



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
MAY 3, 2023**

AGENDA

A regular meeting of the City Planning Board will be held on Wednesday, May 3, 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 and Zoom.

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 April 6, 2023 a sign was posted at the site giving notice of the Planning Board's May 3, 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.

A Site Visit was made by the Planning Board to the property on March 28, 2023. The Board reviewed the lighting on adjacent properties and the proposed landscape screening for neighboring properties. The Board also reviewed the drainage and ponding of water in the parking area and potential parking issues along Locust Lane.

In response to the Planning Board’s request at its February meeting, the Club reduced the size of the warming hut. The building was reduced by 1 foot in width and 2 feet in length. The porch area was reduced by 2 feet (from 18 feet to 16 feet) while the height has been increased by 2 feet so that the roof acts as a screen for the paddle court. (The height of the warming hut is now 16.42’ high.)

At the March meeting, the Planning Board requested that the applicant provide further information on the stormwater management plan and 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-22-23: 219 Tecumseh Avenue (Section 165.80, Block 4041, Lot 19) located in the R2-4.5 District.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on April 17, 2023 notice was mailed to property owners within a 250-foot radius of the site;

An Affidavit of Sign Posting stating that on April 18, 2023 a sign was posted at the site giving notice of the Planning Board's May 3, 2023 meeting. The Board also received photographs showing that the sign posting on the property provided notice of today's meeting.

Proof of publication was submitted showing that notice was published in the Journal News on April 18, 2023, and on April 19, 2023.

The Owner and Applicant is Mucjon Demiraj. The Applicant's representative is Shahin Badaly, PE. The subject property is an interior lot in the two-family R2-4.5 zone. It is on the east side of Tecumseh Avenue located between East Fourth Street and Beekman Avenue. The applicant is requesting a subdivision approval of an 8,000-sf lot, which is proposed to be subdivided into two 40' x 100' lots. Lot 19A is occupied by an existing 2,006 sf residence at 219 Tecumseh Avenue. The Applicant is proposing to construct a single-family home on each of the two lots (19A and 19B).

The ZBA provided the required zoning variances at their meeting held on September 20, 2022.

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 two-lot subdivision. *Planning Board will need to complete the SEQRA process before completing their subdivision review.*

This application has been sent to the Fire Department, the Police Department, the Water Bureau, the Commissioner of DPW, and the City Engineer. The Fire Department responded with comments regarding the installation of a sprinkler system.

New Public Hearing

3.3 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, proof of publication in the Journal News, and proof of initial sign posting for the application.

The Board also received an Affidavit of Sign Posting stating that on April 17, 2023 a sign was posted at the site giving notice of the Planning Board's May 3, 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 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 a two-story, 18,375-sf addition for manufacturing and office use 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 the facility is occupied by Commodore Construction Corp. Their business hours are M-F 7am-4pm. The company also works two Saturdays a month from 7am-2pm.

The Applicant has retained JMC Engineering to conduct a traffic study for the project.

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.*

This application has been sent to the Fire Department, the Police Department, the Water Bureau, the Commissioner of DPW, and the City Engineer.

New Public Hearing

3.4 Case No. PB 23-2: 117 East Fourth Street (Section 169.23, Block 3152, Lot 17) in the RMF-15 District.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on April 20, 2023, notice was mailed to property owners within a 500-foot radius of the site;

An Affidavit of Sign Posting stating that on April 15, 2023 a sign was posted at the site giving notice of the Planning Board's May 3, 2023 meeting;

Proof of publication was submitted showing that notice was published in the Journal News on April 20, 2023 and on April 21, 2023.

The Applicant is Dish Wireless, LLC which is represented by the law firm of Cuddy & Feder. Applicant is requesting a special permit to install wireless telecommunications equipment upon the roof of the existing multifamily residential building at 117 East 4th Street. The building is located near the northwestern corner of the intersection of E. 4th Street and Franklin Ave. The four-story building has a center courtyard and is located adjacent to similarly sized apartment buildings along East Fourth Street. There is also a city owned parking lot adjacent to these apartment buildings at the corner of Franklin Avenue.

The facility will be accessed by foot from East 4th Street via the main entrance to the building. The installation will consist of (3) total antennas mounted to (3) sled mounts located on the rooftop near the parapet in 3 separate locations on the south elevation of the building facing East 4th Street. The installation will consist of (1) antenna per sled mount with associated equipment cabinets mounted to rooftop penthouse. The proposed installation meets the definition of collocation which is defined in 267-32.j (3) (b) *“The use of an existing tower or structure to support antennas for the provision of wireless services.”* The proposed location involves collocation on an existing rooftop which is one of the highest priority locations under the City Code. Moreover, as noted in the site selection analysis included in Dish’s application materials, there are no higher priority locations available for a facility needed to serve this area of the community.

Applicant indicates on Sheets A-4 and A-5 that the proposed installation will be approximately the same height as the penthouse on the roof top. Applicant has provided a Visual Assessment Form as part of the short EAF. The Applicant has also provided a photo simulation of the equipment including the three antennae on the south elevation of the building.

CityScape has provided a memo to the Board reviewing the materials in the *Telecommunication Checklist*. Note that most of the materials have been noted by CityScape as having been addressed or not applicable. It has highlighted comments on the screening of the rooftop equipment for the Board’s review.

SEQRA Determination – The proposed action is a Type II action based on NYS DEC 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 proposed building does not have historic or landmark status.

New Public Hearing

3.5 Case No. PB 23 – 4: 250 East Sandford Blvd. (Section 169.41, Block 4085, Lot 1) in the CB 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 April 17, 2023 a sign was posted at the site giving notice of the Planning Board’s May 3, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today’s meeting.

Applicant, 250 E. Sandford Realty, LLC, is the owner of the 2.579-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 at 250 East Sandford Blvd. in the Commercial Business (CB) district. 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 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.

The Applicant is seeking a special permit from the Planning Board for tenant fit out 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). Applicant has provided a Narrative addressing the following standards of the special permit:

- 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 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.

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.*”

ITEM #4 ADMINISTRATIVE ACTION

4.1 Notice of Intent for ZBA to Assume Lead Agency Status for 114-118 E. Third Street and Request for Comments from Planning Board

The Zoning Board of Appeals declared its intent to serve as Lead Agency for the application by East Third Street Equities LLC, 121 East Third Street, Mount Vernon, New York 10550 for use and area variances for a project located at 114-118 East Third Street (Section 165.79, Block 3157, Lots 5 and 6) in the Neighborhood Business (NB) district. The property is located on the south side of East Third Street, approximately 335’ west of Franklin Street. The proposed project includes the construction of a new, 28,788 sf apartment building. The proposed multi-family building would be 8 stories and approximately 75’ in height with 49 units (21 studios, 21 one-bedroom units, and 7 two-bedroom units). The parking requirement is 98 spaces with 12 spaces proposed to be on-site.

As an involved agency, the Planning Board can submit a written objection to the ZBA and choose to assume lead agency status for this application.

At the Zoning Board meeting on March 21, 2023, the Zoning Board also moved to solicit comments and recommendations from the Planning Board regarding this application.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(26) “*routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.*”

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, June 6, 2023, at 6:30pm - Planning Board Work Session.**
- **Wednesday, June 7, 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