



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

PLANNING BOARD MEETING/HEARING

AGENDA

A regular meeting of the City Planning Board will be held on, **Wednesday February 3, 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) 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 6, 2021**

ITEM #3 PUBLIC HEARINGS

CONTINUATION OF PUBLIC HEARING

3.1 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).

The Planning Board will review and consider a draft resolution for site plan and special permit approval.

3.2 Case No. 2-2021 118 South 7th 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.

The Planning Board will review and consider a draft resolution for site plan approval.

Item 4 Neighboring Municipality Recommendation

According to Section 239-nn of New York State General Municipal Law, “It is the intent and purpose of this section to encourage the coordination and land use development and regulation among adjacent municipalities in order that each adjacent municipality may recognize the goals and objectives of neighboring municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area”.

Village of Pelham Manor New Business-3 Zone

The Village of Pelham Manor seeks to create a new Business-3 Zone carved out of the existing Business-2 Zone. The new zone is located in the southwestern retail/industrial corner of the Village. The area borders the southeastern area of Mount Vernon (locally known as Canal Village). The boundaries of the new zone: Pelham Pkwy to the east, Hutchinson River on the north, Hutchinson River Parkway on the east and Secor Lane on the south. Pelham Pkwy runs into S. Fulton Avenue across the bridge into Mount Vernon. (The proposed legislation and aerial map delineating the new zoning district have been provided to the Planning Board).

The purpose of the new zone is to establish a mixed-use commercial district which does not require a highly visible location or generate a high volume of truck traffic, but that caters to a broad range of customer-based businesses. The Village’s traffic/planning consultants, Sam Schwartz Associates, have designed the zone to reflect changing market needs and encourage uses with low traffic impact. The current area is occupied by light industrial, warehouse and trucking uses.

The new Business-3 zone includes 1) urgent care clinics; 2) sales and service of products such as vacuum cleaners, HVAC, paint/wallpaper, glass and carpet/flooring; 3) sales/service of dry-cleaning equipment provided no hazardous, noxious, flammable or toxic materials maintained on site; 4) manufacturing, producing, processing or cleaning of goods in buildings 20,000 sf or less together with incidental retail and/or business offices provided that a) no outside storage of goods or materials allowed; b) all activities shall occur indoors; c) activities shall not produce odors, dust or noise detectable at the property line; 5) printing and reproduction studios; and 6) wholesaling, storing or warehousing of goods including building supplies, in buildings 20,000 sf or less.

The Village Board has set a public hearing for February 22, 2021 for this new zone. If the Planning Board has any comments, we should provide to the Village of Pelham Manor before their 2/22/21 public hearing.

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

Robert Galvin, Planning Administrator

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