



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, June 28 , 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, 2017.
- 2.2** Approval of minutes of the regular meeting held on Wednesday, March 22, 2017.
- 2.3** Approval of minutes of the regular meeting held on Wednesday, April 26, 2017.
- 2.4** Approval of minutes of the regular meeting held on Wednesday, May 24, 2017.

ITEM #3 PUBLIC MEETING

- 3.1 Case No. 16-2017 475 Rich Avenue (Section 165.23, Block 1016, Lot 1) Located in the R1-4.5 Residential Zoning District.**

The applicant, Desmond Hall, seeks to enlarge the fenestration along the front of the house. A Certificate of Appropriateness is required.

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

3.2 Case No. 17-2017 55 Parkway East (Section 165.24, Block 2247, Lot 28) Located in the R1-4.5 Residential Zoning District.

The applicant, Jon & Andrea Hanna, represented by John Iannacito proposes to change the location of windows. A Certificate of Appropriateness is required.

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

3.3 Case No. 13-2017 24 Monroe Street (Section 169.23, Block 3152, Lot 8) Located in the R1-7 Residential Zoning District.

The applicant, Andrew Rodriguez, represented by Carlos Sosa Streber proposes to construct a 4-car garage on the lot. A Certificate of Appropriateness is required.

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

3.4 Case No. 18-2017 522 South Second Avenue (Section 169.39, Block 3117, Lot 6) Located in the R1-3.6 Zoning District.

The applicant, Patrice Miller, proposes to install approximately 27 solar panels. A Certificate of Appropriateness is required.

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

3.5 Case No. 19-2017 357 North Fulton Avenue (Section 165.31, Block 2053, Lot 28) Located in the R2-4.5 Zoning District.

The applicant, Joyce Morisette, proposes to install approximately 25 solar panels. A Certificate of Appropriateness is required.

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

ITEM #4 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

4.1 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”.

4.2 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”.

4.3 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, July 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, July 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.

William Long
Planning Administrator

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