



**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

## **MEETING NOTICE**

**July 8, 2011**

The regular meeting of the Architectural Review Board will be held on **Wednesday, July 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 Tuesday, June 28, 2011.  
Quote

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

**2.1 Case No. 34-2011:** (BP No. 2463) 401 Collins Avenue (Section No. 159.69, Block 1004, Lot 23)

Application of Rosemary Nardozzi by contractor Paul Chrystal is proposing to replace the existing roof of a two (2) story one-family dwelling unit within the Two-Family zoning District.

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

**2.2 Case No. 33-2011:** 55 Oakledge Road (BP No. 2472) (Section No. 159.71, Block 2254, Lot 6)

Application of Stephen G. Kilgerman by architect Teresa Beyer is proposing to alter the front façade of an existing two-story one-family dwelling unit within the R1-7 zoning District.

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

**2.3 Case No. 35-2011:** 141 South MacQuesten Parkway (BP No. 2138) (Section No. 164.83, Block 1060, Lot 23)

Application of Ann John Realty, Inc. by architect Peter Gaito is proposing to construct a new one-story building for warehouse use on a vacant lot within the I (Industrial) zoning District.

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

**2.4 Case No. 36-2011:** 40 Mount Vernon Avenue (BP No. 2472) (Section No. 164.76, Block 1066, Lot 3)

Application of 40 Mount Vernon Ave LLC by architect Mohammad R. Badaly is proposing to convert a first floor apt. into a retail store within the CB (Commercial Business) zoning District.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an “Unlisted Action”.

**Note:** Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of the New York State Public Officers Law, Article 7].

**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, August 24, 2011.

Patricia Fleming  
ARB Secretary

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