



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Richard Thomas
Mayor

John Humbach
Chair

MEETING NOTICE

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on **Wednesday, September 28, 2016 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 minutes of the regular meeting held on Wednesday, March 30, 2016.
- 2.2** Approval of minutes of the regular meeting held on Wednesday, April 27, 2016.
- 2.3** Approval of minutes of the regular meeting held on Wednesday, May 23, 2016.
- 2.4** Approval of minutes of the regular meeting held on Wednesday, July 27, 2016.
- 2.5** Approval of minutes of the regular meeting held on Wednesday, August 24, 2016.

ITEM # 3 CLARITY

3.1 Clarity is needed for the applications below on their approval.

- **Case No. 41-2016 51 W. Grand Street (Section 165.22, Block 1029, Lot 4) Located in the (DB) Downtown Business Zoning District.**

The applicant Anthony DeBenedictis, represented by Tom Abillama, the architect, proposes to replace the existing store front façade with stucco and brick. This alteration requires A Certificate of Appropriateness.

- **Case No. 42-2016 546 Gramatan Avenue (Section 165.22, Block 1021, Lot 9) Located in the (DB) Downtown Business Zoning District.**

The applicant Grambro Realty, represented by Tom Abillama, the architect, proposes to replace the existing store front façade with bi-folding folding doors and larger windows. This alteration requires A Certificate of Appropriateness.

ITEM # 4 CONTINUED PUBLIC MEETING

- 4.1 Case No. 15-2016 1 Bradford Road (Section 165.66, Block 2204, Lot 1) Located in the RMF-15 Zoning District**

The application WP East Acquisitions L.L.C, represented by attorney Mark Weingarten of DelBello Donnellan Weingarten Wise and Wiederkehr LLP, proposes to erect a 5-story multi family building with associated parking. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a coordinated review and classified as “Unlisted”. The City Council as "Lead Agency" has issued a negative declaration on February 26, 2015 ending the SEQRA process.

- 4.2 Case No. 33-2016 232 E. Third Street (Section 165.80, Block 4037, Lot 2) Located in the CB Zoning District**

The applicant, Patrick Coleman, represented by, Design Concept Technologies, the construction manager, proposes construct and extension to the existing warehouse on the same property. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Planning Board has declared its intent to be “Lead Agency”. The Lead Agency shall be established prior to a determination of significance.

- 4.3 Case No. 48-2016 361 Claremont Avenue (Section 165.32, Block 2239, Lot 9) Located in the R1-4.5 Zoning District.**

The applicant Solar City proposes to install 20 roof mounted solar panels on the top of the single family dwelling. The 20 panels are located on the rear of the house. A Certificate of Appropriateness is required.

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

- 4.4 Case No. 52-2016 307 Hussey Road (Section 165.40, Block 2045, Lot 8) Located in the R1-7 Zoning District.**

The applicant Trinity Solar proposes to install 35 roof mounted solar panels on the top of the single family dwelling. The seventeen panels are located on both sides of the house and are visible from the street, the remaining panels are located on the rear of the house. A Certificate of Appropriateness is required.

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

4.5 Case No. 53-2016 617 S. 6th Avenue (Section 169.47, Block 3080, Lot 14 Located in the R2-4.5 Zoning District.

The applicant Trinity Solar proposes to install 16 roof mounted solar panels on the top of the single family dwelling. All panels are located on the right side of the house and are visible from the street. A Certificate of Appropriateness is required.

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

4.6 Case No. 54-2016 617 S. 8th Avenue (Section 169.54, Block 3061, Lot 40) Located in the R2-4.5 Zoning District.

The applicant Trinity Solar proposes to install 12 roof mounted solar panels on the top of the single family dwelling. Six panels on each side of the house and are visible from the street. A Certificate of Appropriateness is required.

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

4.7 Case No. 55-2016 109 E. Cedar Street (Section 169.31, Block 1037, Lot 20) Located in the R1-4.5 Zoning District.

The applicant Trinity Solar proposes to install 30 roof mounted solar panels on the top of the single family dwelling. Nine are on the left side and twenty-one are on right side of the house and are visible from the street. A Certificate of Appropriateness is required.

