



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 5, 2022, 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 APPROVAL OF MINUTES

- **December 8, 2021**

Item # 3 Public Hearings

Closed Public Hearing

3.1 Case No. 14-2021 19-21 Bertel Avenue (Section 169.41, Block 4084, Lot 49 in the Industrial zone.

On December 8, 2021, Planning Board authorized staff to prepare a draft resolution for the application.

A draft resolution for approval of the special permit application has been prepared which the Planning Board will review and consider.

Closed Public Hearing

3.2 Case No. 16 1 Bradford Road (Section 165.66, Block 2204, Lot 1&4) located in the Planned Adjacent Park (PAP) Zoning District

On December 8, 2021, Planning Board closed the Public Hearing on this site plan application and held it open to receive written public comment for a 10-day calendar period. Comments received during this time were provided to the Planning Board Commissioners for review and included in the application's record.

A draft resolution for approval of the site plan application has been prepared which the Planning Board will review and consider.

Continued Public Hearing

3.3 Case No. 13-2021 128 West Second Street (Section 165.77, Block 3051, Lot 25 in the RMF-6.75 zone.

This a continuation of the public hearing. Applicant is seeking a special permit for a domiciliary care facility in a residential building at 128 West Second Street in the RMF-6.75 zone. Domiciliary care facilities are allowed by special permit in the RMF-6.75 zone per §287-28B. Applicant is represented by Mr. Shahin Badaly PE, the Applicant's Engineer.

The agency sponsor is the Catholic Guardian Services (part of the Catholic Charities of the Archdiocese of New York.) Mr. Harry Bavaro who is Assistant Executive Director for Administrative Services of Catholic Guardian Services has been asked to attend and discuss their program and operations.

Applicant has provided two videos which show the Catholic Guardians home in the Bronx and a tour of the subject property at 128 West Second Street.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(18) “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special-use permit.”

New Public Hearing

3.4 Case No. 15 – 2021 0 Millington Street (Section 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District.

Applicant (Millington LLC) is the owner of a vacant 0.23-acre (10,500 sf) parcel located at 0 Millington Street. The subject property is on the south side

of Millington Street closer to Columbus Avenue in the R2-4.5 zoning district. The existing lots on the south side of Millington Street are 140' in depth. The vacant lot is near a church at the corner of Columbus Avenue and Millington Street. There is a three story, apartment building across from the site on the north side of Millington at its corner with Columbus Avenue in the RMF-15 zone.

The Applicant is represented by Mr. Shahin Badaly, PE who has developed the plans for the proposed subdivision and the proposed 2 two family residences. The existing lot width is 75' with a 140' depth with a lot size of 10,500 sf. The Applicant requested and received an area variance for the proposed lot width and frontage for each new lot from the ZBA on October 19, 2021. The proposed lot width and frontage is 37.5' for each lot whereas the requirement is 50'.

SEQRA – The proposed action is an Unlisted action under SEQRA. The Planning Board should establish itself as the Lead Agency for the environmental review of this two-lot subdivision at its January meeting.

New Public Hearing

3.5 Case No . 13 – 2021 1 Beechwood Avenue (Section 169.73, Block 4088, Lot 21) located in the Commercial Business (CB) Zoning District.

Ziad Jaber is the owner of the 6,300-sf subject property which is occupied by a building with a car repair shop allowed by special permit. The Applicant is the Carlos Sosa Streber of CMSS Design & Development. Applicant is requesting approval of site plan for renovation and extension of special permit for the existing auto repair facility at 1 Beechwood Avenue in the Commercial Business zone.

The subject property is located on the corner of Beechwood Avenue and South Columbus Avenue. The owner is not asking for a change of use and is not making any changes to the front yard setback. The existing car repair shop has 10 parking spaces for 2 bays. The Code required 5 parking spaces per bay. The ZBA reviewed and approved the parking variance for the third bay on August 17, 2021.

SEQRA – 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,”*

4. City Council Recommendation – Legislation

City Council has requested written comment from the Planning Board on the proposed legislation “Updated Code Governing Wireless/Telecommunication Industry”. The proposed legislation represents a comprehensive update to the City’s wireless telecommunications Code to reflect current industry trends and address applications for small cell installations in the City’s rights of way. Selected legislation from Westchester County municipalities has been provided.

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, February 1, 2022, at 6:30 pm Planning Board Work Session.**
- **Wednesday, February 2, 2022, at 6:30 pm regular meeting of the Planning Board.**

Marlon Molina 2nd Deputy Planning Commissioner
cc: Shawyn Patterson-Howard, Mayor
Planning Commissioner
Building Department
Corporation Counsel