



**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

## MEETING NOTICE

**April 21, 2011**

The regular meeting of the Architectural Review Board will be held on Wednesday, April 27, 2011 at 6:30 p.m., following a work session at 6:15 p.m. in the Memorial Room to review the projects listed herein:

### ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday, March 23, 2011.

### ITEM # 2 CERTIFICATE OF APPROPRIATENESS

**2.1 Case No. 14-2011:** (BP No. 2318) 107 Mount Vernon Avenue (Map Page 164.68, Block 1072, Lot 28)

Application of Chad Bowen by architect Mohammad R. Badaly to modify an existing store front facade in a NB (Neighborhood Business) Zoning District.

SEQRA DETERMINATION: Type II – This action requires no further SEQRA assessment.

**2.2 Case No. 13-2011:** (BP No. 1895) 207 South First Avenue (Map Page 165.79, Block 3126, Lot 38)

Application of Juan Esper by architect Giovanni Zapata is proposing to modify an existing residential façade on a two (2) story multi-family home in the R1-7 Zoning District.

SEQRA DETERMINATION: Type II – This action requires no further SEQRA assessment.

**2.3 Case No. 15-2011:** (BP No. 1957) 11 Magnolia Avenue (Map Page 165.65, Block 2093, Lot 11)

Application of Curtis Pelle by architect Carlos Sosa to alter the existing façade of a single family home in the R1-7 Zoning district.

SEQRA DETERMINATION: Type II – This action requires no further SEQRA assessment.

**2.4 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. This application requires height variance which must be reviewed by the Zoning Board of Appeals and also requires review by New York State Office of Parks, Recreation & Historic Preservation for review of the historical nature of the proposal.

SEQRA DETERMINATION: The proposed action is a coordinated review and classified as an "Unlisted Action". Accordingly, the Planning Board has sent a "notice to declare itself (the Planning Board) "Lead Agency". The Architectural Review Board must assess whether to respond to the "Lead Agency" notice.

Reminder to applicants:

Sample of exterior finish materials must be presented at the meeting. Please be advised that approval from the Architectural Review Board does not constitute approval from the Building Department. Moreover, no work may be performed until a Building Permit is granted and conspicuously posted at the work site.

The next regular meeting of the Architectural Review Board is scheduled to be held on Wednesday, May 25, 2011.

Patricia Fleming  
ARB Secretary

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