



**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 **Thursday, July 25, 2019 at 6:30 PM 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. 22-2019 21 North Terrace Avenue (Section 164.68, Block 1072, Lot 19) Located in the RMF-10 Zoning District.**

The Applicant, Jose Scaneiro, represented by Edy Home Improvement, LLC seeks to remove the existing slate roof and replace it with asphalt shingles. A Certificate of Appropriateness is required.

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

**3.2 Case # 33-2019 415 East Sanford Boulevard (Section 169.33, Block 4069, Lot 20) Located in the CB (Commercial Business) Zoning District.**

The Applicant, 415 East Sandford Boulevard, LLC represented by Tom Abillama, RA, seeks to renovate an existing gas station and expand the current convenience store. A Certificate of Appropriateness is required.

**SEQRA Determination:** This "Unlisted" action is coordinated review. The Architectural Review Board as Lead Agency must issue a SEQRA determination prior to rendering any decisions.

**3.3 Case # 34-2019 560 South Tenth Avenue (Section 169.49, Block 3032, Lot 17.1) Located in the RMF-6.75 Zoning District.**

The Applicant, Dyermark Acquisitions Services, LLC represented by Tom Abillama, RA, seeks to construct a two (2) family dwelling. A Certificate of Appropriateness is required.

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

**3.4 Case # 35-2019 141 West Seventh Street (Section 169.46, Block 3091, Lot 17.2) Located in the RMF-6.75 Zoning District.**

The Applicant, Dyermark Acquisitions Services, LLC represented by Tom Abillama, RA, seeks to construct a two (2) family dwelling. A Certificate of Appropriateness is required.

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

**3.5 Case # 36-2019 465 South Ninth Avenue (Section 169.38, Block 3058, Lot 25) Located in the RMF-6.75 Zoning District.**

The Applicant, 465 South Ninth Avenue, LLC, represented by Dennis Douglas Engineering, P.E., P.C., seeks to construct a two (2) family dwelling. A Certificate of Appropriateness is required.

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

**ITEM #4 ADMINISTRATIVE ACTION**

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

**Note:** The Architectural Review Board will host its next work session on **Wednesday, August 28, 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, August 28, 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., Assistant Corporation  
          City Clerk  
          Building Department  
          Lobby  
          Press