



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
a Mayor

Darryl Selsey
Chair

PLANNING BOARD MEETING/HEARING

AGENDA

A regular meeting of the Planning Board will be held on Wednesday, September 8, 2021, at 6:30 PM in the Memorial Room on the second Floor of City Hall. Applicants and members of the public will be permitted to attend and make public comment via in person attendance, at which time the Board shall consider the following:

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- August 4, 2021

ITEM #3 City Council Recommendation Rezoning Petition

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."

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

No action was taken on this matter at the August meeting. Michael Zarin and Pat Cleary have indicated that they will be available to assist in any way that they can in drafting a recommendation reflecting the divergent views of the Board members (as has been done before).

3.2 Sammy Properties, Inc. 505 Gramatan Avenue – 8-story senior living facility w/56 units; waivers and variance required. (Section 165.30, Block 1019, Lot 14)

Pat Cleary, AICP is the planning consultant for the City Council. In this capacity, he has provided the Planning Board with a memorandum on 505 Gramatan Avenue. Pat Cleary and/or Michael Zarin will plan to attend the meeting to discuss with the Planning Board.

The subject property is located at 505 Gramatan Avenue on the corner of East Cedar Street. The Site is 18,785 square feet in area and supports an existing 1-story brick building (the Fleetwood Pharmacy) and associated off-street parking. The site marks a transition on Gramatan Avenue from

the predominantly commercial/retail character to the north, and the multi-family residential character to the south.

Applicant proposes to demolish the existing building and construct in its place an 8-story senior housing building containing 56 dwelling units supported by building amenities including a pool, spa, gym, walking track, community room and terrace area. The ground floor would support a 2,123 square foot retail space and a 2,293 square foot restaurant, with a drive-thru window. 52 off-street parking spaces are proposed in two levels with separate access driveways on Gramatan Avenue and East Cedar Street.

It appears that the Fleetwood Pharmacy is being incorporated into the ground floor of the building based on the drawings submitted.

The subject property is located in an eligible area for the Senior Citizen Floating Overlay Zone. It requires the following waivers and variance:

| RMF-SC Senior Citizen Housing Floating Overlay Zone Zoning Standards | | |
|---|--|--|
| Zoning Standard | Required | Proposed |
| Building Height | 90' | 78' 2" |
| Ground Floor Base Height | 45' ⁽¹⁾ | 72' Gramatan 78' 2" E. Cedar ⁽²⁾ |
| Building Coverage | 50% | 59.6% ⁽³⁾ |
| Impervious Coverage | 80% | 99% ⁽⁴⁾ |
| Lot Area | 10,000 sq ft | 18,785 sq ft |
| Minimum Lot Area Per Dwelling Unit | 250 sq ft | 335 sq ft |
| Lot Width & Frontage | 100' | 134' |
| Front Yard Setback (Gramatan Ave) | Average of buildings on the same side of the street | 0.8' ⁽⁵⁾ |
| Secondary Front Yard Setback (E. Cedar Street) | Average of buildings on the same side of the street | 18.5' ⁽⁶⁾ |
| Side Yard Setback | Average of buildings on the same side of the street | 0.5' ⁽⁷⁾ |
| Rear Yard Setback | 20' | 46.5' |
| Driveway Location on Corner Lot | Driveway on lesser road functional class (E. Cedar Street) | Driveways are on both Gramatan and E. Cedar ⁽⁸⁾ |

| | | |
|--------------------|-----|--------------------------|
| Off-Street Parking | 141 | 53 spaces ⁽⁹⁾ |
|--------------------|-----|--------------------------|

Memorandum provides the following recommendations:

- The Applicant should consider revisions to the site plan to reduce or eliminate the waivers required for the development as proposed.
- The extensive parking deficiency should be further justified.
- The impacts associated with traffic, market conditions and site development issues, should be further clarified.

SEORA 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.*

Item #4 Public Hearing

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.

Project was initially submitted by the Applicant on February 4, 2021; supplemental information was submitted by the Applicant on April 22, 2021, April 30, 2021, and May 26, 2021. The Planning Board opened a public hearing on the Application on February 4, 2021, and continued it on March 3, 2021, May 5, 2021, June 3, 2021, August 4, 2021, and continued on September 8, 2021.

Planning Administrator provided the Planning Board with a draft of the Part 2 of the Full EAF on March 11, 2021. As indicated in the Part 2 of the Full EAF, the Planning Board has identified several potential small impacts of the Project on Land, Aesthetic Resources, Historic and Archeological Resources, Transportation, Noise, Odor and Light, Human Health. The Planning Board has also identified positive impacts of the Project and has determined that the Project complies with the Findings adopted by the City Council in connection with its adoption of the MVW District regulations and the design standards set by the MVW zone.