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

4.8 Case No. 56-2016 313 S. 10th Avenue (Section 169.30, Block 3048, Lot 33) Located in the RMF-6.75 Zoning District.

The applicant Trinity Solar proposes to install 18 roof mounted solar panels on the top of the single family dwelling. All 18 are on the right of the house and are visible from the street. A Certificate of Appropriateness is required.

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

ITEM # 5 PUBLIC MEETING

5.1 Case No. 58-2016 456 Dunham Avenue (Section 169.33, Block 4169, Lot 14) Located in the R2-4.5 Zoning District.

The applicant Solar City proposes to install 29 roof mounted solar panels on the top of the single family dwelling. All 29 are on the right and left side of the house and are visible from the street. A Certificate of Appropriateness is required.

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

5.2 Case No. 59-2016 114 Beekman Avenue (Section 165.81, Block 4043, Lot 21) Located in the RMF-2-4.5 Zoning District.

The applicant Solar City proposes to install 23 roof mounted solar panels on the top of the single family dwelling, which 12 will appear on the front of the house and visible from the street and 11 will appear on the rear of the house. A Certificate of Appropriateness is required.

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

5.3 Case No. 60-2016 415 Rich Avenue (Section 165.81, Block 4043, Lot 21) Located in the R1-4.5 Zoning District.

The applicant Solar City proposes to install 13 roof mounted solar panels on the top of the single family dwelling, which (7) seven will appear on the front of the house and visible from the street and (6) six will appear on the rear of the house. A Certificate of Appropriateness is required.

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

5.4 Case No. 61-2016 195 Langdon Avenue (Section 165.80, Block 4036, Lot 9) Located in the RMF-6.75 Zoning District.

The applicant Trinity Solar proposes to install 34 roof mounted solar panels on the top of the single family dwelling, which will appear on the right side of house and are visible from the street. A Certificate of Appropriateness is required.

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

5.5 Case No. 64-2016 208-210 S. Terrace Avenue (Section 1664.83, Block 1059, Lot 10,11) Located in the (I) Industrial Zoning District.

The applicant, John Bernal, represented by Errol McIntosh, the architect, proposes to install a prefabricated warehouse for storage of construction equipment and supplies. Accordingly, a Certificate of Appropriateness is required.

SEQRA Determination: This action is a coordinated review and classified as “Unlisted”. The Planning Board as "Lead Agency" has issued a negative declaration on September 7, 2016, ending the SEQRA process

5.6 Case No. 65-2016 245 Westchester Avenue (Section 165.46, Block 1128, Lot 17) Located in the RMF-6.75 Zoning District.

The applicant, Julio Argueta, proposes remove the existing Spanish tile roof and replace with asphalt shingles. A Certificate of Appropriateness is required.

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

ITEM #6 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

6.1 Proposed MX-1 Zoning Ordinance Recommendation

- **Recommendation to City Council Regarding Proposed MX-1 Zoning Ordinance**
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**”.
- **Recommendation on proposed MX-1 Zoning Ordinance Draft Generic Environmental Impact Statement (DGEIS)**

According to Section 617.12B (1-iii) of NY SEQRA, “The following documents must be prepared, filed, published and made available as prescribed: Type I negative declaration, positive declaration, notice of completion of an EIS,EIS, notice of hearing and findings must be filed with all involved agencies.

6.2 Mount Vernon West Propose Zoning Ordinance 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”.**

6.3 Discussion – Solar Panels

6.4 Approval of 2017 meeting calendar

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, August 24, 2016 at 6:00 pm in the City Council Chambers, City Hall, Mount Vernon, NY.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on Wednesday, September 28, 2016.

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.

Wendy Davis
Board Secretary

cc: Richard Thomas, Mayor
Shawyn Howard, Commissioner
Lawrence A. Porcari, Corporation Council
Brian Johnson, Corporation Council Deputy Commissioner
Johan Powell, Assistant Corporation Counsel
William Long, Planning Administrator
George Brown, City Clerk
Building Department
Lobby

Press