place (Section 159.63, Block 1001, Lots 7) in the RMF-15 zoning district.

Application of Robert Luiso by attorney Kory Salomone is proposing to construct a multifamily dwelling with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". Therefore, the Zoning Board as the Lead Agency declared a negative declaration on November 19, 2013 ending the SEQRA process.

This item was adjourned.

3.4 Case #2-2014 316 West First Street (Section 168.28, Block 3008, Lots 6 & 7) in the NB (Neighborhood Business) zoning district.

Application of Nowrang Balgobin by attorney Jack Adesso is proposing to construct a self-storage facility with associated on-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". Therefore, the Zoning Board as the Lead Agency declared a negative declaration on November 19, 2013 ending the SEQRA process.

The Chairman reads the item into the record. The applicant begins to explain the changes and amendments since the last Board meeting. The Board then wonders the reason that they are receiving the amendments the day of the meeting and expresses to the applicant the importance of receiving the material in a timely fashion which is submission deadline. The applicant then proceeds by explaining the changes. The Board listens attentively and asked relevant questions for clarity but states that they need ample time to review the changes. The Board seeks the clarity in terms of the shadow study from the applicant and seeks the ARB's recommendation. **With that, the Board closes the public hearing but is not prepared to make any decisions or assessments at this time. This determination was unanimous by all Board Members present.**

3.5 Case #10-2013 22 East First Street (Section 165.70, Block 3112, Lots 1) in the DB (Downtown Business) zoning district.

Application of Y.B. Associates by attorney Jack Adesso is proposing to convert an existing bank into an adult daycare facility with associated off-site parking which requires site plan review.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted". The Zoning Board is in the process of declaring itself Lead Agency in

accordance with SEQRA; therefore, the Lead Agency must be declared and SEQRA findings issued prior to rendering any decisions.

The item was adjourned.

ITEM #4 RECOMMENDATION

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

4.1 125 South Fifth Avenue (Section 165.78, Block 3088, Lot 32 & 33) – City Council

Senior Citizen Housing Recommendation

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”.**

After a brief discussion, the Board recommended that the City Council consider:

- The egress for the adjacent property directly behind the subject which has the easement.
- The interim construction management plan.
- The egress for fire purposes.
- The amount of lost revenues due to removing the parking meters directly in front of the subject site.

4.2 Proposed Adoption of an Urban Renewal Plan – City Council

Recommendation – Deadline is approximately February 2014

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This item was adjourned.

4.3 Sale of City Owned Property – Real Estate Committee

The Real Estate Committee according to Section 205-5G of the City’s Charter, requires that the Planning Board provides a recommendation regarding whether the subject property is or may be used for municipal purposes.

208 North Fifth Avenue (Section 165.54, Block 1103, Lot 10)

The Board recommended that City Council should seek a recommendation from other City agencies before making any decisions regarding the sale of this site.

4.4 DEIS For 125 South Fifth Avenue Rezoning – City Council

In accordance with SEQRA, **“A Type I negative declaration, conditioned negative declaration, positive declaration, notice of completion of an EIS, EIS, notice of hearing and findings must be filed with all involved agencies.”** Accordingly, the Planning Board as an involved agency is being notified in the event the Board elects to comment on the Environmental Impact Statement (EIS).

The Board recommended that the DIES include an assessment of the amount of lost revenue from removing the parking spaces directly in front of the subject site.

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 February 10, 2014 at 5:30pm in the Planning Commissioner’s Office.

Following the February 10, 2014 Special Board Meeting the next regular meeting of the City Planning Board is scheduled to be held on Wednesday, March 5, 2014.

William Long
Planning Administrator

cc: Ernest D. Davis, Mayor
Nichelle Johnson, Acting Chief of Staff
George Brown, City Clerk
Hina Sherwani, Corporation Counsel
Jaime Martinez, Acting Planning Commissioner
Mark Warren, Building Commissioner
Susanne Marino, Deputy Commissioner
Press