



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
Mayor

Darryl Selsey
Chair

**PLANNING BOARD
MEETING/HEARING
October 6, 2022**

AGENDA

A regular meeting of the City Planning Board will be held on Thursday, October 6, 2022, at 6:30 PM in the City Council Chambers 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.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- August 3, 2022

ITEM # 3 PUBLIC HEARINGS

Adjourned

3.1 Case No. 16 – 2022 145 North Fifth Avenue (Section 165.54, Block 1121, Lot 26) located in the R2-4.5 Zoning District.

Adjourned – waiting for requested traffic study to be completed for submission to the Planning Board.

Adjourned

3.2 Case No. 17 – 2022 300 Nuber Avenue (Section 169.24, Block 4057, Lot 2) located in the R2-4.5 Zoning District.

Adjourned – waiting for new 3D renderings of the site and buildings to be provided.

Continued Public Hearing

3.3 Case No. 18 – 2022 210 West Lincoln Avenue (Section 165.61, Block 1076, Lot 14) located in the Neighborhood Business (NB) District.

The Applicant is West Side Party Rental. Applicant is being represented by Mr. Shahin Badaly, PE. The Applicant is seeking a special permit to allow the following improvements in this existing brick, one-story warehouse and office. Proposed improvements include the installation of a new overhead garage door and enlargement of two existing adjacent garage doors. All of the doors access West Lincoln Avenue and the interior loading dock. Applicant is also proposing to expand the existing loading dock and remove one existing office. There are still four offices in the right side of the building. The subject property is 34,486 sf with the building being 29,883 sf in the Neighborhood Business (NB) zone. There is an approximately 4,000 sf open yard at the rear of the building.

As a special permit, the operation has provided a narrative of how it meets the general standards in §267-27. The general standards are listed below:

- A. *The location and size of the special permit use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.*
- B. *The location, nature and height of buildings, walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*
- C. *Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other such characteristics than would be the operations of permitted uses not requiring a special permit.*

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.”

New Public Hearing

3.4 Case No. 19 – 2022 18 South High Street (Section 164.76, Block 1064, Lots 5 & 6) located in the Mount Vernon West Transition Zone.

The Applicant is the Roman Catholic Church of St. Mary and Our Lady of Mount Carmel located on the east side of High Street. The Church is requesting a site plan and special permit for the development of a parking lot for the Church parishioners on existing vacant property at 18 South High Street with associated stormwater management and lighting. Michael Stein, Hudson Engineering & Consulting, has provided engineering and stormwater management services.

The lot is 6,704 sf and was formerly occupied by a 2 ½ story residence. The vacant property is on the west side of High Street and is bordered by residences on either side. The proposed asphalt parking lot is across the street from St. Mary’s Church at 23 South High Street. The property is in the Mount Vernon West Transition zone which allows for an off-street parking lot with a special permit from the Planning Board.

The proposed parking lot includes 20 parking spaces with a 4’ high fence for security and gated access to limit access to the lot when not in use. Applicant will also construct a retaining wall on the south side of the parking lot. The proposed lot will also include the installation of four overhead lights to provide adequate lighting of the parking area. The lighting will only be utilized when the parking lot is in use and will otherwise remain off. There are four 15’ light poles proposed, two of which would be located on each side of the lot. The submitted photometric sheet shows the foot candle distribution for the site (Sheet C-4). Stormwater runoff will be collected via a proposed drain inlet and routed to twenty (20) Cultec rechargers. The cultec system is located at the rear of the lot. The system is designed to fully accept (no release) the entire runoff volume for the 25 year storm and will be ex-filtrated into surrounding soils.

There are no specific conditions for an off-street parking lot. Applicant will need to address the general conditions for special permits in §267-27 of the code. Applicant has provided a Narrative addressing the landscape and screening requirements in §267-40 of the Code.

SEQRA – The proposed action is an Unlisted action under SEQRA. The Planning Board can establish itself as the Lead Agency for the environmental review of this site plan and special permit. 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.

Planning Board will need to complete the SEQRA process before completing their review.

