



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

Shawyn Patterson-Howard
Mayor

Robin Myers
Acting Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

JUNE 28, 2023

A work session of the Architectural Review Board will be held on Wednesday, June 28, 2023 at 6:00 PM in the Memorial Room on the 2nd floor of Mount Vernon City Hall. The regular meeting of the Architectural Review Board will be continued at 6:30 PM on June 28, 2023. Applicants and members of the public will be permitted to attend and make public comment via in person attendance.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- May 23, 2023 Minutes

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 ARB # 23-21 2023: 342 South First Avenue (Section 169.31, Block 3120, Lot 16) in the RMF-6.75 District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on June 14, 2023, a sign was posted at the site giving notice of the Architectural Review Board's June 28, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner, Mr. Collin Douglass, is being represented by Mr. Shahin Badaly, Engineer. The Applicant is requesting a certificate of appropriateness for the construction of a new wooden deck

with vinyl fence at the rear yard, proposed vinyl fence within the front and side yards, proposed retaining wall and railing at the front yard, widening the existing steps at the front porch, and replacing existing concrete driveway apron to match existing materials.

The subject property is on a 5,270-sf lot located on the west side of South First Avenue, approximately 300' to the north of the intersection with East Fifth Street. The property has 50' frontage with 105' depth and is in the RMF-6.75 zone. Property is occupied by an existing 2 ½ story, one-family frame dwelling. The rear yard is 47' with 14' front yard and 13.5' combined side yards. Photographs of the residence and surrounding houses have been provided. The approximately 250 sf wooden deck is proposed adjacent to the rear of the house. Applicant has been requested to provide catalog cuts and detail information for the materials being proposed.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) *"construction or expansion of a single family, a two-family or a three-family residence on an approved lot"* therefore, ending the SEQRA process.

Continued Public Hearing

3.2 Case # ARB-23-32 2023: 353 South Third Avenue (Section 169.31, Block 3115, Lot 23) in the RMF-6.75 District (two-family).

The Architectural Review Board has received an Affidavit of Sign Posting stating that on June 13, 2023, a sign was posted at the site giving notice of the Architectural Review Board's June 28, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner, Mr. Elton Williams, is being represented by Mr. Carlos M Sosa Streber, Applicant and Mr. Peter Klein, Architect. The subject property is a 6,262 sf property on the east side of South Third Avenue, 100' to the north of East Fifth Street. The property has 50' frontage on South Third Avenue with a depth of 125.25'. The property is occupied by a 2 story stucco, two-family residence with an attic. There is an existing one-story at the rear.

Applicant is requesting a certificate of appropriateness for the construction of a second story front and rear extension, removal of existing one car garage and relocation of new one car garage at the rear of the residence. Additionally, the front stoop will be repaired, the rear door and the rear exterior platform and steps will be relocated. The new one car garage (400 sf) will be relocated at the rear of the residence at the end of the extended driveway. The exterior stucco wall will be color matched to the existing white color. There will be a new shingle roof (slate gray).

Applicant has provided a rendering of the renovated residence with landscaping shown in and around the yard. There will be one tree removed to accommodate the construction of the new

garage. The existing sidewalk is in poor condition and should be replaced by the applicant as well as the broken granite curb. Applicant should also include plant trees in the front yard since there is not sufficient room for street trees in the City r-o-w at the curb. There are no variances needed for the project.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (12) "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;" ” therefore, ending the SEQRA process.

Continued Public Hearing

3.3 Case # ARB-23-31 (2023): 11 Hamilton Avenue (Section 115.33, Block 2042, Lot 2) in the R1-7 District (single-family).

The Architectural Review Board has received an Affidavit of Sign Posting stating that on June 13, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s June 28, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Anthony Annunziata, is being represented by Mr. Carlos M Sosa Streber, Applicant and Mr. Ralph Tedesco, Architect. The subject property is a 7,500 sf property on the north side of Hamilton Avnue, 118’ to the west of North Columbus Avenue. The lot property has 75’ frontage on Hamilton Avenue and a depth of 100’. The property is occupied by a 2 ½ story stucco, single-family residence. The residence is in poor condition.

Applicant is requesting a certificate of appropriateness for the construction of a second story front and rear extension, removal of existing one car garage and relocation of new one car garage at the rear of the residence. Additionally, the front stoop will be repaired, the rear door and the rear exterior platform and steps will be relocated. The new one car garage (400 sf) will be relocated at the rear of the residence at the end of the extended driveway. The exterior stucco wall will be color matched to the existing white color. There will be a new shingle roof (slate gray).

