



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 26, 2018 at 6:30 p.m.** in the Council Chambers, 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 CONTINUED PUBLIC MEETING

3.1 Case No. 21-2018 505 Mundy Lane (Section 169.46, Block 3031, Lot 38) Located in the RMF-6.75 Zoning District.

The applicant, Gail Wilson represented by Momentum Solar, seeks to install 22 solar panels in 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. 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.

3.3 Case No. 39-2018 320 East Fourth Street (Section 169.25, Block 4056, Lot 5) Located in the R2-4.5 Zoning District.

The applicant, Aderemi Adeyemi represented by Errol McIntosh, RA, seeks to construct a two-family home. A Certificate of Appropriateness is required.

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

3.4 Case No. 40-2018 316 East Fourth Street (Section 169.25, Block 4056, Lot 15) Located in the R2-4.5 Zoning District.

The applicant, Aderemi Adeyemi represented by Errol McIntosh, RA, seeks to construct a two-family home. A Certificate of Appropriateness is required.

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

3.5 Case No. 32-2018 26 Rockledge Avenue (Section 169.55, Block 3104, Lot 11) Located in the R1-4.5 Zoning District.

The applicant, Leopordo Castillo represented by Momentum Solar seeks to install 15 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. 46-2018 128 North Seventh Avenue (Section 165.53, Block 1109, Lot 7) Located in the RMF-6.75 Zoning District.

The applicant, Williams Tribute Real Estate represented by Jonathan Williams seeks to modify the exterior material of the existing structure. A Certificate of Appropriateness is required.

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

4.2 Case No. 56-2018 221 Egmont Avenue (Section 165.74, Block 4047, Lot 18) Located in the R2-4.5 Zoning District.

The applicant, Vivienne Whyte represented by Sologistics seeks to install 24 solar panels. A Certificate of Appropriateness is required.

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

4.3 Case No. 58-2018 119 Pelhamdale Avenue (Section 165.74, Block 4013, Lot 119) Located in the R2-4.5 Zoning District.

The applicant, Jean Wilson represented by Sologistics seeks to install 15 solar panels. A Certificate of Appropriateness is required.

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

4.4 Case No. 57-2018 102 Pelhamdale Avenue (Section 165.74, Block 4014, Lot 102) Located in the R2-4.5 Zoning District.

The applicant, Keith Wharton represented by Sologistics seeks to install 13 solar panels. A Certificate of Appropriateness is required.

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

4.5 Case No. 60-2018 258 North Fulton Avenue (Section 169.47, Block 1157, Lot 11.1) Located in the RMF-6.75 Zoning District.

The applicant, Domingos Ferreira represented by Carlos Streber seeks to construct a two-family home. A Certificate of Appropriateness is required.

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

4.6 Case No. 27-2018 302 East Fourth Street (Section 169.25, Block 4056, Lot 14) Located in the R2-4.5 Zoning District.

The applicant, Wilson Sharmaine represented by Carlos Streber, seeks to demolish existing one car garage and construct a two- car garage. A Certificate of Appropriateness is required.

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

4.7 Case No. 29-2018 0 Nuvern Avenue (Section 169.54, Block 3042, Lot 9) Located in the R2-4.5 Zoning District.

The applicant, Donny McTaggart represented by Carlos Streber, seeks to construct a two-family home. 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 – 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.

5.2 Recommendation – Zoning Board Request

- **Calendar #1742-Z 510 Locust Street (Section 165.37, Block 1051, Lot 18) Located in the RMF-10 Zoning District.**

The Applicant, 510 Locust Street, LLC represented by Jack Adesso, Esq., seeks to construct a 7-family dwelling into an 8 -family dwelling. Area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. In accordance with SEQRA, the ARB must assess whether the Zoning Board is the appropriate “Lead Agency.”

- **Calendar #1741-Z 112 Hutchinson Boulevard (Section 165.43, Block 2193, Lot 9) Located in the R1-7 Zoning District.**

The Applicant, Steven Thomas represented by Michael Gianatasio, PE, seeks to subdivide a single-family lot into two – single family lots. Area variances are requested.

SEQRA Determination: This action is a “Type II” action which ends the SEQRA process.

- **Calendar #1743-Z 20 East First Street (Section 165.70, Block 3111, Lot 7) Located in the DB Zoning District.**

The Applicant, 36 Courter, LLC represented by Tom Abillama, RA, seeks to convert a commercial only structure into a mixed-use structure. Use and area variances are requested.

SEQRA Determination: This “Unlisted” is a coordinated review. In accordance with SEQRA, the Zoning Board seeks to declare itself intent the “Lead Agency”. The ARB must assess whether the Zoning Board is the appropriate body to be the Lead Agency.

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 August 22, 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, September 26, 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

