



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

SPECIAL MEETING

AGENDA

A special meeting of the City Planning Board will be held on, Wednesday, October 20, 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 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 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)

Planning Board requested applicant to return and present alternative backup plans for parking.

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.

Upcoming Dates

- **TUESDAY, November 2, 2021, at 6:30 pm** Planning Board Work Session via Zoom videoconference.
- **Wednesday, November 3, 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