



**Architectural Review Board**  
**Department of Planning & Community Development**  
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Richard Thomas  
Mayor

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Chair

**MEETING NOTICE**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on **Monday, December 19, 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, July 27, 2016.
- 2.2** Approval of minutes of the regular meeting held on Wednesday, October 26, 2016.
- 2.3** Approval of minutes of the regular meeting held on Wednesday, November 30, 2016.

**ITEM #3 ADMINISTRATIVE ACTION**

**3.1 Case No. 4-2014 Release of bond for 125 South 5<sup>th</sup> Avenue (Section 165.78, Block 3088, Lots 32 & 33) Located in the RMF-SC Zoning District.**

The Applicant Mountco construction and Development Corp., seeks the release of surety bond. The applicant is suggesting that all public improvements have been installed as it relates to the project.

**ITEM #4 CONTINUED PUBLIC MEETING**

**4.1 Case No. 11-2014 560 South Tenth Avenue (Section 169.46, Block 3032, Lot 17.1) Located in the R2-4.5 Zoning District.**

The applicant David Christmas (Architect) on behalf of the owner (Rona Williams) proposes to construct a 2-family dwelling in the RMF-6.75 Zoning District. Certificate of Appropriateness review is required.

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

**4.2 Case No. 29-2015 56 South Eleventh Avenue (Section 165.77, Block 3022, Lot 16) Located in the RMF – 6.75 Zoning District.**

The applicant, Michael Williams, represented by John Levermore, the architect, proposes to construct a garage in rear for storage. Certificate of Appropriateness review is required.

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

**4.3 Case No. 49-2016 20 Nuvern Avenue (Section 169.54, Block 3042, Lot 3) Located in the R2-4.5 Zoning District.**

The applicant Sun Run Solar proposes to install 35 roof mounted solar panels on the roof of a single family dwelling. The 35 panels are located on both sides of the house and are visible from the street. The application was originally approved with conditions on August 24, 2016. The applicant seeks to amend the application. An amended Certificate of Appropriateness is required.

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

**4.4 Case No. 63-2016 0 East 2<sup>nd</sup> Street (Section 165.71, Block 3124, Lot 11) Located in the RMF-10 Zoning District.**

The applicant Christopher Smith, represented by Errol McIntosh, the architect, proposes to erect a 2 family, 2 story dwelling. Certificate of Appropriateness review is required.

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

**4.5 Case No. 68-2016 5 Johnson Street (Section 169.63, Block 3078, Lot 11) Located in the R2-4.5 Zoning District.**

The applicant NRG Solar proposes to install 19 roof mounted solar panels on the top of the single family dwelling, which 12 will appear in the front of the house and (7) seven will appear in the rear of the house and 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. 73-2016 12 Drake Street (Section 165.56, Block 2070, Lot 2) Located in the R1-4.5 Zoning District.**

The owner, Hugh Ingram, represented by Errol MacIntosh (applicant), proposes to modify the existing facades. Certificate of Appropriateness review is required.

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

**4.7 Case No. 74-2016 46 Palmer Avenue (Section 165.25, Block 2039, Lot 1) Located in the R1-4.5 Zoning District.**

The owner, Eillen Kotz, represented by Thiago Rossi (applicant), proposes to change the roofing material from cedar shake to asphalt single. Certificate of Appropriateness review is required.

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

**4.8 Case No. 75-2016 0 South Nineth Avenue (Section 169.46, Block 3046, Lot 14) Located in the RMF-6.75 Zoning District.**

The owner, Design Builders, represented by Tom Abillama (applicant), proposes to construct a 2-family dwelling. Certificate of Appropriateness review is required.

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

**ITEM #5 PUBLIC MEETING**

**5.1 Case No. 78-2016 10 Greendale Avenue (Section 165.81, Block 4042, Lot 11) Located in the R2-4.5 Zoning District.**

The owner, Garfield Cummings, represented by SUNRUN - Jaclyn Sgro (applicant) proposes to install 36 roof-mounted solar panels on the rooftop of 2-family dwelling. Certificate of Appropriateness review 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 Recommendation From the ARB**

**Calendar # 1717-Z 435 S. Columbus Avenue (Section 169.33, Block 4069, Lot 44) Located in the R2-4.5 Zoning District.**

The Applicant (Rosanna Ortiz) is proposing to convert the existing single family dwelling into a two family dwelling. An area variance is required. This requires an approval from the Zoning Board of Appeals.

### **6.2 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”.**

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.

**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].

