



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

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 27, 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.
- 2.5** Approval of minutes of the regular meeting held on Wednesday, June 28, 2017.
- 2.6** Approval of minutes of the regular meeting held on Wednesday, July 26, 2017.
- 2.7** Approval of minutes of the regular meeting held on Wednesday, August 23, 2017.

ITEM #3 CONTINUE PUBLIC MEETING

3.1 Case No. 32-2017 426 South First Avenue (Section 169.31, Block 3119, Lot 9) Located in the R2-4.5 Zoning District.

The applicant, Jessie Palacios, represented by Trinity Solar proposes to install 16 solar panels. 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. 35-2017 461 Rich Avenue (Section 165.23, Block 1016, Lot 27) Located in the R1-4.5 Zoning District.

The applicant, Angela and Ryan Currie represented by Shahin Badaly engineer, seeks permits for a front porch enclosure which has been completed. A Certificate of Appropriateness is required.

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

4.2 Case No. 36-2017 524 South Columbus Avenue (Section 169.41, Block 4080, Lot 17) Located in the I (Industrial) Zoning District.

The applicant, 525 Homestead, LLC., represented by Edward D’Amore architect, proposes a change in fenestration along the West facade. A Certificate of Appropriateness is required.

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

4.3 Case No. 37-2017 4 Pasadena Place (Section 169.31, Block 3119, Lot 9) Located in the R1-7 Zoning District.

The applicant, Heather Wright, seeks to convert a slate roof to an asphalt shingle roof. A Certificate of Appropriateness is required.

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

4.4 Case No. 34-2017 470 South Fulton Avenue (Section 169.40, Block 3145, Lot 5) Located in the CB (Commercial Business) Zoning District.

The applicant, McDonald's represented by Alan Roscoe, PE, proposes façade alterations and site improvements. A Certificate of Appropriateness is required.

SEQRA Determination: The Planning Board seeks to be the "Lead Agency" for this "Unlisted" action in accordance with SEQRA. The ARB shall decide whether the Planning Board is the appropriate board to be the Lead Agency.

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

5.1 Review In Accordance With Mount Vernon West Zoning Ordinance

According to Section 10 of the Mount Vernon West Zoning Ordinance, "Under this track, if a project is classified as a Type II Action pursuant to the State Environmental Quality Review Act ("SEQRA"), site plan approval from the Planning Board or the issuance of a Certificate of Appropriateness from the Architectural Review Board is not required. While formal approval is not required, the Architectural Review Board shall be provided the opportunity to review and comment on the application. Upon the acceptance of a complete application by the Department of Planning and Community Development, the application shall be referred to the Architectural Review Board. Within 35 days of its receipt, the Architectural Review Board shall forward their review comments back to the Department of Planning and Community Development."

Case No. 38-2017 115 South MacQuesten Parkway (Section 169.31, Block 3119, Lot 9) Located in the TOD-H Zoning District.

The applicant, Michael Anthony Holdings Inc., seeks to create fenestration within the existing facade. No review is required; however, the ARB shall be provided the opportunity to review and comment on the application.

5.2 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.”

5.3 Land Use Board Training

In accordance with the Architectural Review Board’s Rules and Procedures, “the ARB Members shall make every effort to obtain training which will facilitate the review and consideration of cases that come before the Board.”

Accordingly, the Land Use Board Training for this year is scheduled for **December 14, 2017 at 6:30pm.**

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, October 25, 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, October 25, 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

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Meeting Date

Architectural Review Board Agenda

September 27, 2017

Dorothy Anderson, Acting Planning Commissioner

Lawrence A. Porcari, Corporation Counsel

Brian Johnson, Corporation Counsel-Deputy Commissioner

City Clerk

Building Department

Lobby

Press