



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

Shawyn Patterson-Howard  
Mayor

Darryl Selsey  
Chair

## **MEETING NOTICE PLANNING BOARD PUBLIC HEARING**

A regular meeting of the City Planning Board will be held on, **Wednesday January 5, 2020 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**

### **ITEM #3 CONTINUED PUBLIC HEARING**

#### **3.1 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 Planning Board must declare itself the "Lead Agency" in accordance with Title 6 CRR-NY 617.6(b)(3) of the New York State Codes, Rules and Regulations.

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

#### **4.1 Lead Agency Notice/ City Council Recommendation**

In accordance with Article XI-Section 3 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 any other board (ARB), agency or official of the City which the City Council deems appropriate."**

- **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”.

- **1 Wartburg Place (Section 165.42, Block 2160, Lot 1) and (Section 165.50, Block 2194, Lot 4) and (Section 165.51, Block 2194, Lot 5)**

The applicant, Wartburg, represented by Lucia Chiochio, Esq., seeks to rezone the Wartburg site to the RMF-SC (Senior Citizen Housing Floating Zone) Designation.

**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 Architectural Review Board must assess whether the City Council is the appropriate “Lead Agency”.

- **1 Bradford Road (Section 165.66, Block 2204, Lot 1&4)**

The applicant for 1 Bradford Road seeks to establish an office building with various associated uses. To do so, the applicant is requesting the City Council rezone the property from RMF-10 Zoning District to LI-7.5 Zoning District. As result of the rezoning, the applicant will need a variance. The applicant will need site plan approval and Certificate of Appropriateness approval.

**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 Architectural Review Board must assess whether the City Council is the appropriate “Lead Agency”.

- **Site Plan Review Requirement/Definition**

To amend the Site Plan Review Requirement/Definition so the City of Mount Vernon is exercising best practices as it relates to Site Plan Review.

- **Zoning Amendment Process**

To amend the Zoning Amendment Process so the City of Mount Vernon has a clear and concise process for applicants seeking zoning amendments.

#### **5.4 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)**

#### **5.5 Neighboring Municipality Recommendation**

According to Section 239-nn of New York State General Municipal Law, "It is the intent and purpose of this section to encourage the coordination and land use development and regulation among adjacent municipalities in order that each adjacent municipality may recognize the goals and objectives of neighboring municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area".

- **Village of Pelham Municipal Facility Center**

The Village of Pelham seeks to construct a new municipal facilities center to include village hall, fire station and police station. While it does not appear that the municipal center will be within 500' of the Mount Vernon/Pelham border, it will be located along Fifth Avenue in the Village of Pelham. As part of the SEQRA process, the Village of Pelham distributed its intent to serve as Lead Agency to the City of Mount Vernon's City Council. This matter is before the Mount Vernon Planning Board in the event the Board has any comments in which it wishes to share.

**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 3, 2019 at 6:30 pm** in the Planning Department.

**Note:** The Planning Board will hold its next work session on **Monday, March 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, March 4, 2020 at 6:30 pm.**

William Long  
Planning Administrator

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Planning Commissioner  
Building Department  
Corporation Counsel  
City Clerk; Press; Lobby