New Public Hearing

3.5 Case No. 20 – 2022 140 West Second Street (Section 165.77, Block 3024, Lot 3) located in the RMF-6.75 Zone.

Julian & Marvalyn Walters are the owners of a 10,500 sf subject property at the southwest corner of South 10th Avenue and West Second Street. The owner is represented by Mr. Tom Abillama, RA. The application is a proposed subdivision for two zoning compliant lots (lots 3.1 and 3.2) in the RMF-6.75 zone. Lot 3.1 will be 5,500 sf with Lot 3.2 being 5,000 sf.

The property is occupied by an existing two-family residence at 140 West Second Street with frontage along West Second Street and South 10th Avenue. The existing residence is a 2 ½ story structure with a brick one-story, 2-car garage at the rear with driveway access from South 10th Avenue.

A second two-family residence is proposed to be developed on the newly created lot adjacent to the lot with the existing two-family residence. The proposed new two-family residence will provide parking for two vehicles in the garage under the house.

There is an existing school (Grimes Elementary) opposite the property facing West Second Street with residential to the west and north of the subject property.

The proposed set of plans shows a site plan for the subdivision with zoning tables, survey, site details, stormwater management systems with 8 cultec chamber, floor plans, elevations and a proposed subdivision plan showing parking and landscaping including a Tree Removal and Tree Protection Plan.

SEQRA – The proposed action is an Unlisted action under SEQRA. The Planning Board can establish itself as the Lead Agency for the environmental review of this three-lot subdivision. 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 the City Tree Surgeon.

Planning Board will need to complete the SEQRA process before completing their subdivision review.

New Public Hearing

3.6 Case No. 21 – 2022 339A - 341 North High Street (Section 165.45, Block 1094, Lot 43) located in the RMF-10 Zoning District.

Applicant is proposing the existing 2-story office and industrial structure to be converted into residential and office use with a third-floor addition. The second floor will be converted into 6 apartments, and 4 apartments will be provided on the third floor, for a total of 10 units. The third floor addition does not exceed the height or story maximum allowed for the zone and it does not extend the vertical dimensions beyond the existing building.

The existing storage space has been eliminated and the office spaces have been reduced from 5,035 sf to 1,793 sf with two remaining offices. The subject property is in the RMF-10 zoning district. The subject property has undersized frontages along North High Street and Oakley Place.

There is an access easement to the parking lot for the property from West Lincoln Avenue. There is also 24’ driveway easement from North High Street leading to small parking area. The structure is primarily constructed along interior property lines. The proposed parking is 15 spaces with 8 indoor and 7 outdoor parking spaces.

The ZBA provided the required zoning variances at their meeting held on July 19, 2022:

	Required/Permitted	Proposed
Lot coverage	40% maximum	50.9%
Impervious surface	70% maximum	100%
Lot area per dwelling unit	2,250 sf minimum	1,317 sf
Front yard setback	20 ft minimum	0 ft
Side yard setback	15 ft minimum	0 ft
Rear yard setback	25 ft minimum	0 ft
Parking	2 per dwelling unit (20 parking spaces total)	15 parking spaces (variance of 5)

SEQRA – The proposed action is an Unlisted action under SEQRA. The Planning Board can establish itself as the Lead Agency for the environmental review of this site plan.

New Public Hearing

3.7 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 Zone (MVW-H) within the Mount Vernon West Transit Oriented Development Zone – Request for a one-year extension of Site Plan Approval

Applicant has provided a letter dated September 8, 2022 requesting a one-year extension of site plan approval for the development. The Planning Board approved this site plan by a motion at its November 3, 2021 meeting, and a resolution was signed by the Planning Board chair on November 10, 2021.

The site plan approval allowed the applicant to build a mixed-use transit oriented development consisting of two residential towers containing a total of 315 residential units, approximately 4,833 square feet of commercial space, approximately 1,952 square feet of amenity space, and a community facility containing approximately 8,380 square feet. The approval also included 273 parking spaces and related infrastructure.

There have been no changes made to the previously approved site plan. The applicant is seeking the one year extension to obtain a building permit for construction of the project given the complexity of the various aspects of the project to date.

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, November 1, 2022, at 6:30 pm Planning Board Work Session.
- Wednesday, November 2, 2022, at 6:30 pm regular meeting of the Planning Board.

James Rause, Planning Commissioner
Marlon Molina 2nd Deputy Planning Commissioner

cc: Shawyn Patterson-Howard, Mayor
Building Department
Corporation Counsel
City Clerk