



**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 regular meeting of the City Planning Board will be held on, **Wednesday February 4, 2015 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 December 3, 2014
- 2.2** Approval of the minutes of the regular meeting held on Wednesday January 7, 2015

**ITEM #3 CONTINUED PUBLIC HEARING**

- 3.1 Case #7-2014 0 South Terrace Avenue (Section 164.83, Block 1059, Lot 13) Located in the I-Industrial Zone. Per the Assessment Department the address is 0 South Terrace Ave, not 216 South Terrace Avenue**

The applicant Ralph Tedesco proposes to demolish the existing building and all other existing improvements on the site in order to construct an outdoor storage facility for construction materials: recycling and crushing of construction supplies. To erect a small building for office purposes and concrete retailing wall at the perimeter of the property. Site plan approval is required for both access driveways that are greater than the 20'-0" width requirements; the 25% widths do not have the radius returns at each corner.

**SEQRA Determination:** This action is a coordinated review and classified as "Unlisted". The Planning Board as "Lead Agency" shall determine the environmental significance prior to any decision being made.

- 3.2 Case # No. 4-2014** 42 Broad Street (Section 165.22, Block 1021, and Lot 1) in the DB Downtown Business District

Application of Alexander Development Group proposes to construct a mixed use structure with associated on-site parking which requires site plan review.

**SEQRA Determination:** This action is a coordinated review and classified as “Unlisted”. The City Council as “Lead Agency” issued a negative declaration on December 23, 2014, ending the SEQRA process

#### **ITEM # 4 PUBLIC HEARING**

##### **4.1 Case # 2-2015 131-141 E. Third Street (Section 165.79, Block 3159, Lot 22) Located** in the NB Zone and RMF 6.75 Zones.

The application of Oneness Rehoboth Apostolic Church represented by attorney Jack Adesso, proposes to construct a new church and garage at this premise, which requires a site-plan review.

**SEQRA Determination:** This action is a coordinated and classified as an “Unlisted Action”. The Zoning Board as the Lead Agency declared a negative declaration on November 18, 2014, ending the SEQRA process.

**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 2, 2015 at 6:30 pm in the Memorial Room, City Hall, 2<sup>nd</sup> Floor.

**Note:** The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, March 4, 2015

Wendy Davis  
Board Secretary

cc: Ernest D. Davis, Mayor  
Jaime Martinez, Acting Planning Commissioner  
Susanne Marino, Deputy Commissioner  
Mark Warren, Building Commissioner  
Hina Sherwani, Assist Corporation Counsel  
William Long, Planning Administrator

George Brown, City Clerk

Press  
Lobby