



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, March 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

- **February 3, 2021**

ITEM #3 PUBLIC HEARING

PUBLIC HEARING

3.1 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.

The Applicant, the NRP Group, proposes a redevelopment project located at the intersection of Grove Street and South Terrace Avenue. The proposal will be constructed in one phase and consist of a multi-family, mixed use, transit-oriented development consisting of two residential towers containing a total of 315 residential units, approximately 4,633 sf of commercial space, 1,952 sf of amenity space and a community/youth facility with 273 structured parking spaces and related infrastructure.

The Applicant has provided a Long Form EAF, Project Narrative, detailed set of plans, Stormwater Pollution Prevention Plan (SWPPP) and a Concept Overview (Powerpoint).

The application has been referred to the Board of Water Supply, Building Department, Department of Public Works, Fire Department, and Police Department. The Board of Water Supply (John Arena) and the Fire Department has already provided comments.

SEQRA Determination: The proposed action is an Unlisted action under SEQRA. At the Planning Board meeting on 3/3/21, the Board should determine the action to be Unlisted and declare its intent to be the lead agency for the project’s environmental review. The Planning Board should authorize staff to issue a Notice of Intent (NOI) for the Planning Board to be Lead agency and circulate to involved and interested agencies. GML referral will also be sent out by staff including Westchester County Planning, City of Yonkers, and the City of New York.

It is anticipated that the Planning Board would be able to assume lead agency status for the SEQRA environmental review at its April meeting.

The Applicant will be expected to provide an Enhanced EAF Part 3 evaluating their proposed project against the criteria of the MVW - TOD Form Based code. To assist the Planning Board in their review, staff will provide the City Council’s Findings Statement on the MVW- TOD zoning to the Board.

Item #4 ADMINISTRATIVE ACTIONS

4.1 Lead Agency Notice/ City Council Recommendation – Rezoning Petitions

In accordance with Article XI-Section 3 of the Zoning Code, “If any amendment is to be considered by the City Council, it shall be referred for review and report to the Planning Board, the Corporation Counsel and any other board (ARB), agency or official of the City which the City Council deems appropriate.”

Patrick Cleary, AICP (Cleary Consulting) is the planning consultant for the City Council. In this capacity, he has provided the Planning Board with a memorandum on each application. The memorandum follows the same format including a summary of the key points at the beginning of the memo and provides a description of the materials reviewed, the existing conditions, the proposed development and action, the impacts to be evaluated, and recommendations and, where appropriate, alternative approaches.

- **Vernon Commons, 65 W. Second Street - 8 townhouse units; variances also required. (Section 165.66, Block 2204, Lot 1&4)**

Applicant proposes to construct two 3-story townhouse buildings separated by a central courtyard driveway. The northern building would contain three 3-bedroom townhouses and the southern building would contain five 3-bedroom townhouses, for a total of 8 dwelling units. The subject property is a vacant and overgrown lot in the RMF-6.75 Multi-Family Residence zoning district. The Petitioner is proposing to rezone the site from RMF-6.75 to RMF-15. It is noted in the memo that this would be the only parcel in this overwhelming RMF-6.75 District receiving such treatment.

SEQRA Determination: This is an Unlisted Action under SEQRA. *The City Council has declared their intent to serve as Lead Agency and to conduct a Coordinated Review.*

- **The Attic, 219 W. Third Street** - five-story self-storage building with retail; variances also required. (Section 169.21, Block 3014, Lot 22 & 23)

Applicant proposes to demolish the existing warehouse building and construct in its place a 5-story building containing 5,000 square feet of retail space on the ground floor, and 53,760 square feet of self-storage warehouse space on the 2nd through 5th floors. Sixteen at-grade parking spaces are proposed, accessed from a new curb cut onto S. 13th Avenue. An additional one-way travel lane is proposed behind the building from S. 13th Avenue to S. 14th Avenue that will provide access to a drive-thru window for the retail space. The building's architecture reflects a clean modern aesthetic, and uncharacteristic for a self-storage facility, the upper floors are almost entirely clad in windows.

SEQRA Determination: This is an Unlisted Action under SEQRA. *The City Council recently designated their intent to be Lead Agency and to conduct a Coordinated Review.*

- **434 Gramatan Avenue** - renovating gas station to accommodate a convenience store; variance also required. (Section 165.38, Block 1162, Lot 2)

Site is located at 434 Gramatan Avenue, between William Street and Fleetwood Avenue, across from the Westchester Gardens apartments. The Site is occupied by a one-story, 1,939 square foot Mobil service station and snack shop. The gas station has 2 service bays and three gas pumps with 6 fueling stations. Large curb cuts access the Site from all three surrounding roadways. The Site is located across William Street from a Shell gas station and food mart. Both properties are in the RMF-15 zoning district. Gas stations and C-Stores are not permitted in this zone.

Applicant proposes to renovate the existing building within the existing footprint to accommodate a convenience store. The garage doors will be replaced with a new store front. The existing flat roof would be converted to a pitched roof. A new 24' x 52' canopy is proposed above the fuel pumps, which would be replaced and upgraded. It is unclear if the underground fuel tanks will also be replaced. A new sidewalk, dumpster and mechanical equipment enclosures are also proposed.

SEQRA Determination: This is an Unlisted Action under SEQRA. *The City Council recently designated their intent to be Lead Agency and to conduct a Coordinated Review.*

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

SEQRA Determination: This is an Unlisted Action under SEQRA. *The City Council recently designated their intent to be Lead Agency and to conduct a Coordinated Review.*

Subject property is located at 208 N. 5th Avenue, on the corner of North Street, across from The Armory and just southwest of the Columbus Elementary School, and 1 block

west of Hartley Park. Site is 10,200 square feet in area and supports an existing 1 ½ story brick building that housed the Italian Civic Association. The existing building is in poor condition.

Proposed action involves applying the RMF-SC Senior Citizen Housing Floating Overlay Zone to a 10,200 square-foot parcel of land that is currently located in the RMF-10 zoning district.

Proposed development calls for demolishing the existing building and constructing in its place an 8-story senior housing building containing 73 dwelling units (72 senior apartments and 1 superintendent's apartment). Building amenities include a swimming pool, roof deck, community room with kitchen and fitness center. 24 off-street parking spaces (which includes 5 handicapped spaces) are proposed in a ground level parking garage accessed from N. 5th Avenue.

Memorandum indicates that the property is eligible for the RMF-SC zoning. It details the standards for projects being developed under the RMF-SC zoning as related to set backs from roads, impervious coverage, and lot area. The memo also provides the design standards for the buildings in the RMF-SC zone. These standards re typically in the purview of the Planning Board and ARB during their review.

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, April 7, 2021 at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, April 5, 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