



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
Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

JULY 26, 2023

A work session of the Architectural Review Board will be held on Wednesday, July 26, 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 July 26, 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

- June 28, 2023 Minutes

ITEM #3 PUBLIC MEETINGS

New Public Hearing

3.1 ARB # 23-14: 7 Atlas Place (Section 165.27, Block 2189, Lot 8) in the R1-4.5 District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on July 12, 2023, a sign was posted at the site giving notice of the Architectural Review Board's July 26, 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 Applicant is Sea Bright Solar represented by Rod Kelly who is applying for installation of 17.4 Kw solar energy system consisting of 18 solar panels on the roof at 7 Atlas Place. The installation consists of 3 arrays with 7 panels on the front roof, 6 panels on the rear roof and 5 panels on the lower rear roof. The 11 panels on the rear roofs are not visible from the the front of the house nor from Atlas Place. There are 7 panels on the front roof, of which approximately

2- 3 panels are obscured by the gable roof on the right side of the front roof. The remaining five panels on the front roof are visible from the front of the residence. The solar installation complies with the 2020 Residential Code and fire access.

The approximately 4, 000 sf subject property is located on the north side of Atlas Place some 180' to the east of Hillcrest Road. The property is occupied by a 2 ½ story, stucco single-family residence located in the R1-4.5 zone The frontage of the property is 40' along Atlas Place with a 100' depth. The roof material is asphalt shingle.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(15) “*installation of solar energy arrays on an existing structure, provided the structure is not: (i) listed on the National or State Register of Historic Places; or is (ii) located within a district listed in the National or State Register of Historic Places, .* therefore, ending the SEQRA process.

**Bob Galvin, AICP
Planning Administrator**

**Maria Pace
Land Use Secretary**

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