



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, June 1, 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

- April 6, 2022

Item # 3 Public Hearings

Closed Public Hearing

3.1 Case No. 14-2021 128 West Second Street (Section 165.77, Block 3051, Lot 25) in the RMF-6.75 zone.

The Public Hearing was closed at the April meeting but remained open to receive written comment for 10 business days (until April 20, 2022). Petition and objection letters received from residents have been provided to the Planning Board Commissioners and made part of the record.

The agency sponsor is the Catholic Guardian Services (part of the Catholic Charities of the Archdiocese of New York.) The Catholic Guardian Society provided letter for April meeting describing oversight and supervision at proposed facility. The Agency would contract with the Federal Administration for Children and Families (ACF) to manage the *Unaccompanied Children (UC) Program* designed to reunite children with families and close relatives. The

NYS Office of Children and Family Services certifies the program and physical plant for occupancy by the children. conducts 6-month inspections of the facility. *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.*

The Planning Board has received comments from the Fire Department providing NYS Comp Codes Rules and Regulation 488.3 for Group Homes Physical Facility and the results of a walk-through of the facility with deficiencies noted. The Planning Board also received comments from the Police Department and the Water Bureau. Applicant has provided the owner’s letter responding to the Fire Department comments. The Catholic Guardian Society is aware of the Planning Board’s proposed 5-year approval of the special permit with annual review by the Planning Board.

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

A draft resolution was prepared for the Board’s review and consideration with a five-year term limit on the special permit and annual review by the Planning Board.

Closed Public Hearing

3.2 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. Applicant 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 issued a Negative Declaration for this Unlisted action at its April meeting. Application was referred to the Police Department, Fire Department and the Water Bureau. The City Tree Surgeon has provided a *Report and Tree Evaluation* for the two-lot Millington subdivision for the Planning Board. The Department of Public Safety and the City Water Bureau have responded.

A draft resolution was prepared for the Board’s review and consideration.

New Public Hearing

3.3 Case No. 16 – 2022 145 North Fifth Avenue (Section 165.54, Block 1121, Lot 26) 165.25, Block 4055, Lot 6) located in the R2-4.5 Zoning District.

The owner of the subject property is Ray Kahn. He is represented by his engineer, Mr. Shahin Badaly, PE. The subject property is located at the southeast corner of North Fifth Avenue and North Street in the Neighborhood Business (NB) zone. The subject property is 10,000 sf and is occupied by a two-story commercial office building. North Street, on the north side of the building, is a one-way road for traffic traveling west. North Fifth Avenue is one-way south. There is an existing 3,500 sf asphalt driveway to the south of the building with access to North Fifth Avenue. The width of the driveway is 28'4" and the length is 100'. There are two parking spaces shown at the end of the driveway. The existing entry to the first floor from North Fifth Avenue will remain. There will be a new entry to the elevator lobby for the second floor south of the existing entry.

Applicant is requesting a special permit per § 267-27 for interior alterations on the first floor for a day care facility. There are no specific standards for Day Care Facilities.

There is no work proposed to the existing site or the second floor. There are proposed seven classrooms. Applicant is providing a Narrative describing the operator, nature of operations, occupancy and drop off and pick up schedules.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(18) “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special-use permit.”

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

- **Wednesday, July 6, 2022, at 6:30 pm 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