



**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 **Monday, November 20, 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.

**2.8** Approval of minutes of the regular meeting held on Wednesday, September 27, 2017.

**2.9** Approval of minutes of the regular meeting held on Wednesday, October 25, 2017.

**ITEM #3 PUBLIC MEETING**

**3.1 Case No. 43-2017 35 Elmsmere Road (Section 165.81, Block 2144, Lot 5 & 10) Located in the R1-7 Zoning District.**

The applicant, Larry Schultis represented by Building Studio Architects, seeks to construct an addition to a single family home. A Certificate of Appropriateness is required.

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

**3.2 Case No. 44-2017 35 Kenyon Place (Section 165.38, Block 1044, Lot 26) Located in the R1-4.5 Zoning District.**

The applicant, Leif Sorensen represented by Sunrun, seeks to install 18 solar panels on the roof. A Certificate of Appropriateness is required.

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

**3.3 Case No. 45-2017 313 East Lincoln Avenue (Section 165.48, Block 2067, Lot 19) Located in the R1-4.5 Zoning District.**

The applicant, Masic Biggs represented by Sunrun, seeks to install 38 solar panels on the roof. A Certificate of Appropriateness is required.

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

**3.4 Case No. 46-2017 71 Vernon Place (Section 165.32, Block 2238, Lot 16) Located in the R1-4.5 Zoning District.**

The applicant, Patrick Durkin represented by RGS Energy, seeks to install 25 solar panels on the roof. A Certificate of Appropriateness is required.

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

**3.5 Case No. 47-2017 550 South Seventh Avenue (Section 169.46, Block 3062, Lot 15) Located in the RMF-6.75 Zoning District.**

The applicant, Steven Broadnax, seeks to alter the façade of the existing home by converting the wood siding to vinyl siding. 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 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.”**

**4.2 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.**

**4.3 South Fourth Avenue Planning Study Results**

The South Fourth Avenue Planning Study Results will be released during a public meeting of the Planning Board on **December 6, 2017 at 6:30pm.** The planning consultant will discuss the results, findings and recommendations for improving the economic health of the South Fourth Avenue Shopping Corridor (South Fourth Avenue between East First Street and East Third Street).

**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  
Dorothy Anderson, Acting Planning Commissioner  
Lawrence A. Porcari, Corporation Counsel  
Brian Johnson, Corporation Counsel-Deputy Commissioner  
City Clerk  
Building Department  
Lobby  
Press