



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, June 27, 2018 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

ITEM #3 PUBLIC MEETING

3.1 Case No. 25-2018 222 Sheridan Avenue (Section 165.34, Block 2140, Lot 6) Located in the R1-7 Zoning District.

The applicant, Martine Cadet represented by SunBlue Energy, seeks to install 26 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.

3.2 Case No. 26-2018 74 Vernon Parkway (Section 159.80, Block 2250, Lot 7) Located in the R1-7 Zoning District.

The applicant, Danis Masonary, Inc. represented by Tom Abillama, architect, seeks to construct a single-family home. 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 Calendar #1739-Z 45 North Tenth Avenue (Section 165.61, Block 1086, Lot 33) Located in the CB Zoning District.

The Applicant, 45 North 10th Avenue represented by Tom Abillama, architect, is proposing a five (5) story multifamily building; wherein, the proposed structure will not conform to the Zoning Code. Area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board has declared its intent to be the “Lead Agency” in accordance with SEQRA. The ARB must assess whether the Zoning Board is the appropriate “Lead Agency”.

4.2 Calendar #1735-Z 152 South Twelfth Avenue (Section 169.21, Block 3018, Lot 19, 20 & 21) Located in the RMF-6.75 Zoning District.

The Applicant, South 12th Realty, LLC represented by Jack Addesso, Esq., seeks to construct mixed-use structure with associated on-street parking. Two use variances and other associated area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board must declare its intent to be the “Lead Agency” in accordance with SEQRA prior to rendering any decisions.

4.3 Proposed Senior Citizen Housing Floating Zone Recommendation – City Council Request

In accordance with Chapter 267 – Article V, Section 9(L2), “The City Council shall refer any such application or petition to the Corporation Counsel, Planning Board and Architectural Review Board who shall report to it as to whether the establishment of such Zone will be in accordance with the standards contained herein and will be of benefit to the City by satisfying the intent and purposes as set forth in Chapter 267 – Article V hereof. The Architectural Review Board shall report to the City Council regarding the scale, mass, shape, style and size of all proposed structures in relationship to its location and the form of the proposed application.”

- **1 North Fulton Avenue (Section 165.72, Block 2060, Lot 19)**

The Applicant, 1 North Fulton Avenue Realty LLC represented by Joel Sachs, Esq., is proposing to have 1 North Fulton Avenue designated in the Senior Citizen Housing Floating Overlay Zone; wherein, the proposed structure will be 93’ (8 stories) with 69 off-street parking spaces and *De Minimis* Exceptions are being requested.

4.4 Proposed MX-1 Zoning Ordinance Recommendation – City Council Request

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”.*

The Proposed MX-1 Zoning Designation is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of East Third Street between South Fulton Avenue and South Columbus Avenue. Previously, the proposal was in SEQRA review to assess the environmental impacts which may result from the proposed rezoning. The City Council held a public hearing; wherein, further assessment of the proposed ordinance was indicated. Accordingly, the Planning Board has been asked to review the proposed ordinance prior to moving forward to ensure that ordinance appropriately encourages development in a contextual manner for the area.

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 25, 2018 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 25, 2018 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
 Chantelle Okarter, Esq., Planning Commissioner
 Lawrence A. Porcari, Esq., Corporation Counsel
 Brian Johnson, Esq., Corporation Counsel-Deputy Commissioner
 City Clerk
 Building Department
 Lobby
 Press