



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230 • FAX (914) 699-1435

Clinton I. Young, Jr.
Mayor

John Humbach
Chair

Architectural Review Board Minutes
June 22, 2011

Regular meeting of the Architectural Review Board was held on Wednesday, June 22, 2011 at 6:30 p.m., following a work session at 6:15 p.m. in the Memorial Room, 2nd Floor, City Hall, Mount Vernon, New York. The following persons were present:

MEMBERS

Darryl Selsey, Vice Chair
Olga Dais
Thomas Fenniman, AIA
Robin Myers

STAFF

Jeffrey S. Williams, Planning Commissioner
Patricia Fleming, ARB Secretary
Brian Johnson

ABSENT

John Humbach, Chair

ALSO PRESENT

William Null, Attorney
William R. Spade, Architect
Tom Abillama, Architect
Edward J. D'Amore, Architect
David Christmas, Architect
Leonard Brandes, Architect
Mario Canteros, Architect

1 Wartburg Place
39 Central Parkway
575-585 Gramatan Avenue
2 East Sanford Blvd.
7 North Ninth Avenue
133 Elmsmere Road
510 South Columbus Avenue

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday, May 25, 2011.

Dais made to approve the minutes of the May 25, 2011 regular meeting. Myers seconded the motion. The motion passed unanimously.

ITEM # PUBLIC HEARING

2.1 Case No. 16-2011: (BP No. 2249, 2250) 1 Wartburg Place (Map Page 165.42, Block 2160, Lot 1).

Application of The Wartburg Heal Repositioning, by attorney William Null, to construct an on-site parking lot and to construct two (2) domiciliary care facilities in the R1-7 Zoning District.

SEQRA Determination: The proposed action is a coordinated review and classified as an "Unlisted Action". The Planning Board as "Leading Agency" declared a negative declaration on June 1, 2011. Accordingly, the Architectural Review Board may make its determination without needing to make any other assessments concerning SEQRA.

The project's attorney, William Null presented the application to the Board. The following was discussed:

- Applicant responded to the approval with conditions.
- Applicant presented samples of materials that will be used
- Applicant stated the spandrel glass windows were clear.
- Samples were presented for the Grey Building.
- Samples were presented for exterior light fixtures.

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

ITEM # 3 CERTIFICATE OF APPROPRIATENESS

3.1 Case No. 46-2010: (BP No. 1966) 39 Central Parkway (Section No. 165.31, Block 2237, Lot 17)

Application of Marcel Duplessy by architect William R. Spade, is proposing to construct a one-story addition with a basement, replacing windows with casement windows and to construct a deck in the rear of an existing one-family dwelling in the R1-4.5 zoning district.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

The project's architect, William R. Spade presented the application to the Board. The following was discussed: referral

- Applicant proposing an addition sun room, finish basement.
- Applicant will all have materials matching the existing house.
- Windows in the front of the house will be replaced with double hung windows.
- Windows will be finished in wood trim and painted white to match existing windows.
- One (1) door on main level and one (1) as egress door. Take off door in the basement. There's another door that's for the boiler room that will remain.
- Applicant has to make egress windows.

Board Member Fenniman made a motion to approve this application with proceeding conditions. Board Member Myers seconded the motion. The motion was approved by a vote of 3-0.

3.2 Case No. 38-2010: (BP No. 2465) 575-585 Gramatan Avenue (Section No. 165.22, Block 1014, Lot 12)

Application of T&N Properties/Bonnie Steinberg by architect Tom Abillama is proposing to construct a 2nd-story addition on an existing commercial building within the NB (Neighborhood Business) zoning District.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action". Therefore, the Architectural Review Board as "Lead Agency" must assess whether further environmental investigation needs to occur prior to rendering any decisions.

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

- This application is a Site Plan amendment.
- This application is a favorable recommendation to Planning Board from SEQRA action on July 6, 2011 as the lead agency. The SEQRA determination is a Type II and a negative declaration.
- Applicant is expanding entire rooftop with dining and building a stage
- Applicant proposes exit at the north end near Cross County Parkway
- The NYDOT is concern if the stairwell is an encroachment and if the easement will need to be pulled back of right of way this is outstanding.
- Applicant stated he has to get permission from the owner.
- Applicant has acquired the adjacent store front to restaurant and applicant will be using same materials as existing building and repainting existing band on the top.
- Applicant stated a sound barrier would be installed so the sound would not travel and disturb the neighboring residents.
- Applicant would put in shrubbery to give privacy from the street and an exit or entrance on the side for emergency exit.
- Applicant will continue the Chinese lantern as the standard light fixture.

Board Member Myers made a motion to approve this application with proceeding conditions. Board Member Fenniman seconded the motion. The motion was approved by a vote of 3-0.

- Applicant has to satisfy the issue with NYSDOT easement.
- Applicant must put in fencing or shrubbery for privacy for the patrons dining on the rooftop.
- Applicant must make sure all the windows are the cedar material to reflect the existing windows on the north end will be Bronze.

