



Architectural Review Board
Department of Planning & Community Development
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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, **August 27, 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

ITEM # 2 APPROVAL OF MINUTES

2.1 Approval of the minutes of the regular meeting held on Wednesday July 1, 2014

ITEM # 3 CONCEPT

3.1 32 Pasadena Place - Renovation of existing dwelling

ITEM # 4 CONTIUED PUBLIC MEETING

4.1 Calendar No. 13-2014 42 Broad Street (Section 165.22, Block 1021, Lots 18-22 & 28-30) in the DB Downtown Business District

Application of Alexander Development Group proposes to construct a mixed use structure with associated on-site parking which requires Certificate of Appropriateness for a Major Application.

SEQRA Determination: This action is a coordinated review and classified as "Unlisted". The City Council has declared its intent to be the "Lead Agency". The ARB must assess whether the City Council should be Lead Agency.

4.2 Calendar No. 11-2014 560 S. 10th Avenue (Section 169.46, Block 3032, Lot 17.1) Located in the RMF 6.75 Zoning district

The applicant proposes to construct a 2 family dwelling with a basement to be erected with brick veneer on the street side and finish block on the other side. Certificate of Appropriateness is required by the ARB.

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

ITEM # 5 PUBLIC MEETING

5.1 Calendar No. Case # 25-2014 145 Cottage Ave (Section 165.55, Block 1150, Lot 1) Located in the RMF6.75 Residential district

The Applicant proposes to construct a new two family dwelling on a corner lot which creates two front yards and two rear yards. The proposed work has been reviewed for zoning requirements and a few variances are required.

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

5.2 Calendar No. Case # 26-2014 152 Beechwood Rd. (Section 165.74, Block 4026, Lot 40) Located in the R2-4.5 Residential District

The Applicant proposes to construct a new one family dwelling with an attached garage that was damaged by fire and later demolished. The erection of this new dwelling requires ARB approval for a major application. A COA is required from the Board.

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

5.3 Calendar No. Case # 27-2014 18 Eastfield Rd.(Section 159.81, Block 2144, Lot 3) Located in the R1-7 Residential District

The applicant proposes to construct a one story addition with basement, and perform interior renovations which include two bathrooms and a powder room with the expansion of the kitchen etc. The erection of an addition requires ARB approval. A COA is required from the Board.

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

ITEM # 6 ADMINISTRATIVE ACTIONS

6.1 DISCUSSION – MOUNT VERNON WEST REZONING INITIAL DRAFT

6.2 DISCUSSION - PROPOSED SOUTH 4TH AVE URBAN RENEWAL PLAN DRAFT

6.3 DGEIS PROPOSED FOR SOUTH 4TH AVE URBAN RENEWAL PLAN – (URA LEAD AGENCY)

In accordance with SEQRA, “**A Type I negative declaration, conditioned negative declaration, positive declaration, notice of completion of an EIS, EIS notice of hearing and findings must be filed with all involved agencies.**” Accordingly, the Planning Board as an involved agency is being notified in the event the Board elects to comment on the draft generic Environmental Impact Statement (DGEIS).

6.4 DISCUSSION ON TRAINING FOR OCTOBER 6, 2014

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, September 24, 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 September 24, 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
Jaime Martinez, Acting Commissioner
Susanne Marino Deputy Commissioner
Hina Sherwani Asst. Corp. Council
George Brown, City Clerk
Building Department
Lobby
Press