Applicant has provided a rendering of the renovated residence with landscaping shown in and around the yard. There will be one tree removed to accommodate the construction of the new garage. The existing sidewalk is in poor condition and should be replaced by the applicant as well as the broken granite curb. Applicant should also include plant trees in the front yard since there is not enough room for street trees in the City r-o-w at the curb. There are no variances needed for the project.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (12) "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;"” therefore, ending the SEQRA process.

New Public Hearing

3.4 Case # ARB-23-33 (2023): 450 South 2nd Avenue (Section 169.39, Block 3116, Lot 31) in the RMF- 6.75 District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on June 12, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s June 28, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Rodney Boyd, is the owner. He is represented by his engineer, Mr. Shahin Badaly, PE. The subject property is a 5,250 sf lot in the RMF-6.75 zone approximately 250’ north of East Sandford Boulevard. The property has 50’ frontage on South 2nd Avenue with 105’ depth. The property is occupied by a single-story, detached frame single family residence. There is a one story front porch and a front yard of almost 25’. There will remain a rear yard of There is an existing one car garage in the southwest corner of the property. The driveway is on the south side of the lot. The only extension of the footprint of the residence is the addition of a new staircase on the north side of the residence. This new staircase leaves 5.15’ for the side yard setback.

Applicant is requesting a certificate of appropriateness for a second-floor addition. The addition will be constructed on top of most of the first floor with an outdoor roof deck with railing on the remaining flat roof. The Plan Examiner Report is dated 4/24/23 and indicates the need for only ARB approval. There is an almost 25’ front yard and the rear yard remains at approximately 30’.

The second-floor addition will be approximately 700 sf including a den, master bedroom, bathroom, walk-in closet and a new stair landing. The Applicant has provided catalog cuts of the white vinyl siding for the addition and new windows. The roof will be comprised of asphalt shingle with wood grain as shown in the catalog information.

In addition to the Plan Examiner Report and floor plans and elevations, Applicant has provided a Survey and color photos of the elevations of the existing residence. There is no lighting shown on the plans nor is there a landscape plan provided.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (12) "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;"” therefore, ending the SEQRA process.

New Public Hearing

3.5 Case # ARB-23-38 (2023): 341 North High Street (Section 165.45- 1094-43) in the RMF-10 District (Multi-family)

The Architectural Review Board has received an Affidavit of Sign Posting stating that on June 12, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s June 28, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Sahad Mahmood, is being represented by Mr. Tom Abillama, Architect. ARB is requested to review the conversion of an existing 2-story office and industrial structure into residential and office use with a third-floor addition with a total of nine residential units and 15 parking spaces. The parking spaces include 8 indoor parking spaces and 7 spaces in an outdoor parking lot including visitor spaces. The site improvements also include stormwater management system, lighting, and landscaping. The building will have a Tudor design consisting of masonry work and stucco. The Project name is Sialkot Court.

Applicant revised his plans to reduce the number of residential units from ten to nine apartments. The floor plans now include five apartments on the second floor and 4 apartments on the third floor. The plans have eliminated the existing office space, storage and manufacturing uses.

Project now provides a party room with 884 sf has been added on the second floor replacing one apartment unit. The revised plans include a new 770-sf community room, 564 sf covered courtyard space, and an 88-sf open courtyard space. The usable open space for the project is now 4,456- sf. Applicant is installing decorative sliding gate for the parking area located underneath the building. The 3,180-sf outdoor parking lot is adjacent to the building.

Applicant has added green sustainability features to the project. These include a 1,100-sf green roof and 570-sf of solar panels on the roof and an additional 412 sf of open area under a pergola has been added to the roof for the use of residents. It will also be a more energy efficient building adhering to the NYS updated energy code. The project is in line with the City’s green policies.

The applicant has received ZBA approval as well as Planning Board approval for the site plan. The Planning Board approved the site plan on March 1, 2023. The Planning Board Resolution will be provided to the ARB with the conditions.

SEQRA Determination – SEQRA has already been reviewed by the Planning Board which issued a Negative Declaration and closed out SEQRA for the Project.

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Bob Galvin, AICP
Planning Administrator

Maria Pace
Land Use Secretary

cc: Mayor
Planning Commissioner
Corporation Counsel
Deputy Planning Commissioner
City Clerk
Building Department
Lobby