



**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, April 17, 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 DELIBERATIONS**

**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. The ARB has 62 days from the close of the public meeting to deliberate which makes the deadline April 30, 2019.

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

**ITEM #4 CONTINUED PUBLIC MEETING**

**4.1 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.

**4.2 Case No. 12-2019 1 North Fulton Avenue (Section 165.72, Block 2060, Lot 19) Located in the RMF-SC Zoning District.**

The applicant, 1 North Fulton Realty, LLC, represented by Glenn McCreedy, PE seeks to construct an 8-story assisted living and independent living facility. A Certificate of Appropriateness is required.

**SEQRA Determination:** This “Unlisted” action is coordinated review. Accordingly, the City Council as Lead Agency issued a negative declaration on December 7, 2018 which ends the SEQRA process.

**4.3 Case No. 15-2019 31 Columbia Place (Section 165.25, Block 2038, Lot 11) Located in the R1-4.5 Zoning District.**

The applicant, Rhonda Rodney represented by Power Home Remodeling Group seeks to convert a slate roof to asphalt shingle. A Certificate of Appropriateness is required.

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

**ITEM #5 PUBLIC MEETING**

**5.1 Case No. 11-2019 20 Roosevelt Square (Section 165.69, Block 1083, Lot 1) Located in the OB (Office Business) Zoning District.**

The applicant, Ahmed Abdulla, represented by Shahin Badaly seeks to replace existing storefront with larger windows.

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

**5.2 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.

**5.3 Case #14-2019 434 Locust Street (Section 165.37, Block 1095, Lot 11)  
Located in the RMF-10 Zoning District.**

The Applicant, 434 Locust Street, LLC. represented by Peter Gaito and Associates (architect) seeks to construct a 2-family home.

**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 any 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 have not 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 the 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 any 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*

*have not 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 have not 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 this proposed ordinance is to provide a provision for conversion to mixed use structures as 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.

**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. Amendments and/or additions may be placed on the agenda.

**Note:** The Architectural Review Board will host its next work session on **Wednesday, May 22, 2019 at 6:00** pm in the Mayor's Conference Room, First Floor, City Hall.

**Note:** The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on **Wednesday, May 22, 2019 at 6:30** pm in the Mayor's Conference Room, First Floor, City Hall.

**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 Buildings 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