



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 MINUTES

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board was held on **Wednesday, August 22, 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 considered the following:

ITEM #1 ROLL CALL

Present

John Humbach, Chair
Robin Myers
Thomas Fenniman
Linda Sanchez
Sylvia Woods

Absent

None

ITEM #2 APPROVAL OF MINUTES – *No minutes were present for approval. The minutes were adjourned.*

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.

The chair read item 3.1 into record.

The applicant sent in an adjournment letter because they are working on locating the survey for the property. The reason for the survey is to see whose tree it was that was cut down.

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.

The chair read item 3.2 into record.

The applicant Tom Abillama, changed the design of the house due to the recommendations that he received from the board at the last meeting. Applicant stated that since the house sits on a hill it has to be high. There will be a two car garage. The windows have been changed in the front of the house to match one another. There are 2 ½ story windows with arches. Abillama passed around a board showing the rendering for the property along with the materials being used as well as the colors. There is a slight slope on the property.

Chairman John Humbach, read the letter into record that was received at the beginning of the meeting from a neighbor that resides at 64 Vernon Place. The neighbor is outraged about the driveway because there was a tree removed.

Chairman Humbach told the neighbor that this board did not approve the removal of that tree. The applicant just purchased the house and cannot be held accountable or penalized for what was done previously.

Neighbor said that he feels it doesn't fit well in the neighborhood. Board member Thomas Fenniman said that the scale and size of the windows seemed disproportioned. Board suggested smaller windows with smaller arches. The board said that the applicant should be allowed to have a fresh country look in Mount Vernon if he wishes.

Tom Abillama said that this house was at the end of a dead end street and won't affect the other homes. The concerned neighbor stated otherwise.

ITEM #4 PUBLIC MEETING

4.1 Case No. 39-2018 320 East Fourth Avenue (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.

Staff William Long suggested both items 4.1 and 4.2 be read together because the properties are next to each other.

The chair read items 4.1 and 4.2 into record.

The applicant would like to construct two (2) two family houses. Two (2) stories with a basement. In total there are three (3) lots. In earlier years (around 2006-2008) an applicant went in front of the Zoning Board of Appeals and got an area variance. The lots are reforming lots, they are roughly 45.5sq ft each. There is no frontage for this application, the front is all asphalt. Chairman Humbach stated there is no room for the garages. The applicant responded the owner does not want a garage. Board Member Thomas Fenniman stated there is no room for a driveway that leads to the back of the properties. There is a 13ft set back from house to house. The houses will not fit into the neighborhood.

The Board adjourned the matter.

4.2 Case No. 40-2018 316 East Fourth Avenue (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.

Staff William Long suggested both items 4.1 and 4.2 be read together because the properties are next to each other.

The chair read items 4.1 and 4.2 into record.

The applicant would like to construct two (2) two family houses. Two (2) stories with a basement. In total there are three (3) lots. In earlier years (around 2006-2008) an applicant went in front of the Zoning Board of Appeals and got an area variance. The lots are reforming lots, they are roughly 45.5sq ft each. There is no frontage for this application, the front is all asphalt. Chairman Humbach stated there is no room for the garages. The applicant responded the owner does not want a garage. Board Member Thomas Fenniman stated there is no room for a driveway that leads to the back of the properties. There is a 13ft set back from house to house. The houses will not fit into the neighborhood.

The Board adjourned the matter.

4.3 Case No. 42-2018 510 Gramatan Avenue (Section 165.30, Block 1020, Lot 9) Located in the OB (Office Business) Zoning District.

The applicant, Capital One Bank represented by Security Vault Works seeks to remove the drive-thru window and install an automated teller machine (ATM). There is no change to size of the fenestration. A Certificate of Appropriateness is required.

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

The chair read item 4.3 into record.

The applicant would like to install an automated teller machine where the drive-thru used to be. A COA (Certificate of Appropriateness) is required. Two (2) pillars will be placed on both sides of the machine for safety. The applicant will remove the lights that are there and will install LED fixtures. The sign will be aluminum and match the Capital One colors (blue and red).

Board Member Thomas Fenniman makes a motion to approve the application without the bollards. Board Member Sylvia Woods seconds. The board votes unanimously.

4.4 Case No. 48-2018 11 Millington Street (Section 169.25, Block 4056, Lot 12) Located in the R2-4.5 Zoning District.

The applicant, Kenneth Villarante represented by Anthony Sottile, PE, seeks to construct a one car garage. A Certificate of Appropriateness is required.

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

The chair read item 4.4 into record.

The applicant would like to construct a one car garage. The previous owner knocked the garage down. Board Member Robin Myers suggests that based on the size of the garage the light fixtures should be centered. The garage will be the same material as the house.

Board Member Sylvia Woods makes a motion to approve the application with the condition that motion sensor lights be placed in the front instead of the sides. Board Member Robin Myers seconds. The board votes unanimously.

4.5 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.

The chair read item 4.5 into record.

The applicant was not present. ARB Staff will send a letter to the applicant.

4.6 Case No. 24-2018 338 Collins Avenue (Section 159.78, Block 1009, Lot 5) Located in the R2-4.5 Zoning District.

The applicant, Sonia Sanchez represented by Momentum Solar, seeks to install 36 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.

The chair read item 4.6 into record.

The applicant would like to install solar panels on the roof. The applicant did not provide the survey needed. The board also requested that the applicant remove the tree stumps on the property.

Board Member Thomas Fenniman makes a motion to adjourn. Board Member Linda Sanchez seconds. The board votes unanimously.

4.7 Case No. 36-2018 43 Dell Avenue (Section 165.64, Block 2079, Lot 12) Located in the RMF-6.75 Zoning District.

The applicant, Jennifer Stewart represented by James Huges, seeks to demolish the existing rear porch and construct an enclosed porch in its place. A Certificate of Appropriateness is required.

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

The chair read item 4.7 into record.

The applicant would like to demolish their existing porch and construct an enclosed porch in its place. The new porch will be the same size as the previous one.

Board Member Robin Myers makes a motion to approve the application. Board Member Linda Sanchez seconds. The board votes unanimously.

4.8 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.

The chair read item 4.9 into record.

The applicant submitted an adjournment letter.

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

The applicant sent in an adjournment letter due to the home owner not being able to make it to the meeting.

5.1 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.

The chair read item 5.1 into record.

The applicant does not have any plans for the project as of yet. The applicant would like a recommendation from the Architectural Review Board. The applicant would like to construct an eight (8) story building with 69 off-street parking spaces. This building will be for senior citizens. Board Member Sylvia Woods questioned why the applicant wanted to build senior housing in Mount Vernon. The applicant responded that he thinks Westchester County needs more buildings like this with programs that help the elderly.

The Board suggests that the City Council be lead agency for this application.

5.2 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.

5.3 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.

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.

Submitted by,

Courtney Smalls
Secretary, Architectural Review Board