



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, January 23, 2019 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. 1-2019 222 South Tenth Avenue (Section 169.21, Block 3025, Lot 11) Located in the RMF-6.75 Zoning District.

The applicant, Shanti Lachman represented by Shahin Badaly, seeks to construct a 3-car garage and repair a retaining wall. 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 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.

4.2 Proposed Adaptive Reuse Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Adaptive Reuse 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 Adaptive Reuse Zoning Ordinance is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of:

- East First Street between South Fulton Avenue and South Fourth Avenue;
- Gramatan Avenue between East First Street and Prospect Avenue;
- Elm Avenue between Park Avenue and Portugal Place; and
- Prospect Avenue between Gramatan Avenue and Portugal Place.

The purpose of the is proposed ordinance is to provide a provision for conversion to mixed use structures is necessary to retain the City's existing historical, cultural and/or architectural character of the City's Downtown due to the economically underperforming upper-story space of commercial-only structures within the Downtown Mount Vernon East Area.

Currently, the City Council is considering the proposal.

4.3 Proposed Amendment to RMF-15 Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Amendment to RMF-15 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 Amendment RMF-15 Zoning Designation is a proposal; wherein, multifamily dwellings would be permitted as an “As-of-right” provided that certain criteria are met. This amendment would be applicable to any property within the RMF-15 Zone which meets the criteria. The proposal is in SEQRA review to assess the environmental impacts which may result from the proposed zoning text amendment. The City Council seeks to be lead agency. 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.

4.4 Proposed Amendment to Sign Ordinance – Recommendation to City Council

Recommendation to City Council Regarding Proposed Amendment to Sign Ordinance

The Architectural Review Board is empowered to make recommendations to the City Council according to Chapter 10-4(E) of the Zoning Code. The Architectural Review Board is assessing amendments to the City’s Sign Ordinance.

4.5 Recommendation to the Zoning Board of Appeals

- **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 “Unlisted” action is a coordinated review. In accordance with SEQRA, the Architectural Review Board must assess whether the Zoning Board is the appropriate body to be Lead Agency.

4.6 Lead Agency Notice

- **Calendar #1742-Z 470 South Sixth Avenue and 465 South Seventh Avenue (Section 169.38, Block 3072, Lot 27 & 28) Located in the CB (Commercial Business) Zoning District.**

The Applicant, AMG Parking System, LLC represented by Shahin Badaly, PE, seeks to construct a commercial structure with associated on-site parking. 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 Planning Board must assess whether the Zoning Board is the appropriate “Lead Agency”.

4.7 Momentum Solar

- **Case #21-2018 505 Mundy Lane (Section 169.46, Block 3031, Lot 38) Located in the RMF-6.75 Zoning District.**

The Board will discuss the Momentum Solar applications which appear before the Board.

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 February 23, 2019 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, February 27, 2019 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.

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