



**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, February 27, 2019 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 CONCEPT PLAN** – This is “Type II” action; therefore, ending the SEQRA process.

**The intent of the concept plan presentation is to allow an applicant one (1) presentation wherein the Board may become familiarized with an anticipated application. The presentation is to allow an informal discussion pertaining to the improvements proposed by the applicant. In addition, the concept plan presentation may illuminate any preliminary request for additional information that the Board may feel required to assist in the facilitation of their decision making. These informal discussions do not bind the Board to any decisions or determinations.**

**3.1 20 Roosevelt Square (Section 165.69, Block 1083, Lot 1) Located in the OB (Office Business) Zoning District.**

The applicant Ahmed Abdulla represented by Badaly Engineering, is presenting a Concept Plan to make store front improvements.

**ITEM #4 CONTINUED PUBLIC MEETING**

**4.1 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.

**ITEM #5 PUBLIC MEETING**

**4.1 Case No. 2-2019 355 South Columbus Avenue (Section 169.25, Block 4053, Lot 1) Located in the R2-4.5 Zoning District.**

The applicant, James Crenshaw represented by Sergio Diaz, seeks to replace the existing stucco with vinyl siding on the left, right and rear of the existing house. A Certificate of Appropriateness is required.

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

**4.2 Case No. 3-2019 15 Primrose Avenue (Section 165.38, Block 1044, Lot 14) Located in the R1-4.5 Zoning District.**

The applicant, Amy Byrnes represented by Alpha Window and Siding, seeks to replace the existing stucco siding with vinyl siding. A Certificate of Appropriateness is required.

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

**4.3 Case No. 4-2019 504 Gramatan Avenue (Section 165.30, Block 1020, Lot 11) Located in the OB (Office Business) Zoning District.**

The applicant, Dr. Sundaram Ravikumar represented by Gabriel Senior, PE, seeks to expand the existing parking lot and create a handicap ramp along the front elevation. A Certificate of Appropriateness is required.

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

**4.4 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.

**4.5 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 on the roof. A Certificate of Appropriateness is required.

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

**4.6 Case No. 31-2018 530 South Ninth Avenue (Section 169.46, Block 3046, Lot 34) Located in the RMF-6.75 Zoning District.**

The applicant, Evon Grandison represented by Momentum Solar, seeks to install 29 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.

**4.7 Case No. 5-2019 247 North Fulton Avenue (Section 165.47, Block 2055, Lot 38) Located in the RMF-6.75 Zoning District.**

The applicant, Genieve Shaw represented by Momentum Solar, seeks to install 41 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.

**4.8 Case No. 6-2019 178 West Lincoln Avenue (Section 165.61, Block 1076, Lot 34) Located in the NB (Neighborhood Business) Zoning District.**

The applicant, Philip Friedman represented by Sebert Dyer, seeks to construct a mixed-use building which caught on fire. A Certificate of Appropriateness is required.

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

**4.9 Case No. 7-2019 349 Union Avenue (Section 169.31, Block 3148, Lot 2) Located in the RMF-6.75 Zoning District.**

The applicant, Babak Shamsian represented by Shahin Badaly, seeks to construct a two-family house. A Certificate of Appropriateness is required.

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

**4.10 Case No. 8-2019 275 Washington Street (Section 165.72, Block 4001, Lot 3) Located in the “I” (Industrial) Zoning District.**

The applicant, Montar Group, LLC. represented by Michael Gianatasio, PE, seeks to construct a self-storage facility. A Certificate of Appropriateness is required.

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

**4.11 Case No. 9-2019 2 West Sandford Boulevard (Section 165.72, Block 4001, Lot 3) Located in the “NB” (Neighborhood Business) Zoning District.**

The applicant, Ugur Edebalı represented by Tom Abillama, RA, seeks to remodel the existing gas station. A Certificate of Appropriateness is required.

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

**ITEM #6 ADMINISTRATIVE ACTION - SEQRA Determination:** This action is a “Type II” action; therefore, ending the SEQRA process.

**6.1 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.

**6.2 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, 30 story 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.

### **6.3 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.

**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 27, 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, March 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.**

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