



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

Richard Thomas
Mayor

Darryl Selsey
Chair

MEETING NOTICE PLANNING BOARD PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday, March 6, 2019 at 6:30 PM** in the **City Council Chambers**, Second Floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- **July 23, 2018**
- **December 13, 2018**
- **January 22, 2019**
- **February 7, 2019**

ITEM #3 CONCEPT PLAN – This is “Type II” action; therefore, ending the SEQRA process.

The intent of the concept plan presentation is to allow an applicant one (1) presentation wherein the Board may become familiarized with an anticipated application. The presentation is to allow an informal discussion pertaining to the improvements proposed by the applicant. In addition, the concept plan presentation may illuminate any preliminary request for additional information that the Board may feel required to assist in the facilitation of their decision making. These informal discussions do not bind the Board to any decisions or determinations.

3.1 1 North Fulton Avenue (Section 165.72, Block 2060, Lot 19) Proposal for the RMF-SC Zoning District.

The applicant 1 North Fulton Realty, LLC represented by Civil Design Works, is presenting a Concept Plan for a proposal in the RMF-SC Zoning.

ITEM #4 CONTINUED PUBLIC HEARING

**4.1 Case #3-2017 135 North High Street (Section 165.61, Block 1076, Lot 30)
Located in the RMF- 10 Multi-Family Zoning District.**

The Applicant, represented by Tom F. Abillama, R.A., is proposing to build a 6-story multi-family building: 24 apartments with parking. Site Plan review is required.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board as “Lead Agency” issued a negative declaration on September 19, 2017 which ends the SEQRA process.

4.2 Case #3-2018 140 South Thirteenth Avenue (Section 169.21, Block 3014, Lot 31) Located in the RMF-6.75 Zoning District.

The applicant, Roobob Holding, LLC represented by Carlos Streber (Expeditor) seeks to subdivide one parcel into two parcels. A subdivision of land is requested.

SEQRA Determination: This “Unlisted” action is coordinated review. Accordingly, the Zoning Board as Lead Agency issued a negative declaration which ends the SEQRA process.

ITEM #5 PUBLIC HEARING

5.1 Case No. 1-2019 284 South Columbus Avenue (Section 165.81, Block 4042, Lot 1.1) Located in the RMF-15 Zoning District.

The applicant T-Mobile represented by Snyder and Snyder, LLP, is presenting a Concept Plan for the installation of wireless telecommunication infrastructure at a new site.

SEQRA Determination: This “Unlisted” action is uncoordinated review. In accordance with Title 6, Chapter VI, Part 617.7(a) of New York State’s Codes, Rules and Regulations, the Planning Board as Lead Agency must make a determination of significance prior to rendering any decisions.

ITEM #6 ADMINISTRATIVE ACTION – SEQRA DETERMINATION: This action is a “Type II” action; therefore, ending the SEQRA process.

6.1 Proposed MX-1 Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed MX-1 Zoning Ordinance
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”.

The Proposed MX-1 Zoning Designation is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of East Third Street between South Fulton Avenue and South Columbus Avenue. Previously, the proposal was in SEQRA review to assess the environmental impacts which may result from the proposed rezoning. The City Council held a public hearing; wherein, further assessment of the proposed ordinance was indicated. Accordingly, the Planning Board has been asked to review the proposed ordinance prior to moving forward to ensure that ordinance appropriately encourages development in a contextual manner for the area.

6.2 Proposed Adaptive Reuse Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Adaptive Reuse Zoning Ordinance

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”.

The Proposed Adaptive Reuse Zoning Ordinance is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of:

- East First Street between South Fulton Avenue and South Fourth Avenue;
- Gramatan Avenue between East First Street and Prospect Avenue;
- Elm Avenue between Park Avenue and Portugal Place; and
- Prospect Avenue between Gramatan Avenue and Portugal Place.

The purpose of the is proposed ordinance is to provide a provision for conversion to mixed use structures is necessary to retain the City's existing historical, cultural and/or architectural character of the City's Downtown due to the economically underperforming upper-story space of commercial-only structures within the Downtown Mount Vernon East Area.

Currently, the City Council is considering the proposal.

6.3 Proposed Amendment to RMF-15 Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Amendment to RMF-15 Zoning Ordinance

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”.*

The Proposed Amendment RMF-15 Zoning Designation is a proposal; wherein, 30 story multifamily dwellings would be permitted as an “As-of-right” provided that certain criteria are met. This amendment would be applicable to any property within the RMF-15 Zone which meets the criteria. The proposal is in SEQRA review to assess the environmental impacts which may result from the proposed zoning text amendment. The City Council seeks to be lead agency. Accordingly, the Planning Board has been asked to review the proposed ordinance prior to moving forward to ensure that ordinance appropriately encourages development in a contextual manner for the area.

6.4 New York City’s OneNYC Plan

In accordance with Article 3a – Section 27(14b) of New York State General City Law, “In addition, the Planning Board shall have the full power and authority to make investigations, maps, reports, and recommendations in connection therewith relating to the planning and development of the City as it deems desirable, providing the total expenditures of said Board shall not exceed the appropriation provided therefor.” Accordingly, New York City is updating its OneNYC Plan which is New York City’s long-range planning document. In accordance with New York City Statute, New York City must update the Plan every four (4) years.

The Plan was last updated in 2015; wherein, New York City created a Division of Regional Planning in its Planning Department. The 2015 version can be found at

<https://onenyc.cityofnewyork.us/plan/>

New York City is having visioning sessions to help form the outcomes of its 2019 update. The Planning Board may wish to review and comment on regional goals.

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, April 1, 2019 at 5:30 pm in the Planning Department.

Note: The next regular meeting of the City Planning Board is scheduled to be held on Wednesday, April 3, 2019.

City of Mount Vernon
Planning Board Agenda

Meeting Date
March 6, 2019

William Long,
Planning Administrator

Building Department
Lawrence A. Porcari, Esq., Corporation Counsel
Brian G. Johnson, Esq., 1st Corporation Counsel
George Brown, City Clerk; Press; Lobby