



**Architectural Review Board**  
**Department of Planning & Community Development**  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Ernest D. Davis  
Mayor

John Humbach  
Chair

## **MEETING NOTICE**

### **ARCHITECTURAL REVIEW BOARD**

#### **PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on Wednesday, **April 23, 2014 at 6:30** p.m. in the Mayor's Conference Room, First Floor, City Hall, Mount Vernon, New York, at which time and place the Board shall consider the following:

#### **ITEM # 1 ROLL CALL**

##### **Present**

Chairman Humbach  
Board Member Fenniman  
Board Member Myers  
Board Member Sanchez

#### **ITEM # 2 APPROVAL OF MINUTES**

- 2.1** Approval of the minutes of the regular meeting held on Wednesday October 23, 2013.
- 2.2** Approval of the minutes of the regular meeting held on Wednesday February 26, 2014.
- 2.3** Approval of the minutes of the special meeting held on Wednesday March 12, 2014

The Board discussed whether there were any comments concerning the minutes. **A motion to approve was made by Board Member Fenniman and seconded by Board Member Sanchez. The minutes were approved unanimously.**

**ITEM #3 PUBLIC MEETING**

**3.1** Case #3-2014 435 N. Fulton Avenue (Section 165.31, Block 2234, Lot 16)

The Applicant Rosalee Burgess – The Neher Group proposes to remove the existing Spanish Tile Roofing Material and replace with asphalt shingles. Front façade with Spanish tile will not be removed. Certificate of Appropriateness is required by the ARB.

**SEQRA Determination:** This action is a “Type II” action; therefore, ending the SEQRA process.

The Chairman read the item into the record. The applicant provided background on the case. The applicant explained that roof needed to be replaced because it is leaking. The applicant stated that roof material is currently a concrete shingle. The Board questioned the applicant concerning the use of asphalt shingle roof material. The applicant is proposing “Aged Red-Wood” color shingle. The Board considered having the leaks repaired and reinstalling the roof shingles. The applicant explained that idea was not possible. The Board asked whether any other roofing materials were considered as part of the property owner’s decision. The applicant said yes however they were all more expensive. **The Board decided to allow the original material along the front elevation to remain and that the existing ridge line must be preserved consisting of existing concrete shingle. Board Member Fenniman made a motion to approve with the aforementioned condition and Board Member Myers seconded the motion. The vote was unanimous.**

**3.2 Case #5-2014** 131 W. Lincoln Avenue (Section 165.52, Block 1107, Lot 1) The property is located in the NB Neighborhood Business District.

The Applicant Edward J. D’Amore proposes to modify the existing storefront façade which requires approval from the ARB.

**SEQRA Determination:** This action is an uncoordinated review and classified as a “Unlisted Action”. Therefore, the Architectural Review Board must assess the environmental significance prior to rendering any decisions.

The Chairman read the item into the record. The applicant provided background information. The applicant mentioned that he opening a family dollar store at the aforementioned location. The Board expresses concerns about the landscaping surrounding the site, the parking area and lighting. The Board requested that four (4) light fixtures with downward lighting through appropriate shielding along the front elevation of the building which must be approved by Staff. The Board requested that the flower bed must be reconstructed with block to match the proposed ramp along the front of the property. The applicant is required to plant landscaping in the azaleas in the flower bed. The applicant is required to plant evergreens in front of the proposed ramp located along the front of the property. **Board Member Fenniman made a motion to approve with the aforementioned conditions and Board Member Myers seconded the motion. The vote was unanimous.**

**3.3 Case #6-2014 316 West First Street (Section 168.28, Block 3008, Lot 6&7) The property is located in the NB Neighborhood Business District**

The applicant Marc Slayton of Post Management proposes to construct a self storage facility. The construction requires approval from ARB.

**SEQRA Determination:** This action is a coordinated review and classified as an “Unlisted Action”. Therefore, the Zoning Board as the Lead Agency declared a negative declaration on November 19, 2013 ending the SEQRA process.

The Chairman reads the item into the record. The applicant provides background. The applicant mentioned that they are constructing a self-storage facility. The Board requested that the applicant return at the Board’s next meeting with a revised elevations showing greater architectural features and details to give the building more presence at that corner.

**3.4 Case #7-2014 750 South Fulton Avenue (Section 165.56, Block 3139, Lot 11,12,13) Located within the “I” Industrial Zoning District**

The applicant Tom Abillama proposes to change an existing two story & basement commercial/retail building into a Self Storage Facility. This is a major application and requires a Certificate of Appropriateness.

**SEQRA Determination:** This action is an uncoordinated review and classified as a “Unlisted Action”. Therefore, the Architectural Review Board must assess the environmental significance prior to rendering any decisions.

The Chairman reads the item into the record. Tom Abillama gives the background of the case. The Board discusses the proposed fence. The Board inquired about landscaping along both South Columbus Avenue and South Fulton Avenue. The Board conditioned the approval on two (2) trees along South Columbus Avenue. **Board Member Myers makes a motion with the condition and Board Member Sanchez seconded the motion. All were in favor.**

**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].

**Note:** Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

**Note:** The Architectural Review Board will host its next work session on Wednesday, April 23, 2014 at 6:00 pm in the Mayor’s Conference Room, City Hall, Mt. Vernon, NY.

**Note:** The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on Wednesday, May 28, 2014.

City of Mount Vernon                    4  
Architectural Review Board Agenda  
Reminder to applicants:

Meeting Date  
April 23, 2014

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.

William Long  
Planning Administrator

cc: Ernest D. Davis, Mayor  
Press  
George Brown, City Clerk  
Jaime Martinez, Acting Commissioner  
Hina Sherwani Asst. Corp. Council  
Susanne Marino, Deputy Commissioner

Lobby  
Building Department