



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 2, 2022, 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 2, 2022

Item # 3 Public Hearings

Continued Public Hearing

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

This a continuation of the public hearing. 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. Applicant is represented by Mr. Shahin Badaly PE, the Applicant's Engineer.

The agency sponsor is the Catholic Guardian Services (part of the Catholic Charities of the Archdiocese of New York.) *Applicant has provided a requested Narrative describing the group homes within a two-mile radius of the subject property. A map was also provided showing these group homes.*

Applicant has requested fire inspection of the residence by the CMV fire department. Planning Board also referred the plans for comment to the Water Bureau and DPW. At the request of the Police Department, Planning Department provided hard copy plans to the Police Department. Planning Board has not yet received agency comments on the application.

The Planning Board confirmed the proposed action as a Type II action on November 3, 2021. Therefore, ending the SEQRA review.

A preliminary resolution was prepared – will need Fire and Police Department comments before Planning Board can consider.

Public Hearing Closed (kept open for receipt of any agency comments)

3.4 Case No. 15 – 2021 0 Millington Street (Section 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District.

Applicant (Millington LLC) is the owner of a vacant 0.23-acre (10,500 sf) parcel located at 0 Millington Street. The subject property is on the south side of Millington Street closer to Columbus Avenue in the R2-4.5 zoning district.

The existing lots on the south side of Millington Street are 140' in depth. The vacant lot is near a church at the corner of Columbus Avenue and Millington Street. There is a three story, apartment building across from the site on the north side of Millington at its corner with Columbus Avenue in the RMF-15 zone.

The Applicant is represented by Mr. Shahin Badaly, PE who has developed the plans for the proposed subdivision and the proposed 2 two family residences. The existing lot width is 75' with a 140' depth with a lot size of 10,500 sf. The Applicant requested and received an area variance for the proposed lot width and frontage for each new lot from the ZBA on October 19, 2021. The proposed lot width and frontage is 37.5' for each lot whereas the requirement is 50'.

SEQRA – The Planning Board assumed lead agency for this Unlisted action at its January meeting. The application has been sent to the Fire Department, Police Department and the Water Bureau. It has also been sent to the Commissioner of DPW and City Tree Surgeon. At the request of the Police Department, the Planning

Department forwarded a hard copy of the plans to the Police Department for comment. Planning Board will need to complete the SEORA process before completing their subdivision review.

Applicant has provided an existing conditions plan including information on utilities in the street, the adjacent residences and existing location of significant trees.

A proposed site plan has been provided showing a 2-car garage under the house. Applicant also provided the Planning Board with a Tree Removal and Tree Protection Plan and landscape plan as well as floor plans and elevations. Applicant will follow up with the City Tree Surgeon regarding the siting of trees on the proposed subdivision.

At February meeting, Applicant provided an enhanced landscape plan, additional street trees in front, sidewalk conditions and explore alternate energy sources. Planning Board has not yet received agency comments on the application.

Closed Public Hearing

3.5 Case No . 13 – 2021 1 Beechwood Avenue (Section 169.73, Block 4088, Lot 21) located in the Commercial Business (CB) Zoning District.

Ziad Jaber, the owner of the 6,300-sf subject property, is requesting approval of site plan for renovation and the extension of special permit for the existing auto repair facility at 1 Beechwood Avenue in the Commercial Business zone.

Applicant has provided revised plans at February meeting which have addressed the modifications requested by the Planning Board. These changes include the relocation of the trash enclosure from the front of the property, place a note on the plans providing for video from the security cameras being retained for 60 days, change of chain link fence to wrought iron at rear and along the side of the property, moving the existing sign off of the City r-o-w and submission of a Narrative describing traffic circulation. The Applicant has provided landscape screening along Beechwood Avenue and North Columbus Avenue. Landscaping includes 34 boxwood shrubs and 38 perennial plantings plus grass and maintenance of existing trees along the property’s street frontage. The proposed site meets the conditions of the special permit.

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

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, April 5, 2022, at 6:30 pm Planning Board Work Session.**

- **Wednesday, April 6, 2022, 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