



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Shawyn Patterson-Howard
Mayor

Darryl Selsey
Chair

**PLANNING BOARD
MEETING/HEARING
February 1, 2023**

AGENDA

A regular meeting of the City Planning Board will be held on Wednesday, February 1, 2023, at 6:30 PM in 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

- January 4, 2023

ITEM # 3 PUBLIC HEARINGS

Continued Public Hearing

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

Regarding public notice, the Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on January 19, 2023 a sign was posted at the site giving notice of the Planning Board's February 1, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

The owner is Shahid Mahmood of Sialkot Properties LLC represented by Mr. Tom Abillama. The Applicant is requesting a site plan approval from the Board.

The subject property is in the RMF-10 zoning district. The Applicant originally proposed that the existing 2-story office and industrial structure be converted into residential and office use with a third-floor addition.

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 a small parking area. The structure is primarily constructed along interior property lines.

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

At the November meeting, the Planning Board requested financials from the Applicant and proposed that the Applicant scale down the project and remove the office use, add green space, and reduce the number of residential units.

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

The application has been sent to the Fire Department, Police Department, the Water Bureau, and the Commissioner of DPW. The Fire Department reviewed the application and requested that the Applicant provide drawings of an installed sprinkler system and alarm system.

Closed Public Hearing

3.2 Case No. 12-2021: 219 West Third Street (Section 169.21, Block 3014, Lots 22 and 23) in the Commercial Business District – Request for a one-year extension of site plan and special permit approval

Regarding public notice, the Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board has also received an Affidavit of Sign Posting stating that on January 19, 2023 a sign was posted at the site giving notice of the Planning Board's February 1, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

The Applicant, Gyory Partners, is represented by Mr. Tom Abillama, architect.

The Applicant provided a letter dated November 23, 2022 requesting a one-year extension of site plan and special permit approval. The Planning Board approved the site plan and special permit by a motion at its November 3, 2021 meeting.

The site plan and special permit approval is for the construction of a five-story self-storage building on a 21,074 sf property. The project proposed to include 5,000 sf of retail space on the ground floor and 53,760 sf of self-storage warehouse space on the 2nd through 5th floors. The proposal also included 16 at-grade parking spaces as well as an additional one-way travel lane that will provide access to a potential drive-thru window for the retail space.

There have been no changes made to the previously approved site plan nor have any changes been made in the surrounding area which would affect the project. The applicant is seeking the one-year extension to obtain a building permit and financing for the project.

SEQRA Determination – The Planning Board has considered this application for an extension of time as a Type II action pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.5(26)(“routine or continuing agency administration and management”), thereby ending the SEQRA process.

New Public Hearing

3.3 Case No. PB-22-1: 24 Locust Lane (Section 159.81, Block 2032, Lot 2) in the R1-7 Zoning District.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on January 17, 2023, notice was mailed to property owners within a 500-foot radius of the site;

An Affidavit of Sign Posting stating that on January 18, 2023 a sign was posted at the site giving notice of the Planning Board’s February 1, 2023 meeting;

Proof of publication was submitted showing that notice was published in the Journal News on January 17, 2023 and on January 20, 2023.

The Applicant is the Bronxville Field Club being represented by Edward D’Amore, Jr., AIA. The Applicant is requesting a site plan approval from the Board.

The subject property is the 7.97 acre Bronxville Field Club located at 24 Locust Lane in the R1-7 district in the northern section of Mount Vernon bordering the Village of Bronxville. The Club is a legal, nonconforming private recreational club, has been in existence since 1926, and has continuously operated a membership club on the property.

The property is bounded by Locust Lane on the east, Carwell Avenue and Columbus Avenue (Route 22) on the south, Wyndmere Road and Denman Place on the west and Central Parkway on the north.

The project proposes to relocate one raised paddle court, add a fourth additional raised paddle court, demolish an existing warming hut and construct a new building in its place for the Club's facilities. The Club needs the additional paddle court to accommodate the present membership's oversubscription for the time slots available for the present three courts. The Club has a membership of 357 families, which is not being expanded.

SEORA 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.” The new accessory building will be 1,334 sf with a 234 sf covered porch adjacent to the building.

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, February 28, 2023, at 6:30pm - Planning Board Work Session.**
- **Wednesday, March 1, 2023, at 6:30pm - 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