



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Ernest D. Davis
Mayor

John Humbach
Chair

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board was held on Wednesday, February 26, 2014 at 6:30 p.m. in the Mayor's Conference Room, City Hall, Mount Vernon, New York, at which time and place the Board shall consider the following:

Present

Chairman Humbach
Board Member Fenniman
Board Member Myers
Board Member Sanchez

ITEM # 1 APPROVAL OF MINUTES

- 1.1** Approval of the minutes of the regular meeting held on Wednesday October 23, 2013.
- 1.2** Approval of the minutes of the regular meeting held on Wednesday November 25, 2013.
- 1.3** Approval of the minutes of the regular meeting held on Wednesday December 18, 2013.
- 1.4** Approval of the minutes of the regular meeting held on Wednesday January 22, 2014.

The Board approved all minutes with the exception of the October 23, 2013 minutes because they were not complete.

ITEM #2 PUBLIC MEETING

2.1 Case #3-2014 435 North Fulton Avenue (Section 165.31, Block 2234, Lot 38) located within a residential zoning district.

The applicant Rosalee Burgess on behalf of Vonnetta Graham seeks to modify the existing Spanish tile roof into an asphalt shingle roof.

SEQRA Determination: TYPE II- This action does not require any further SEQRA assessment.

The applicant did not post the sign in a timely fashion and the applicant did not come to the Board meeting.

2.2 Case #4-2014 125 South Fifth Avenue (Section 165.78, Block 3088, Lot 32 & 33) located within the DB (Downtown Business) Zoning District.

The applicant MountCo Construction on behalf of Bereshith Institute Inc. seeks to construct a multi-family dwelling.

SEQRA Determination: This action is a coordinated review and classified as a "Type I". Therefore, the Architectural Review Board will not be able to render any decisions on this matter prior to the Lead Agency making its environmental assessment.

The Chair reads the item into the record. The applicant provides background for the Board. The applicant describes the way he came up with the current iteration of the proposed building's architecture. The proposed building "steps-down" in an urban character. The architect describes that the building was going to be two-toned but decided not to do that. The architect decides to change the texture of the proposed bricks. The architect states that a lighter colored building has a nicer character. Board Fenniman asks whether the band will be in the same plane. The architect explains that every fourth course of brick slightly projects out about 1/2" which would create the texture. The applicant will provide to the Board. The applicant seeks to create a shadow effect with the use of the band. It is not all four sides of the building. The Chair asks about the fencing around the garden area. The applicant refers to the landscaping plan for the Board to understand the way the fence will look. Board Member Myers asks whether the sidewalk will be installed in the very large squares which she feels will add to overall aesthetic of the building. Board Member Myers asks about the light post. She wants the lamp post to be consistent. The Board seeks to ensure that the overall area should be visually cohesive. The applicant will address the sidewalk and the lamp post. The applicant addresses that the light and shadow can be created while using the same color brick. Board Member Myers asks how the building is going to be air conditioned. The applicant states that there will be base board heat and all units will have window a/c units. The applicant provides and installs the a/c units on behalf of the senior citizens. The Board wants a rendering showing the windows with the a/c units. The a/c units will be flush with outside elevation. Board Member Sanchez asks has any consideration been given to using 1 unit for both a/c and heat to avoid the installation and removal and for aesthetic purposes. The applicant states that New York State will not fund a project like that. The applicant will also provide a detail of the a/c unit. Board Member Fenniman requests a copy of the drawings that reflects the current information for the Board to approve.

ITEM #3 RECOMMENDATION

(All recommendations are classified as “Type II” actions; therefore, no further SEQRA assessment is necessary.)

3.1 Proposed Adoption of an Urban Renewal Plan – Mount Vernon Urban Renewal Agency

South Fourth Avenue – East Third Street Urban Renewal Plan Recommendation

According to Section 267-56 of the Zoning Code **“If any amendment is to be considered by the City Council, it shall be referred for review and report to the Planning Board, the Corporation Counsel and other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports”.**

The Board is still reviewing this plan for its recommendation.

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 be hosting its next work session on Wednesday, February 26, 2014 at 6:00 pm in the Memorial Room, Second Floor, city Hall, Mount Vernon.

The next regular scheduled meeting of the Architectural Review Board, following the upcoming meeting on Wednesday, February 26, 2014 will be Wednesday, March 26, 2014.

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.

William Long
Planning Administrator

cc: Ernest D. Davis, Mayor
Nichelle Johnson, Chief of Staff
George Brown, City Clerk
Jaime Martinez, Acting Commissioner

Lobby
Press
Building Department