



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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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, March 22, 2017 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 Monday, February 15, 2016.

ITEM #3 CONTINUED PUBLIC MEETING

- 3.1 Case No. 1-2017 86 West Kingsbridge Road (Section 169.54, Block Lot 4) Located in the R2-4.5 Residential Zoning District.**

The applicant Solar Maximum proposes to install (30) thirty solar panels on the rooftop of a single family dwelling. The (30) thirty panels are located on both sides 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 #4 PUBLIC MEETING

4.1 Case No. 2-2017 31 South Fourteenth Avenue (Section 164.84, Block 3015, Lot 29) Located in the RMF-6.75 Zoning District.

The applicant, Lolu Poku, represented by Errol McIntosh proposes to construct an addition in the rear of the property to facilitate the conversion of the house from a single family home into a 2-family dwelling. A Certificate of Appropriateness is required.

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

4.2 Case No. 3-2017 16 Magnolia Avenue (Section 165.65, Block 2092, Lot 14) Located in the R1-7 Residential Zoning District.

The applicant YSG Solar proposes to install (25) twenty-five solar panels on the rooftop of a one-family dwelling. A Certificate of Appropriateness is required.

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

4.3 Case No. 6-2017 645 North MacQuesten Parkway (Section 165.29, Block 1026, Lot 33 & 37) Located in the Industrial (I) Zoning District.

The applicant, 645 Mac Realty, LLC., represented by Aufgang Architects seeks to construct two apartment buildings in the “CB” (Commercial Business) zoning district. A Certificate of Appropriateness is required.

SEQRA Determination: This action is an Unlisted action. The Zoning Board, as lead agency, issued a negative declaration on June 23, 2016; therefore, ending the SEQRA process.

4.4 Case No. 7-2017 525 North MacQuesten Parkway (Section 165.37, Block 1051, Lot 14) Located in the Industrial (I) and RMF-15 Zoning District.

The applicant, 525 Mac Realty, LLC., represented by Aufgang Architects seeks to construct three apartment buildings in the Industrial “I” and the RMF-15 zoning districts. A Certificate of Appropriateness is required.

SEQRA Determination: This action is an Unlisted action. The Zoning Board, as lead agency, issued a negative declaration on June 23, 2016; therefore, ending the SEQRA process.

4.5 Case No. 8-2017 106 Hillside Avenue (Section 165.73, Block 4032, Lot 7) Located in the R2-4.5 Residential Zoning District.

The applicant Empire Solar Solutions proposes to install (48) forty-eight solar panels on the rooftop of a two-family dwelling. A Certificate of Appropriateness is required.

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

ITEM #5 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

5.1 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”.

5.2 Proposed Tree Ordinance Recommendation

- **Recommendation to City Council Regarding Proposed Tree 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”.

5.3 Proposed Historic Preservation Recommendation

- **Recommendation to City Council Regarding Historic Preservation**

According to Article 5 - Section 96-a of the NYS General Municipal Law, "Protection of historical places, buildings and works of art. In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws and regulations. The governing board or local legislative body of any county, city, town or village is empowered to provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both. In any such instance such measures, if adopted in the exercise of the police power, shall be reasonable and appropriate to the purpose, or if constituting a taking of private property shall provide for due compensation, which may include the limitation or remission of taxes."

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 26, 2017 at 6:00 pm in the Mayor's Conference Room, First Floor, Mount Vernon, NY.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on Wednesday, April 26, 2017 at 6:30 pm in the Mayor's Conference Room, First Floor, Mount Vernon, NY.

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.

City of Mount Vernon 5
Architectural Review Board Agenda

Meeting Date
March 22, 2017

William Long
Planning Administrator

cc: Richard Thomas, Mayor
 Danielle Scholar Deputy Planning Commissioner
 Lawrence A. Porcari, Corporation Council
 Brian Johnson, Corporation Council Deputy Commissioner
 City Clerk
 Building Department
 Lobby
 Press