



**Architectural Review Board**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
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Clinton I. Young, Jr.  
Mayor

John Humbach  
Chair

**Architectural Review Board Minutes**  
**April 27, 2011**

The regular meeting of the Architectural Review Board was held on Wednesday, April 27, 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  
Olga Dais  
Robin Myers

**STAFF**

Jeffrey S. Williams, Planning Commissioners  
Patricia Fleming, Board Secretary

**ABSENT**

Thomas Fenniman, AIA

**ALSO PRESENT**

Mohammad R. Badaly  
Giovanni Zapata  
Carlos Sosa  
William Null, Attorney & Architects

107 Mount Vernon Avenue  
207 South First Avenue  
11 Magnolia Avenue  
1 Wartburg Place

**ITEM # 1 APPROVAL OF MINUTES**

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

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

**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.

A motion to approve the application was moved by Ms. Dais and seconded by Mr. Selsey. The motion was unanimously approved by a vote of 4-0.

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

- Mr. Badaly stated he had to modify the retaining wall because it was structurally damaged and had received a violation.
- Mr. Badaly indicated he had to repair the entire storefront including realigning the entrance and steps.
- The front of the store will be done in aluminum and dark brown keeping colors basic beige or dark brown.
- Mr. Badaly indicated that the applicant is waiting for a granite sample for the front wall.
- Although Mr. Badaly did not have a sample of the will light fixture he brought in pictures of proposed lighting to be used. The new light fixture will shine on the individual letters placed on the wall.

**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.

The project's architect, Mr. Zapata, architect was present for the application.

The following was discussed:

- Commissioner Williams wanted to know how the stucco in the front of the house and the vinyl on the side of the house would come together being that they are of two different types of materials
- Mr. Zapata stated that he would use the same colors even though the materials were not the same he would have the two (2) materials meet close together.
- Mr. Zapata stated that the owner wanted to change the existing materials of the façade in the front of the one-family house from vinyl siding to stucco.
- Mr. Zapata also stated that the owner wanted to change or move the two (2) windows on the 3<sup>rd</sup> floor from the front of the house to the side.
- Applicant has to show what materials would be used around the windows.
- Applicant stated that he would be using the same materials and paint them white to match the existing windows.
- Mr. Zapata stated that the owner bought the house six (6) months ago and it was in very bad condition there were violations in the records.
- The Board also wanted to know about the Column replacement on the front porch. Mr. Zapata stated no replacement of the columns.
- The Board wanted to know what type of lattice will be used under the porch. Mr. Zapata stated that the lattice be wood and painted white to match existing color.
- Ms. Dais wanted to know what would be done about the fence, it was in deplorable condition. Mr. Zapata stated no replacement on the fence and that there would be no plants, trees and no landscaping.
- John Humbach asked about the driveway. Mr. Zapata stated that it would stay as is. Mr. Zapata has to comply with Building Department to have violations removed.

Mr. Selsey made a motion to approve this application with above stated conditions. Ms. Dais seconded the motion. Ms. Dais was not in favor. The motion was approved by a vote of 3-1.

Application approved conditions are as follows:

- Mr. Zapata has to meet with Mr. William Long and Commissioner Williams to provide additional information to ensure that conditions were met.
- Removal of violations.
- Show how the corner treatment to the stucco and siding would come together.
- Providing samples of materials for lattice fencing under porch.

**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.

The project's architect, Mr. Carlos Sosa presented the application to the Board. The following was discussed:

The application was approved with the following conditions:

- Mr. Sosa spoke about the elevation, sliding Doors, Attic, and stucco around the house. Mr. Sosa stated he was replacing rear deck and stairs. Mr. Selsey had difficulty with the windows on the third floor because they were out of alignment with the windows on the second floor. Mr. Selsey wanted to know if Mr. Sosa could do something similar to the third floor windows to be aligned with existing windows.

Ms. Myers made a motion to approve this application with above stated conditions. Mr. Selsey seconded the motion. The motion was unanimously approved by a vote of 4-

- Applicant must submit rendering to show adjusting window proportionate or have the bedroom windows on third floor to match with the windows on the second floor on the side.

**2.4 Case No. 16-2011:** (BP No. 2249, 2250) 1 Wartburg Place (Map Page 165.42, Block 2160, Lot 1).  
Approved Neo Bldg One

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.

The project's attorney, William Null & Architects were present for the application.

- 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.
- The architects spoke about having traditional brick to be used to match existing brick and the light fixtures to have the same metal finish on them as the color of the stone, using the same materials

for all of the buildings. The architects spoke on variations for the height variance. Applicant's concern is keeping the historical character of the site.

Mr. Selsey made a motion to approve this application with above stated conditions. Ms. Myers seconded the motion. The motion was unanimously approved by a vote of 4-0.

**Building one (1) approved with conditions as follows:**

- Applicant is required to keep similarity of brick proposed with monotone and non modern materials to match existing brick keeping consistency with the other buildings.
- Applicant has to show window grades of color/ two tones.
- Applicant has to show lighting on the façade.
- Applicant has to show landscape scheme of flowers and trees.
- Applicant has to show roof scope over main spandrel area.

**Building two (2) approved with conditions as follows:**

- Applicant show articulation at roof level with the variations of height.
- Applicant must submit a rendering of a three dimensional view.
- Applicant has to submit brick samples and color of stone samples.

Respectfully submitted,

Patricia Fleming  
ARB Secretary

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