



**Architectural Review Board**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Clinton I. Young, Jr.  
Mayor

John Humbach  
Chair

**Architectural Review Board Minutes**  
**May 25, 2011**

The regular meeting of the Architectural Review Board was held on Wednesday, May 25, 2011 at 6:30 p.m., following a work session at 6:15 p.m. in the Memorial Room, 2<sup>nd</sup> Floor, City Hall, Mount Vernon, New York. The following persons were present:

**MEMBERS**

John Humbach, Chair  
Darryl Selsey, Vice Chair  
Thomas Fenniman, AIA  
Robin Myers

**STAFF**

Jeffrey S. Williams, Planning Commissioners  
William Long, Planning Administrator  
Patricia Fleming, ARB Secretary  
Brian Johnson

**ABSENT**

Olga Dais

**ALSO PRESENT**

Noel Im, Engineer  
Jeong Yoo, Owner  
Bond E. Davis II, Engineer  
Tom Abillama, Architect  
Rudina Seferi, Owner  
Michael DePasquale, Architect  
Rocco Pergola, Owner

215 East 3<sup>rd</sup> Street  
215 East 3<sup>rd</sup> Street  
794 Gramatan Avenue  
41 East Grand Street  
41 East Grand Street  
1 Willow Place  
1 Willow Place

**ITEM # 1 APPROVAL OF MINUTES**

**1.1 Approval of the minutes of the regular meeting held on Wednesday, April 27, 2011.**

Selsey made to approve the minutes of the April 27, 2011 regular meeting. Myers seconded the motion. The motion passed unanimously.

## **ITEM # 2 CERTIFICATE OF APPROPRIATENESS**

### **2.1 Case No. 18-2011:** (BP No. 2292 215 East Third Street (Map 165.80, Block 4002, Lot 9))

Application Granite Mountain Estate LLC by engineer Noel Im install fenestration along the Cooley Pace Elevation for a new side entrance for the existing Laundromat in a CB (Commercial Business District).

The project's engineer, Mr. Noel Im presented the application to the Board. The following was discussed:

- Applicant is proposing to construct a side entrance on Cooley Place because it would be more convenient for the customers to load and unload laundry and to have easy access to the Laundromat. The parking lot is located across the street and currently the customers have to go around the corner to the entrance on East Third Street.
- The applicant stated that he was not aware that Cooley Place was a one way street.
- Mr. Long stated that applicant would have to comply with a sign ordinance and that any illegal signs that was directing customers to come into a one way street would have to be removed. The Building Department would have to conduct an inspection to ensure that they were removed and or any violations.
- Applicant will install a roll down gate for security to be placed inside the building.
- Board Member Myers stated that the applicant should place an awning or a sign over the side entrance door so it would be aesthetically pleasing and would appear nicer from outside.
- Commissioner Williams stated that that there's an allowable encroachment into the right of way as it relates to awnings.

Board Member Myers made a motion to approve this application with proceeding conditions. Board Member Selsey seconded the motion. The motion was approved by a vote of 4-0.

- The applicant may to install a roll down gate for security in accordance the Zoning Code.
- The applicant must remove all exterior signs.
- Applicant has to put an awning over the side entrance door and it would have to be the appropriate size and lettering based on the Zoning Code.
- The Building Department is to conduct an inspection of signs.
- All signs not in compliance with the Zoning Code must be removed.
- Applicant has to install recessed light fixtures place in the out cove for safety.

### **2.2 Case No. 22-2011:** (BP No. 2301 794 Gramatan Avenue (Map 165.27, Block 1002, Lot 10))

Application Howard Meitner by engineer Bond E. Davis II to reconstruct an existing retaining wall, demolish an existing retaining, remove part of an existing retaining wall, re-grade the site, relocate and reconstruct an existing stairwell along the West Elevation, install a wrought iron fence and remove an existing wood fence on the site. As a part of this work, the applicant

seek to reconstruct an existing retaining wall which currently consists of rubble stone with different materials by using segmental uniblock.

The project's engineer, Bond E. Davis II presented the application to the Board. The following was discussed:

- Applicant stated that the house was built in the 2000. The house has been stable and no problems with any movement.
- Applicant stated there has been some subsiding to the driveway to the point where water has been seeping in the rubble stones and in the winter it freezes and has no movement.
- Applicant proposes to reconstruct the stairs along side the garage.
- Applicant is proposing to use uniblock stone to reduce shifting of the house.
- Applicant proposes to reconstruct new retaining wall and bring the height up to 6 ft.
- Mr. Long stated this case was reviewed by staff for a retaining wall and staff issued a Certificate of Appropriateness with the condition that applicant uses the same type of materials as the existing retaining wall. The applicant disregarded with staff review.
- Board Member Fenniman stated if the applicant would satisfy the code requirement.
- Applicant is willing to satisfy the height.

Board Member Fenniman motion to approve this application with proceeding conditions. Board member Myers seconded the motion. The motion was approved by a vote of 4-0.

- The applicant would have to plant at least 6 ft. evergreens along the front of the retaining wall.
- The proposed stairwell must have intermediate loading.

### **2.3 Case No. 23-2011:** (BP No. 2387) 41 East Grand Street (Section No. 165.30, Block 1018, Lot 13)

Application of Rudina Seferi, LLC by architect Tom Abillama to construct a vinyl fence in the rear of the property, a portico over the front porch and retaining wall in front of the site.

The project's architect, Tom Abillama presented the application to the Board. The following was discussed:

- Applicant proposes to construct portico over the front porch and enlarge platform adding stairs.
- Applicant proposes to modify a small retaining wall to match the existing wall.
- The fence would not be seen but owner would like to replace the wood fencing it will be painted white as the existing fence.
- Applicant stated the height would be 4 ft. high going along the back of the house but it could be as high 6 ft based on the city's ordinance.
- Applicant is complying with requirement of natural materials in the front yard.

Board Member Selsey motion to approve this application. Board Member Myers seconded the motion. The motion was approved by a vote of 4-0. The vote was unanimously.

**2.4 Case No. 24-2011:** (BP No. 1952) 1 Willow Place (Section No. 165.55, Block 1154, Lot 12)

Application of Application of Rocco Pergola by architect Michael DePasquale to enclose a front porch along Rich Avenue, alteration to a porch along Willow Street and change of windows along the first floor and change of fenestration along the third floor.

The project's architect, Michael DePasquale presented the application to the Board. The following was discussed:

- Applicant stated in 1968 approval was granted for the enclosure of the porch.
- Applicant stated in 1979 drawing was approved including window on 3<sup>rd</sup> floor.
- Applicant stated two (2) windows on third floor and one in front will have to be enlarged.
- Board Members were concern about the windows matching and put new double hung window.

Board Member Myers made a motion to approve this application with proceeding conditions. Board Member Fenniman seconded the motion. The motion was unanimously approved by a vote of 4-0.

- Applicant has to modify the car port and elevations to show the proposed widening of the dimensions
- Third floor window must have false muntins on the exterior of windows so that they can't be removed.
- The inset of the windows must be maintained to retain shadow of lentile.

Respectfully submitted,

Patricia Fleming  
ARB Secretary

cc: Mayor Young  
Yolanda Robinson, Chief of Staff  
City Clerk  
Commissioner Williams  
Building Department  
Lobby  
Press