



**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

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## **PLANNING BOARD MEETING/HEARING**

### **AGENDA**

A regular meeting of the City Planning Board will be held on **Wednesday, February 2, 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.emvny.com](http://www.emvny.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**

- **January 5, 2022**

#### **Item # 3 Public Hearings**

#### **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, the Assistant Executive Director for Administrative Services, and Mr. Mike Burgos, the Assistant Program Director, attended the meeting and addressed questions from the Planning Board members. The Planning Board viewed the videos provided by the applicant of the Catholic Guardians home in the Bronx and a tour of the subject property at 128 West Second Street. Applicant provided the Planning Board with an updated description of the program. Mr. Badaly provided an updated site plan for 128 W 2nd Street including the paved area for a small basketball court.

Applicant was requested to provide an exterior lighting plan and security plan with the coordination of the Catholic Guardian Services. Applicant was also asked about the condition of the sidewalk; repair of the sidewalk would be tied into an issuance of a Certificate of Occupancy.

**SERQA 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.”

**Continued 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. Shanin 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 Planning Board assumed lead agency for this Unlisted action at its January meeting. The application has been sent to the Fire Department, Police

**Department and the Water Bureau. It has also been sent to the Commissioner of DPW and City Tree Surgeon with a copy to the City Tree Committee.**

**Applicant has provided and existing conditions plan including information on utilities in the street, the adjacent residences and existing location of significant trees. A proposed site plan has been provided showing a 2-car garage under the house. Applicant also provided the Planning Board with a Tree Removal and Tree Protection Plan and landscape plan as well as floor plans and elevations. Applicant will follow up with the City Tree Surgeon regarding the siting of trees on the proposed subdivision.**

*The Planning Board also requested Applicant to provide an enhanced landscape plan, additional street trees in front, sidewalk conditions and explore geothermal as an energy source.*

### **Continued 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 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.**

**Planning Board requested applicant to relocate the trash enclosure from the front of the property, include note for video from the security cameras being retained for 60 days, change chain link fence to wrought iron at rear and along the side of the property, move existing sign off of the City r-o-w and provide a Narrative describing traffic circulation.**

**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.**

**Planning Administrator provided a review of the legislation with specific recommendations for the Planning Board to the City Counsel.**

**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, March 1, 2022, at 6:30 pm Planning Board Work Session.**
  
- **Wednesday, March 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