



## CITY COUNCIL

CITY OF MOUNT VERNON  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2352 · FAX (914) 668-6044

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### LEGAL NOTICE

#### CITY COUNCIL OF THE CITY OF MOUNT VERNON

**Notice of Public Hearing.** 1 North Fulton Realty, LLC has petitioned the City Council to rezone property located at 1 North Fulton Avenue, Mount Vernon (the Site) in order to allow development of a senior citizen assisted living facility/independent living facility on the Site.

**The Site.** The Site is identified on the City Tax Assessment Map as Parcel No.165.72-2060-19 and is served by municipal water and sewer. The Site is presently located in the RMF-15 Multi-Family Residence District. The owner requests that the Site be designated as eligible for the Senior Citizen Housing Floating Overlay (RMF-SC) and that the Zoning Map then be amended to place the RMF-SC Overlay onto the Site. The owner also requests a *de minimis* waiver of the RMF-SC building height restriction to allow a *de minimis* exceedance of three (3) feet.

**Purpose:** *To receive comments from the public on the request to designate the Site as eligible for the RMF-SC Zoning Overlay District; amend the City Zoning Map to place the RMF-SC Floating Overlay zone on the Site; and waive the RMF-SC building height restriction to allow a de minimis exceedance of three (3) feet.*

**For the Project Known as:** Sentinel at Mount Vernon  
1 North Fulton Avenue

**Date and Time of Hearing:** Wednesday, January 23, 2019 at 7:00pm, or as soon thereafter as practicable, all interested persons shall be heard.

**Location:** Mount Vernon City Council Chambers  
City Hall - 2<sup>nd</sup> Floor  
1 Roosevelt Square  
Mount Vernon, NY 10550

Copies of the application, conceptual site plan, proposed revision to the zoning map, and SEQRA documentation are available for inspection at the Mount Vernon City Clerk's Office, 1 Roosevelt Square – City Hall, Mount Vernon, NY 10550 during normal business hours, as well as online at [www.cmvny.com](http://www.cmvny.com).

**SEQRA Status.** The proposed action is a Type I SEQRA Action. The City Council, acting as SEQRA Lead Agency, determined that the proposed action will not have a significant adverse environmental impact and that preparation of an environmental impact statement (EIS) will not be required.

**Accessibility.** The City of Mount Vernon will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the City Clerk's office.

**Contact Person:**

George W. Brown, City Clerk, Mount Vernon City Council  
1 Roosevelt Square - City Hall  
Mount Vernon, New York 10550  
(914) 665-2352 (T)

Dated: December 14, 2018

GEORGE W. BROWN  
City Clerk