



**City Planning Board**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Shawyn Patterson-Howard  
Mayor

Darryl Selsey  
Chair

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## **PLANNING BOARD MEETING/HEARING**

### **AGENDA**

A regular meeting of the City Planning Board will be held on **Wednesday, May 5, 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 APPROVAL OF MINUTES**

- **April 7, 2021**

#### **ITEM #3 REQUEST FOR AN EXTENSION OF TIME**

##### **3.1 Case No. 6-2021 I North Fulton 14 (Section 159.63, Block 1001, Lot 7) Located in the RMF-15 Zoning District. Request for an extension of time.**

Applicant's approved resolution is dated April 14, 2020. A copy of the previous resolution has been provided to the Planning Board Commissioners. Applicant has provided a letter requesting the extension dated March 15, 2021.

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

## **ITEM #4 Public Hearings**

### **Continuation of Public Hearing**

#### **4.1 Case No. 3-2021 115 South Macquesten Parkway (Section 164.75, Block 1060, Lots 1, 2, 3, 6, 8, and 29) Located in the Mount Vernon West – Hub Transit Oriented zone (MVW-H), Request for Site Plan Review.**

Applicant has provided supplemental information for the EAF. The Planning Board has already assumed lead agency for the environmental review of the application. The supplemental information provided is to demonstrate how the project conforms to the to the Findings Statement adopted by the City Council evaluating the environmental impacts of the proposed MVW TOD zoning. The document details the public benefits of the proposed project. Some of these benefits include the creation of 300 temporary construction jobs and 12 permanent jobs, increased real estate and retail sales taxes, exceed open space requirements, community space, mixed income range of workforce housing, identify and target inflow and infiltration improvements to sanitary sewers. The 3: 1 ratio is in line with Westchester County Planning recommendations. Also addressed is the planned landscaped promenade along South Macquesten Parkway. The document provides specific information on trip generation and impact on the area's intersections.

**SEQRA Determination:** The proposed action is a Type I action under SEQRA. The Planning Board has assumed lead agency status for the project's environmental review.

### **New Public Hearing**

#### **4.3 Case No. 5-2021 1 Wartburg Site Plan Application for Assisted Living Building at the Wartburg Campus (Section 165.42, Block 2160, Lot 1; Section 165.50, Block 2194, Lot 4; Section 165.51, Block 2194, Lot 5)**

The Applicant has submitted a site plan application for the 5-story approximately 50,000 sf memory care, Assisted Living (AL) building with 48 units located in the southeast area of the campus where the Berkemeier Auditorium was previously located. The AL site replaces the existing auditorium and would have its own new parking with 26 at grade parking spaces. The AL project is the same as the prior plan approved by the Planning Board.

Applicant plans to submit a separate site plan application for the Independent Living facility (IL). This is being done since the AL building is further along and has a funding deadline at the end of the year. The IL Building site plan application will be submitted when various deadlines are further along. While both applications have different timelines, the Applicant has provided sufficient information for the Planning Board to evaluate the cumulative impacts of the two projects together. The Applicant in response to the City Council's comments and concerns have lowered the building height to 8 stories and conforms to the 90- foot height limitation in the zone.

Additionally, the applicant will be submitting revised plans to the ARB and will follow-up with a Site Plan Application for a 210-unit building (as compared to the 218 unit building previously described).

The Technical Updated Traffic Memorandum dated March 5, 2021 supplementing the EAF addresses this revision by evaluating a range of units from 195 units to an upper count of 220 units. The final proposed unit count of 210 units falls within this range and results in an estimated increase of approximately 3 units from the 195 units at the bottom of the range.

**SEORA Determination:** The City Council as lead agency for the remapping of the Wartburg property in the RMF-SC zoning after evaluating the proposed projects issued a Negative Declaration. The City Council did a full and coordinated review of the proposed Unlisted action and considered the positive recommendations of the Planning Board and the ARB. The Long form EAF for both projects have been provided to the Planning Board.

Additionally, the City Council's Negative Declaration has been provided for the Planning Board's evaluation. Note that the Planning Board has previously reviewed these projects which are similar in scope to those previously reviewed. The Planning Board will conduct site plan review for both applications and evaluate their cumulative impacts. After the Planning Board's review, the Board can confirm and adopt the findings made by the City Council in their resolution filed 1/28/21.

The Planning Board can also consider conditions to any site plan approval including submission of a "*staging and construction plan*" to identify the location of construction equipment, construction materials and debris on the site and minimize disturbance to neighbors. This plan shall be submitted prior to any site disturbance or the location of construction equipment on the site and prior to issuance of a building permit. There are other conditions related to landscaping and maintenance as well as a stormwater management agreement to be filed with City Clerk's office. The plans will also be provided to the Fire Department for their review of access for fire safety and emergency vehicles.

#### **Item #5 ADMINISTRATIVE ACTIONS**

**(All such administrative actions are Type II actions which do not require review under SEQRA)**

##### **5.1 City Council Recommendation – Rezoning Petition**

**The following petition was heard by the Planning Board at their April meeting. The Petitioner is now returning with new information in response to comments and recommendations by the Planning Board.**

- 1) The Armory Terraces, 208 N. Fifth Avenue – 8-story senior living facility; waivers and variance required. (Section 165.54, Block 1103, Lot 10)**

**The Petitioner has returned with a Pro Forma for the proposed 73 unit building as well as a Pro Forma for a more compliant 41-unit Building.**

**We have provided the dropbox link to the Planning Board members which contains all of the materials submitted in connection with this petition. We have also provided the two Pro Forma directly to the Planning Board members.**

**Pat Cleary, the planning consultant for the City Council, has prepared a memorandum dated 4/30/21 in which he indicates that the Planning Board may**

**consider retaining a consultant to review these proformas in order to determine if the proposed density is necessary or appropriate under the circumstances.**

**2) 1 Bradford Road (Section 165.66, Block 2204, Lot 1&4)**

**The applicant for 1 Bradford Road has reached a settlement agreement with the City Council. The City Council is referring the zoning text and map amendment related to 1 Bradford per the City's Stipulation of Settlement with the applicant.**

**Michael Zarin, special counsel for the City Council, has provided all submitted materials and a short memorandum electronically to the Board. Mr. Zarin can brief the Planning Board on the application.**

**The Planning Board can request Applicant to provide a concept plan and how the terms of the settlement have affected the proposal for the site.**

**The Planning Board can then hold this over to their next meeting to become more familiar with the terms of the settlement, zoning text and changes to the applicant's proposal.**

**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**

- **TUESDAY, June 8, 2021 at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, June 9, 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