



**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, October 24, 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. 45-2018 24 Locust Lane (Section 159.81, Block 2032, Lot 2)  
Located in the R1-7 Zoning District.**

The applicant, Bronxville Field Club, Inc. represented by Geraldine Tortorella, Esq., seeks to cover one of its tennis courts. A Certificate of Appropriateness is required.

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

**3.2 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.

**3.3 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.

**3.6 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.

**3.7 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.

**3.8 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.

**3.9 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.

**3.10 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.

## 5.3 Approval of ARB 2019 Meeting Dates

**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 October 24, 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, November 19, 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