



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

a

PLANNING BOARD MEETING/HEARING

AGENDA

A regular meeting of the City Planning Board will be held on **Wednesday, November 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.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

- **October 6, 2021**

Item #3 Public Hearings

Continuation of Public Hearing

3.1 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. The existing building is a repair facility which will be converted into 842 sf convenience store and 1,998 sf garage repair facility.

The Planning Board on September 8, 2021, determined that the proposed action was a Type II.

Applicant has retained a Traffic consultant (Ferrandino Associates) to conduct a traffic study for the proposed application. The traffic study was requested by the Planning Board at its October meeting. The Traffic consultant will present the results of the study to the Planning Board together with recommendations for on-site circulation, access/egress and other traffic safety items. The Applicant will present a revised site plan incorporating recommendations from the traffic study as well as additional changes requested by the Planning Board at its last meeting. These included additional security camera with a note maintaining the camera videos for a 30- day period, changing the rear fence to decorative type as shown at last meeting.

Business Hours of the Convenience Store - Pursuant to Chapter 210-3 (Retail and Commercial Establishments) of the Code of the City of Mount Vernon, the hours of operation for the Convenience Store shall be limited to the following hours on the following days: Monday through Saturday: 5:00 am to 12:00 midnight; and Sunday: 5:00 am to 11:00 pm. This would be a condition of approval.

Public Hearing Closed

3.2 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.

On October 6, 2021, Planning Board authorized staff to prepare a draft resolution for the application.

A draft resolution has been prepared which the Planning Board will review and consider.

Continuation of Public Hearing

3.3 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.

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.

Applicant’s architect presented the revised plans at the Board’s October meeting and reviewed the changes with the Planning Board. He reviewed the detailed landscape plan, lighting plan and parking lot layout showing accessibility and widths of car/van spaces, retail drive-thru, signage and stormwater management system (20 culvert chambers). He reviewed the proposed retail space and the standards of the special permit for self-storage with the Planning Board.

In response to comment from the Planning Board, the Architect subsequently changed the proposed red band at the top of the building to sandstone and circulated the elevations to the Planning Board members.

SEORA Determination - The Planning Board assumed lead agency status at its October meeting. Note that the Planning Board has previously reviewed this project and provided recommendations to the City Council.

On October 6, 2021, Planning Board authorized staff to prepare a draft resolution for the application.

A draft resolution has been prepared which the Planning Board will review and consider.

Application was referred to Westchester County Planning under GML (General Municipal Law).

New Public Hearing

3.4 Case No. 13-2021 128 West Second Street (Section 165.77, Block 3051, Lot 25 in the RMF-6.75 zone.

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. The only specified standard under the special permit for this use follows: “No office of a professional person shall be permitted except for the treatment of residents of the facility itself.”

Applicant is represented by Mr. Shahin Badaly PE, the Applicant’s Engineer.

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.”

New Public Hearing

3.5 Case No. 14-2021 19-21 Bertel Avenue (Section 169.41, Block 4084, Lot 49 in the Industrial zone.

Applicant has acquired the existing property at 19021 Bertel Avenue. It is an existing Motor Vehicle Repair Shop. Applicant is seeking a special permit to legitimize the existing auto repair shop and be able to obtain a certificate of Tenancy from the Building Department. The Applicant will not be making any changes to the existing auto repair shop. The motor vehicle repair shop is allowed by special permit in the Industrial zone per §267-28 (G) .

SEORA Determination – The proposed action is a Type II action.

The application meets all of the special permit standards for the Motor Vehicle Repair Facility. See below:

Special Permit Standards - § 267-28 (G)

- All repair work and servicing, except for the sale of fuel and lubricants, shall be performed within a fully enclosed building.

The existing facility is included with a fully enclosed building.

- No part of any building, equipment or pump shall be located within 30 feet of any residence district or within 15 feet of any lot line.

The subject property is completely contained within the Industrial zone. The closest zone to the north is Commercial Business (CB) along East Sandford Blvd.

- All motor vehicle filling stations, service stations, repair facilities, body repair shops, storage and sales areas shall be screened along all streets and property lines, except where adjoining another automotive use and except at points of ingress and egress.

The subject building is across the street from the large parking lot for Restaurant Depot and adjacent to Creative Site Services, Pro Tiles, W Beverage Group and Motorcraft warehouse. All of which are commercial or warehousing uses.

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, December 7, 2021, at 6:30 pm Planning Board Work Session.**
- **Wednesday, December 8, 2021, 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