



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

## **PLANNING BOARD MEETING/HEARING AGENDA**

A regular meeting of the City Planning Board will be held on, **Wednesday August 5, 2020 at 6:30 PM** via **ZOOM** (<https://zoom.us/>) at which time the Board shall consider the following:

Please see the City's Website ([www.cmvny.com](http://www.cmvny.com)) for "ZOOM" Instructions:

Meeting ID: 898 4047 0735

Password: 072289

Dial In: (646) 876-9923

### **ITEM #1 ROLL CALL**

### **ITEM #2 APPROVAL OF MINUTES**

**ITEM #3 ADMINISTRATIVE ACTIONS** (All administrative actions are Type II; thereby ending the SEQRA process.)

#### **3.1 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, agency or official of the City which the City Council deems appropriate."**

- **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 that 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 a coordinated review. The City Council has declared its intent to serve as the "Lead Agency" in accordance with SEQRA.

### **3.2 Zoning Board Recommendation**

According to Chapter 53-3(H)(1) of the City Charter, **“The Planning Board may make recommendations to the Zoning Board on use/area variance application regarding the assessment of the arrangement, layout and design of a proposed use of a single parcel of land.”**

- **Calendar # 1753-Z 351 South First Avenue (Section 169.31, Block 3127, Lot 24) Located in the RMF-6.75 Zoning District.**

The Applicant, Cassandra Taylor represented by Edward D’Amore, AIA, seeks to construct a garage in the rear of the house. The applicant does not meet the appropriate setbacks required to construct the driveway and garage. Therefore, Area Variances are requested.

**SEQRA Determination:** This action is a “Type II” action in accordance with Title 6 CRR-NY 617 of the New York State Codes, Rules and Regulations; thereby, ending the SEQRA process.

### **3.3 Proposed Amendments to Zoning Board Rules of Procedure**

In accordance with Mount Vernon City Code § 55-3(B)(Rules and Regulations), “The Planning Board may adopt such rules and regulations as it deems necessary and proper to the performance of its powers and duties hereunder and may amend or repeal the same”.

## **ITEM #4 PUBLIC HEARING**

### **4.1 Case No. 1-2020 24 Summit Avenue (Section 169.64, Block 2058, Lot 1) Located in the RMF-6.75 Zoning District.**

The Applicant, Christopher Smith, represented by Errol McIntosh, R.A., seeks to subdivide one vacant lot into two lots for the purpose of constructing two new 2-family dwellings. The Applicant seeks subdivision approval.

**SEQRA Determination:** This “Unlisted” action is a coordinated review. The Planning Board as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

### **4.2 Case No. 2-2020 770 South Columbus Avenue (Section 169.56, Block 3139, Lot 18) Located in the I (Industry) Zoning District.**

The Applicant, 770 S. Columbus Avenue, LLC, represented by Edward D’Amore, AIA, seeks an addition and alteration to a building and site for use as an Enterprise Truck

Rental office and indoor truck wash facility for the rental trucks. The Applicant seeks site plan approval.

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

**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, August 3, 2020 at 6:30 pm** via Zoom videoconference.

**Note:** The Planning Board will hold its next work session on **Monday, August 31, 2020 at 6:30 pm** via Zoom videoconference.

**Note:** The next regular meeting of the City Planning Board is scheduled to be held on **Wednesday, September 2, 2020 at 6:30 pm** via Zoom videoconference.

Marlon Molina  
2<sup>nd</sup> Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor  
Planning Board  
Planning Commissioner  
Building Department  
Corporation Counsel  
City Clerk; Lobby