Public comment has been provided by Mr. Ferrandino in a letter dated July 30, 2021, which had been provided to the Planning Board. Applicant made a presentation at the Board's August meeting. Extensive public comment was provided at this meeting and made part of the Board's record.

At the request of the Planning Board, a draft Negative Declaration had been prepared by the Planning Administrator and reviewed by Land Use Counsel for the review and consideration of the Planning Board. If the Planning Board approves the Negative Declaration, this will close out the SEQRA review. The Planning Board can then continue their site plan review and consider any potential conditions before finalizing their review.

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. The Planning Board has been conducting their environmental reviews for the project.

Continuation of Public Hearing

4.2 Case No. 7-2021 2 Wartburg – Independent Living Building at the Wartburg Campus (Section 165.42, Block 2160, Lot 1; Section 165.42, Block 2160, Lot 1; Section 165.50, Block 2194, Lot 4)

Applicant has submitted larger images of the Sight Line Plans from its Independent Living Site Plan application. This additional submission is to address comments about the visibility of the Independent Living Building from off-site. The submitted plans show the views from four (4) locations as well as the approximate distance from the view position to the face of the IL building. The views have been provided with photographs of the existing Spring and Winter conditions which has been bound in a booklet entitled “*Wartburg Independent Senior Residences.*” *This is not new information but rather larger images of the details in the Site Plan previously submitted.*

Applicant in response to the City Council's comments and concerns has previously lowered the building height of the Independent Living Building to 8 stories. It now conforms to the 90-foot height limitation in the zone. The Independent Living facility is a 210 unit building as compared to the 218 unit building previously reviewed.

SEQRA Determination: The City Council as lead agency for the remapping of the Wartburg property in the RMF-SC zoning 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 were provided to the Planning Board.

The City Council's Negative Declaration has been provided for the Planning Board's review. Note that the Planning Board has previously reviewed these projects which are similar in scope to those previously reviewed. The Planning Board has conducted 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.

A proposed resolution was prepared by the Planning Administrator for the review and consideration for the Planning Board. The proposed resolution includes conditions 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. The Construction Staging 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 have been reviewed by the Fire Department for maneuverability for fire safety and emergency vehicles. The Superintendent of the City's Water Bureau has reviewed the information provided by McLaren Engineering relative to the demand for water and pressure for fire safety requirements.

Continuation of Public Hearing

4.3 Case No. 8-2021 434 Gramatan Avenue (Section 165.38, Block 1162, Lot 2) in the RMF-15 zone

The Applicant, CPD Group, is seeking site plan review for the Proposed Gas Station Alterations and the Renovation/Conversion of the Existing 1,939 sf Building from motor vehicle repair/snack shop into a Convenience Store. The C-Store renovation/conversion will also require a special permit. The footprint of the existing building is not being expanded and will have 1,030 sf of net retail sales area.

The property is an existing gas station located at 434 Gramatan Avenue between William Street and Fleetwood Avenue, across from the Westchester Gardens apartments. Specifically, the applicant is proposing a new 24' x 52' canopy proposed above the fuel pumps. The proposed canopy will not encroach upon the adjacent sidewalk which will be reconstructed around the property.

Applicant appeared at the ZBA work session on August 17, 2021. The members of the ZBA had a favorable review of the area variance for the canopy and authorized the development of a Findings of Fact in support of the area variance. However, the Findings of Fact for this application was held over to the ZBA's September 20, 2021, to allow for the noticing of the public hearing for the application.

Applicant appeared at the ARB meeting on August 25, 2021, and discussed an updated gable roof design for the C-Store. The ARB approved the canopy and C-Store application for a certificate of appropriateness on August 25, 2021.

Applicant has provided this updated roof design to the Planning Board. Applicant has prepared a Narrative describing how the application meets the standards of the special permit in the RMF-15 zone.

SEQRA Determination: 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*", therefore, ending the SEQRA process.

New Public Hearing

4.4 Case No. 11-2021 1 Mount Vernon Avenue (Section 165.69, Block 1069, Lot 7) in CB (Commercial Business) with MVW-Corridor Overlay

Applicant is seeking site plan/special permit approval for Proposed Gas Station Renovation with 1 new underground storage tank (UST) and two gas pump islands and Conversion of Auto Repair to Convenience Store at 1 Mount Vernon Avenue.

