



**Architectural Review Board**  
**Department of Planning & Community Development**  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
(914) 699-7230

Andre Wallace  
Mayor

John Humbach  
Chair

**MEETING NOTICE**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on **Wednesday, September 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 CONTINUED PUBLIC MEETING**

**3.1 Case #38-2019 326 Union Avenue (Section 169.23, Block 3127, Lot 7) Located in the RMF-6.75 Zoning District.**

The Applicant, Adam Shayanfekr, represented by Shahin Badaly, seeks to construct a two-family structure. A Certificate of Appropriateness is required.

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

**ITEM #4 PUBLIC MEETING**

**4.1 Case #20-2019 102 North MacQuesten Parkway (Section 164.60, Block 1055, Lot 5) Located in the "I" (Industrial) Zoning District.**

The Applicant, Extra Space Properties, LLC, represented by Karen Counes, seeks to alter the façade of the existing building by changing the exterior materials. A Certificate of Appropriateness is required.

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

**4.2 Case #40-2019 28 Mersereau Avenue (Section 165.57, Block 2088, Lot 4) Located in the R1-7 Zoning District.**

The Applicant, Xiao Lin, represented by SunBlue Energy, 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.

**4.3 Case #39-2019 8 Alden Place (Section 159.63, Block 1001, Lot 7) Located in the RMF-15 Zoning District.**

The Applicant, Julie Properties, LLC., represented by BRB Construction, LLC., seeks to construct a 4-unit apartment building. A Certificate of Appropriateness is required.

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

**4.4 Case #41-2019 140 South Thirteenth Avenue (Section 169.21, Block 3014, Lot 31) Located in the RMF-6.75 Zoning District.**

The Applicant, Roobob Holding, LLC., represented by Carlos Sosa, LLC., seeks to construct a 2-family house resulting from a subdivision. A Certificate of Appropriateness is required.

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

**ITEM #5 ADMINISTRATIVE ACTION** (All administrative actions are Type II; ending the SEQRA process.)

- **Land Use Board Training Session – October 17, 2019 at 6:30pm.**

The Architectural Review Board seeks to hire an outside consultant to provide the continued education training.

- **Land Use Board Training Session – December 5, 2019 at 6:30pm (Snowdate: December 12, 2019).**

The Architectural Review Board seeks to hire an outside consultant to provide the continued education training.

- **Amending Architectural Review Board Rules and Procedures**

In accordance with Chapter 10-5(B) of the City Code entitled “Rules and regulations” of the City Code, the Architectural Review Board may adopt such rules and regulations as it deems necessary and proper to the performance of its powers and duties hereunder and may amend or repeal the same.

Currently, “amendments to the rules and regulations adopted for the governance and procedures of the Board shall be made in the form of a resolutions to place such amendments on the next agenda of the Architectural Review Board. No changes shall take effect until placed upon such agenda, reviewed by Architectural Review Board staff and adopted pursuant to these regulations and any requirements of applicable local and state law”, in accordance with Chapter 10-5(C) of the City Code.

The Architectural Review Board seeks to hire an outside consultant to provide the continued education training.

**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, September 25, 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, October 23, 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: Mayor  
Chantelle Okarter, Esq., Planning Commissioner  
Corporation Counsel  
City Clerk  
Building Department  
Lobby  
Press