



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 October 7, 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) for "ZOOM" Instructions:

Meeting ID: 898 4047 0735

Password: 072289

Dial In: (646) 876-9923

ITEM #1 ROLL CALL

ITEM #2 ADMINISTRATIVE ACTIONS

2.1 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."**

- **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 William Null, 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 serves as the "Lead Agency" in accordance in SEQRA.

ITEM #3 REQUEST FOR AN EXTENSION OF TIME

3.1 Case No. 1-2014 8 Alden Place (Section 159.63, Block 1001, Lot 7) Located in the RMF-15 Zoning District.

The Applicant, Julie Properties, LLC and its agent BRB Construction, LLC, represented by Leonard A. Cohen, Esq., seeks an extension of the Site Plan Resolution for the construction of a five (5) story, four (4) unit multifamily dwelling. The original approval was granted on April 4, 2014. The original approval expired on April 2, 2016. The applicant received its first “extension of time” which expired on April 2, 2018. The applicant received its second one-year “extension of time” which expired on April 2, 2019. The applicant received its third one-year “extension of time” which expired on August 31, 2020. The applicant now seeks an additional extension.

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

ITEM #4 PUBLIC HEARING

4.1 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 #5 COMMENTS TO OTHER MUNICIPALITIES

5.1 Comments to City of Yonkers for 1219 Yonkers Avenue.

The City of Yonkers Planning Board has asked if we have comments regarding their site plan review for a proposed 266-unit residential apartment building at block 6383 lot 6 on property known as 1219 Yonkers Avenue. SEQRA: Yonkers Zoning Board of Appeals is lead agency for coordinated review. This is an unlisted action.

5.2 Comments to the City of Yonkers for AMS Acquisitions, LLC

The City of Yonkers City Council has issued notice to serve as lead agency pursuant to SEQRA for project located at 41 Buena Vista Avenue, 20 Palisade Avenue, 7 Overlook Terrace, 15 Overlook Terrace, 23 Overlook Terrace, 15 Overlook Terrace, 12 Overlook Terrace, 14 North Broadway, 18 North Broadway, 28 North Broadway, 30-32 North Broadway, 52 North Broadway, 2 Baldwin Place, and 10 Baldwin Place. The applicant is proposing amendments to the City of Yonkers zoning map and zoning ordinance. 30 SEQRA lead agency period sent September 17, 2020. Board must discuss comments on lead agency.

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of 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.

Upcoming Dates

- **Monday, November 2, 2020 at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, November 4, 2020 at 6:30 pm** regular meeting of the Planning Board via Zoom videoconference.
- **Monday, November 30, 2020 at 6:30 pm** Planning Board Work Session via Zoom videoconference.

Marlon Molina 2nd Deputy Planning Commissioner

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