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, and the action does not meet or exceeds any of the thresholds in section 617.4 “*

Continuation of Public Hearing

4.5 Case No. 9-2021 19 South 10th Avenue (Section 165.69, Block 3052, Lot 32 in the RMF-6.75 District.

Applicant is Tom Abillama, the architect. Applicant is seeking site plan and special permit approval for the adaptive reuse of former school building for 33 studio units for Veterans. Supportive services will be provided on-site. Domiciliary care facilities are allowed by special permit in the RMF-6.75 zone per §287-28B.

The building is a 3-story structure with lower level and sub-basement. The existing building is the former Mount Carmel elementary school. The building has been vacant for a number of years. There is no expansion of the building’s footprint and no changes to the exterior of the building. Applicant will be providing street trees along the front of the building.

Applicant will be addressing the following issues that were raised at the Planning Board’s August meeting. These included: on-site Security and design modifications, off-street parking, back up off-street parking alternatives, and information on the ownership and management entity and funding sources.

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, and the action does not meet or exceeds any of the thresholds in section 617.4 “*

Continuation of Public Hearing

4.6 Case No. 10-2021 65 West Second Street (Section 165.77, Block 3067, Lot 23 in the RMF-6.75 District.

Applicant is Tom Abillama, the architect. This proposal was reviewed by the Planning Board at its August meeting. The City Council added a text amendment to the RMF-6.75

zone with specific standards for the special permit. The proposal is for an 8-unit townhouse development on a 13,160 sf corner lot around a central courtyard with 16 parking spaces.

The specific standards include: 1) principal buildings shall be separated by a minimum of 18'; 2) minimum of 2,100 of lot area per dwelling unit; 3) useable open space building coverage of 500 sf per unit; 4) open space shall have a minimum dimension of 15'; 5) streetscape improvement plan required addressing improvements to sidewalks, public utilities, street trees, street furniture, and similar improvements.

The City Council issued a Negative Declaration for the proposed text changes and specifically referenced the proposal indicating that there were no significant environmental impacts related to the proposed 8-unit townhouse development. There is no GML requirement to circulate the proposed action to Westchester County Planning.

Based on the comments at the Planning Board's August 4th meeting, the Applicant has revised the plans to reflect the special permit standards in the approved text amendment approved by the City Council. Applicant will review how the project meets the special permit conditions.

SEORA Determination – This is an unlisted action under SEQRA. The Planning Board is lead agency for the site plan review of the proposed action. The City Council issued a Negative Declaration for the proposed text changes and referenced the proposed 8-unit development. Note that the Planning Board has previously reviewed this project and provided recommendations to the City Council.

New Public Hearing

4.7 Case No. 12-2021 219 West Third Street (Section 169.21, Block 3014, Lot 32 and 23 in the CB (Commercial Business)).

Applicant is the architect, Tom Abillama, on behalf of the owner, Gyory Partners. City Council referred the Applicant's proposal for self-storage to the Planning Board for their review. The Planning Board reviewed the proposal and recommended a special permit with specific conditions in selected zones including the Commercial Business zone. The Planning Board recommended the specific standards including the design of self-storage facilities to mitigate impacts on surrounding uses as well as to ensure the presence of ground level streetscape with high-quality retail on the ground level. The text amendment was approved by the City Council on June 23, 2021.

Proposed Project - 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 potential drive-thru window for

the retail space. The Project occupies two separate lots which will need to be merged if the application is approved.

With this initial review, the Planning Board should request a Project Narrative and zoning compliance table which describes in detail how the application meets the specific standards and parking requirements of the special permit. The Board should also request the following:

- a) Detailed landscape plan including planting/tree schedule, street furniture, etc.
- b) Provide parking lot drainage plan and details for review by City Engineer and DPW.
- c) Lighting Plan, Utility and sewer information for review by DPW.
- d) Parking lot layout showing accessibility and widths of car and van spaces, width of access aisles and routes through the parking lot; location of handicapped spaces, and loading spaces, retail drive and signage in the parking lot.

SEORA Determination - The proposed action is an unlisted action under SEQRA. The Planning Board is lead agency for the site plan/special permit review of the proposed action. Note that the Planning Board has previously reviewed this project and provided recommendations to the City Council. The Planning Board can authorize a Notice of Intent (NOI) for Lead Agency to be distributed. It will need to be referred to Westchester County Planning under GML (General Municipal Law).

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, October 5, 2021, at 6:30 pm Planning Board Work Session.**
- **Wednesday, October 6, 2021, at 6:30 pm regular meeting of the Planning Board.**

Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor
Planning Board
Planning Commissioner
Building Department
Corporation Counsel