3.3 Case No. 30-2011: (BP No. 2414) 2 East Sandford Blvd. (Section No. 169.39, Block 3106, Lot 20)

Application of 250 Flatbush Ave Corp. by architect Edward J. D'Amore, Jr. is proposing to modify the facades of existing commercial structure in the NB (Neighborhood Business) zoning district.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action". Therefore, the Architectural Review Board as "Lead Agency" must assess whether further environmental investigation needs to occur prior to rendering any decisions.

The project's architect, Edward D'Amore presented the application to the Board. The following was discussed:

- Applicant is proposing to construct a Family Dollar store at the existing retail store.
- The Board Members were not satisfy with the height of the windows and suggested to the applicant to lower them.
- Applicant stated the brick façade is in poor condition and will modify existing façade in a stucco finish.
- Board Member Fenniman questioned the exterior materials being used and instead of stucco use some other type of brick veneer.
- Applicant stated the lighting will be a globe light fixture on the outside of storefront.
- Applicant stated the landscaping would be would be azalea bushes or evergreens.
- Applicant stated for security it would be a roll down gate in on the outside of glass door.
- The application was determined to be a negative declaration from an environmental perspective.

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

- Applicant would have to lower the windows in front of storefront on Sandford Blvd. side.
- Applicant would have to put a type of red brick finish on lower elevation of building and submit a sample of the brick.
- Applicant would have to put planting along the side of 4th Avenue.
- Applicant would have to place the security gate on the inside of the glass door.

3.4 Case No. 25-2011: (BP No. 2196) 7 North Ninth Avenue (Section No. 165.69, Block 1085, Lot 21)

Application of RockFlower Corp., architect David Christmas is proposing to modify the façade of the building to create a street level apartment in the RMF-10 (multi-family zoning district).

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an “Unlisted Action”. Therefore, the Architectural Review Board as “Lead Agency” must assess whether further environmental investigation needs to occur prior to rendering any decisions.

The project’s architect, David Christmas presented the application to the Board. The following was discussed:

- Applicant is proposing convert the storage area into a one (1) bedroom apartment.
- Applicant has stated that they would be replacing the fencing and the façade with one (1) window, new door and stucco matching the existing stucco that was done ten years ago.
- Commissioner suggested that the same transom or motif for windows to do the same for the door.
- Applicant stated the windows are above grade.

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

- Applicant must update the drawing
- Applicant must put two (2) fix transom above windows and door
- Applicant must submit sample materials, to show the tint to match the stone or stucco that’s already existing.

3.5 Case No. 27-2011: (BP No. 2149) 133 Elmsmere Road (Section No. 159.81, Block 2149, Lot 5)

Application of Mary Civiello & Bill Carr, architect Leonard Brandes is proposing to construct a new deck, extend the patio along the side of an existing one-family dwelling. It is also proposed to construct a stone retaining wall and change all the double-hung windows with casement windows, replace the front door, garage door and to install a skylight in the R1-7 zoning district.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

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

- Applicant stated that the brick will stay the same and mahogany door.
- Applicant will replace the existing windows with casement windows will paint to match the existing color.
- Applicant is proposing put in skylight and replace garage door
- Applicant proposes to do a 3 ft retaining wall.
- Applicant proposes replacing siding on the house to have everything matching.

Board Member Myers made a motion to approve this application. Board Member Fenniman seconded the motion. The motion was approved by a vote of 3-0.

3.6 Case No. 28-2011: (BP No. 2456) 510 South Columbus Avenue (Section No. 169.41, Block 4080, Lot 9)

Application of Guilio Monaco, architect Mario Canteros is proposing to modify an existing retail building in the CB (Commercial Business) zoning district.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action". Therefore, the Architectural Review Board as "Lead Agency" must assess whether further environmental investigation needs to occur prior to rendering any decisions.

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

- This application is a negative declaration and SEQRA is a Type II action.
- Applicant stated they would put in landscaping that can close off northern side of building.
- Applicant will put lighting on the outside.
- Applicant will put durable material at base of building such as stucco-apply hard coat.
- Applicant stated the water table is further out at the bottom along the seal.
- Applicant stated for security it will be a roll down gate.
- Applicant stated the building would be one color (Tan).

Board Member Myers made a motion to approve this application with proceeding conditions. Board Member Fenniman seconded the motion. The motion was approved by a vote of 3-0.

- Applicant must make the lower elevation in a red brick going around the building.
- Applicant must put the roll down gate on the inside of the Glass door.
- Applicant must show red brick on the lower elevation of the building.
- Applicant must show the color green being consistency of medallion on the building.
- Applicant must put light fixture on the northern side.

3.7 Case No. 32-2011: (BP No. 2492) 240 Bedford Avenue (Section No. 165.81, Block 4033, Lot 5.1)

Application of Johnna Bartee, is proposing to replace the stucco finish on the exterior walls of an existing two (2)-family with siding in the R2-4.5 (two family) zoning district.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

The project's owner, Johnna Bartee presented the application to the Board. The following was discussed:

- Applicant expressed in order to get her mortgage adjusted she would have to complete the modification to the garage and family room.
- Applicant stated that exterior walls would be replaced with vinyl siding the same color existing.

Board Member Fenniman made a motion to approve this application. Board Member Myers seconded the motion. The motion was approved by a vote of 3-0.

- The Certificate of Appropriateness was granted.

Respectfully submitted,

Patricia Fleming
ARB Secretary