



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

Andre Wallace
Mayor

Darryl Selsey
Chair

MEETING NOTICE PLANNING BOARD PUBLIC HEARING

A regular meeting of the City Planning Board will be held on, **Wednesday November 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

- September 11, 2019 Minutes

ITEM #3 PUBLIC HEARING

Case 6-2019 151 South MacQuesten Parkway (Section 164.83, Block 1060, Lot 19) Located in the "I" (Industrial) Zoning District.

The Applicant, Dimifini-Yonkers, LLC represented by Hannah Gross, Esq., seeks to convert an existing light industrial building into motor vehicle repair facility which requires a special use permit. The applicant seeks a special use permit.

SEQRA Determination: This "Unlisted" action is coordinated review. The Zoning Board declared its intent to be Lead Agency in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations. The Planning Board must decide whether the Zoning Board is the appropriate "Lead Agency".

ITEM #4 ADMINISTRATIVE ACTION (All administrative actions are Type II; ending the SEQRA process.)

4.1 Land Use Board Training Session – December 5, 2019 at 6:00pm (Snowdate: December 12, 2019).

In accordance with Article 3 - Section 27(7-a) of the New York State's General City Law, "Training and attendance requirements. Each member of the planning board of a city, except a city having a population of more than one million, shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties."

4.2 Report on referred matters

- **The City of Yonkers Rezoning – MetroGreen, LLC**
100A Oak Street (Section 6, Block 6382, Lot 50) – The City of Yonkers
0 Oak Street (Section 164.68, Block 1055, Lot 19) – The City of Mount Vernon

Pursuant to New York State General Municipal Law, Article 3-Section 31, *“The planning board shall have full power and authority to make such investigations, maps and reports and recommendations in connection therewith relating to the planning and development of the city as to it seems desirable providing the total expenditures of said board shall not exceed the appropriation for its expenses.”*

The City of Yonkers seeks to rezone 100A Oak Street (Section 6, Block 6382, Lot 50) from “Commercial” (Commercial) to “I” (Industrial) at the MetroGreen, LLC. facility mainly located in the City of Yonkers. A portion of the site is located in the City of Mount Vernon. It is not clear whether any changes are proposed for the portion of the site located within the City of Mount Vernon. This application requires Yonkers Planning Board and Yonkers City Council review.

Currently, this “Unlisted” action is a coordinated review. The Yonkers City Council seeks to declare its intent to be “Lead Agency.” In accordance with SEQRA, the Mount Vernon Planning Board has 30 days to assess whether the Yonkers City Council is the appropriate body to be the Lead Agency.

4.3 Lead Agency Notice/ City Council Recommendation

- **144 East Kingsbridge Road (Section 169.64, Block 3097, Lot 3) Located in the “I” (Industrial) and the R1-3.6 Zoning Districts.**

The applicant, Xinos Construction, Corp., represented by Edward D’Amore, Architect, seeks to rezone the portion of the property located in the R1-3.6 Zoning District to “I” (Industrial) Zoning District.

SEQRA Determination: This “Unlisted” action is coordinated review. The City Council has declared its intent to be the “Lead Agency” in accordance in SEQRA. The Planning Board must assess whether the City Council is the appropriate “Lead Agency”.

4.4 Zoning Board Recommendation

- **Calendar #1747-Z 352 South Fifth Avenue (Section 169.30, Block 3083, Lots 38) Located in the RMF-6.75 Zoning District.**

The applicant, Alfred Mitchell, represented by Thomas Curro, AIA, is requesting to expand a non-conforming structure. This requires area variances; however, the Zoning Board seeks guidance regarding impervious coverage/flooding; whether it will have an impact on the surrounding homes and/or the neighborhood; and whether will follow.

SEQRA Determination: This “Type II” action is a coordinated review; ending the SEQRA process.

- **Calendar # 1750-Z 151 South MacQuesten Parkway (Section 164.83, Block 1060, Lot 19) Located in the “I” (Industrial) Zoning District.**

The Applicant, Dimifini-Yonkers, LLC represented by Hannah Gross, Esq., seeks to convert an existing light industrial building into motor vehicle repair facility which requires a special use permit. The applicant seeks to deviate from the special use permit criteria. Therefore, Area Variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board must declare its intent to be Lead Agency prior to rendering any decisions in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations.

4.5 Real Estate Committee Recommendation

According to Section 205(E, F & G) of the City’s Charter, the Real Estate Committee requires the Planning Board provide a recommendation regarding whether the subject property is or may be used for municipal purposes as requested in a memo dated October 7, 2019 from the City Clerk.

- **425 South Seventh Avenue (Section 169.38, Block 3072, Lot 43)**

4.6 2020 Meeting Dates

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, November 4, 2019 at 6:30 pm** in the Planning Department.

Note: The Planning Board will hold its next work session on **Monday, December 2, 2019 at 6:30 PM** in the Planning Department.

Note: The next regular meeting of the City Planning Board is scheduled to be held on **Wednesday, December 4, 2019 at 6:30 pm.**

William Long
Planning Administrator

Building Department
Corporation Counsel
City Clerk; Press; Lobby