



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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Richard Thomas
Mayor

William Holmes
Chair

MEETING NOTICE
PLANNING BOARD
PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday, March 2, 2016 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 July 1, 2015.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday November 4, 2015.
- 2.3** Approval of the minutes of the regular meeting held on Wednesday January 6, 2016
- 2.4** Approval of the minutes of the regular meeting held on Wednesday February 3, 2016.

ITEM #3 CONTINUED PUBLIC HEARING

**3.1 Case No. 8-2015 1 Bradford Road (Section 165.66, Block 2204, Lot 1)
Located in the RMF-15 Zoning District**

The application WP East Acquisitions L.L.C represented by attorney Mark Weingarten of DelBello Donnellan Weingarten Wise and Wiederkehr LLP proposes to erect a 5-story multi family building with associated parking. The Planning Board is the governing agency for all work to be done on this site.

SEQRA Determination: This action is a coordinated review and classified as "Unlisted". The City Council as "Lead Agency" has declared a negative declaration on February 26, 2015 ending the SEQRA process.

**3.2 Case No. 1-2016 20 Colonial Place (Section 169.41, Block 4079, Lot 2)
Located in the CB (Commercial Business) Zoning District.**

The applicant Randhawas Estate Corporation represented by Tom Ashbahian, the architect, proposes to convert an existing bank, into a fast food restaurant, with a drive-up window. These alterations require, approval for a Special Use Permit and a Site Plan approval.

SEQRA Determination: This action is a coordinated review and classified as “Unlisted”. The Planning Board has declared itself as “Lead Agency” shall be established prior to a determination of significance.

ITEM #4 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

4.1 Recommendation - All recommendations are classified as “Type II” actions: therefore, no further SEQRA assessment is necessary.

The Zoning Board requested your recommendation as it relates to the applications listed below.

- a. **Calendar #1720-Z 645 N. MacQuesten Parkway (Section 165.29, Block 1026, Lot 33 & 37) Located in the CB (Commercial Business) Zoning District.** The Applicant 645 Mac Realty LLC, represented by Jack Addesso, the attorney, is proposing to erect two new apartment buildings on the property to accommodate 72 units and parking on site. CB-Zoning does not allow residential units.
- b. **Calendar# 1721-Z 525 N. MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the I-Industrial Zoning District.** The Applicant 645 Mac Realty LLC, represented by Jack Addesso, the attorney, is proposing to erect three new apartment buildings on the property to accommodate 108 units and on site parking. I-Zoning does not allow residential units.

4.2 Lead Agency notice from the Zoning Board regarding its intent to be lead agency.

The Zoning Board of Appeals is declaring its intent to be lead agency for the coordinated environmental review for the proposed “Designated Redeveloper” status of “The MacQuesten Development” 525 MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) in the CB Zoning District and 645 MacQuesten Parkway (Section 165.29, Block 1026, Lots 33 & 37) in the I Zoning District. In accordance with Section 617.6b(2i) of the New York State Law, “For all Type 1 actions and for coordinated review of Unlisted actions involving more than one agency, a lead agency must be

established prior to a determination of significance.” Therefore, the Zoning Board seeks to establish itself as the “Lead Agency”.

4.3 Sale of City Owned Property – Real Estate Committee

- a. 610 S. 4th Avenue, Mount Vernon, NY (Block 3093, Lot 3)**
- b. 359 S. 10th Avenue , Mount Vernon, NY (Block 3048, Lot 18)**

The Real Estate Committee according to Section 205-5 E, F & G 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. As requested on the memo from the City Clerk dated February 18, 2016.

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 29, 2016 at 6:30 pm in the Memorial Room, City Hall, 2nd Floor.

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, April 6, 2016

Wendy Davis
Board Secretary

cc: Richard Thomas, Mayor
Jaime Martinez, Acting Planning Commissioner
Brian G. Johnson, Planning Deputy Commissioner
Kindra Dolman, 1st Deputy Building Commissioner
William Long, Planning Administrator
Lawrence A. Porcari, Corporation Council
Johan Powell, Assistant Corporation Counsel
George Brown, City Clerk
Lobby
Press