



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
APRIL 4, 2023**

AGENDA

A regular meeting of the City Planning Board will be held on Tuesday, April 4, 2023, at 6:30PM in the Memorial Room 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

- February 1, 2023 (Amended)
- March 1, 2023

ITEM # 3 PUBLIC HEARINGS

Continued Public Hearing

3.1 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 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 March 17, 2023 a sign was posted at the site giving notice of the Planning Board's April 4, 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 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.

At the March Meeting, the Planning Board requested that the Applicant address concerns regarding drainage and provide further information about the Club's membership.

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

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. The Police Department responded with no objections. DPW responded and requested further information regarding a stormwater pollution plan, soil erosion and sediment control plans, and hydraulic calculations.

New Public Hearing

3.2 Case No. PB-23-1: 602 South Third Avenue (Section 169.47, Block 3105, Lot 1) in the Landscaped Industrial (LI) 7.5 District

Regarding public notice, the Board previously received proof of mailing stating that notice was mailed to property owners within a 500-foot radius of the site;

The Board also received an Affidavit of Sign Posting stating that on March 14, 2023 a sign was posted at the site giving notice of the Planning Board's April 4, 2023 meeting.

The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

Proof of publication was submitted showing that notice was published in the Journal News on March 22, 2023, and on March 24, 2023.

The owner is Kovar Hill Associates, LLC represented by Mr. Tom Abillama, Architect. The subject property is in the Landscaped Industrial (LI) 7.5 Zone and is 1.20 acres. The application is for site plan review by the Planning Board for the addition of a 10,041-sf two-story manufacturing facility at the rear of an existing two-story office and one-story warehouse at 602 South Third Avenue. The application also includes expanding the existing curb cut and driveway on East 7th Street and South 4th Avenue. A Stormwater management system is proposed for the site with 42 culvert chambers where none now exists. The project is zoning compliant and will need ARB approval in addition to site plan review by the Planning Board.

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, and the Water Bureau. It has also been sent to the Commissioner of DPW.

New Public Hearing

3.3 Case No. PB 23 – 4: 250 East Sandford Blvd. (Section 169.41, Block 4085, Lot 1) in the Commercial Business (CB) Zone.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on March 24, 2023 notice was mailed to property owners within a 500-foot radius of the site;

An Affidavit of Sign Posting stating that on March 22, 2023 a sign was posted at the site giving notice of the Planning Board's April 4, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

Proof of publication was submitted showing that notice was published in the Journal News on March 23, 2023, and on March 24, 2023.

The Applicant, 250 E. Sandford Realty, LLC, is the owner of the 2.57-acre (112,364 sf) property. The architectural firm is Perkins Eastman. The site is located on the south side of East Sandford Blvd at the corner of Nuber Avenue. The property is currently occupied by an existing, 110,360 sf warehouse. The existing use has on-site parking for 137 vehicles, which will not be changed. The warehouse is an existing non-conforming building. The surrounding neighborhood consists of mostly commercial buildings, retail businesses, and fast-food restaurants.

The Applicant is seeking a special permit from the Planning Board for tenant fitout of wholesale businesses including storage, warehousing, and distribution in fully enclosed buildings (alteration level 2 – change of use). The proposed use requires a special permit under §267-20 (e). The standards of the special permit include the following:

- A) The location and size of the special permit use, the nature and intensity of the operations involved 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 appropriate and orderly development of the area in which it is located.*
- B) The location, nature, and height of the building, 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 such other characteristics than would be the operation of permitted uses not requiring a special permit.*

The ARB issued a certificate of appropriateness for the renovations and alterations on 10/27/21 including life safety code compliance. Previous work included new elevator and bathroom core, new egress stair, exterior façade upgrades with EIFS finish, aluminum coping and new energy efficient windows. Landscaping with street trees has been installed in front of the building along East Sandford Blvd.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(2) “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes.”

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, May 2, 2023 at 6:30pm - Planning Board Work Session**
- **Wednesday, May 3, 2023, at 6:30pm - Regular meeting of the Planning Board**

James Rausse, Planning Commissioner

Marlon Molina 2nd Deputy Planning Commissioner cc:

Shawyn Patterson-Howard, Mayor

Building Department

Corporation Counsel

City Clerk