



**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 January 6, 2021 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 PUBLIC HEARINGS**

### **CONTINUATION OF PUBLIC HEARING**

#### **2.1 Case No. 1-2014 8 Alden Place (Section 159.63, Block 1001, Lot 7) Located in the RMF-15 Zoning District. Request for an extension of time.**

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. (Continuation of Public Hearing)

This application was adjourned from the December meeting at the request of Mr. Tartaglia (attorney for 8 Alden Place neighbors).

**NEW PUBLIC HEARING**

**2.2 Case No. 1-2021 295 East Sandford Blvd. (Section 169.33, Block 4067, Lots 26 & 28) Located in the CB (Commercial Business) Zoning District. Request for Site Plan and Special Permit.**

The Applicant, Atlantis Fresh Market, seeks site plan approval for Proposed Gas Station Alterations and the Renovation/Conversion of the Existing Building from a motor vehicle repair shop into an 1,813 sf Convenience Store. The application also requires a special permit from the Planning Board for a Motor Vehicle Filling Station pursuant to §267-28 (G) (4).

**SEQRA Determination:** The proposed action is a Type II action based on 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore, ending the SEQRA process.

**2.3 Case No. 2-2021 118 South 7<sup>th</sup> Avenue, Ebony Gardens Preservation, LP (Section 165.78, Block 3066, Lot 9) Located in the RMF-10 Zoning District. Request for Site Plan.**

The Applicant, Ebony Gardens Preservation, LP, seeks site plan approval for the construction of a new, one-story 3,882 sf Community Center with an adjacent Playground on an existing, underused parking lot.

Applicant has provided a *Project Narrative* describing the new Community Center building and its proposed uses and community amenities. Applicant has also submitted a Stormwater Pollution Prevention Plan (SWPPP) since the area of disturbance is over an acre (specifically 1.28 acres.) The SWPPP has been prepared in accordance with NYS Stormwater Management Design Manual, Chapter 9 (redevelopment) requirements and has been forwarded to the City Engineer/Stormwater Management Officer) for review and approval. Note that the current site does not contain any stormwater management systems.

**SEQRA Determination:** The proposed action is a Type II action based on 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore, ending the SEQRA process.

**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, February 1, 2021 at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, February 3, 2021 at 6:30 pm** regular meeting of the Planning Board 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