



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Shawyn Patterson-Howard
Mayor

Robin Myers
Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

AUGUST 23, 2023

A work session of the Architectural Review Board will be held on Wednesday, August 23, 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 follow at 6:30 PM on August 23, 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 22, 2023, a sign was posted at the site giving notice of the Architectural Review Board's August 23, 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 north 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.*

New Public Hearing

3.2 - ARB-23-42: 523 South 3rd Avenue (Section 169.39-3117-22) in the R1-3.6 District

The Architectural Review Board has received an Affidavit of Sign Posting stating that on August 7, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s August 23, 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, Ms. Everee Allison, is being represented by Trinity Solar for the installation of a 9.6 KW rooftop PV Solar System at 523 South 3rd Avenue. The 4,120 sf subject property is located on the east side of South 3rd Avenue approximately 300’ south of East Sandford Blvd. The property is occupied by a 2-story, wood framed single family residence in the R1-3.6 residential zone. The residences along South 3rd Avenue are smaller homes on similar sized properties. There is a commercial bakery and warehouse property to the south of the subject property on the west side of the Avenue.

The Applicant is requesting a certificate of appropriateness for the installation of the PV solar system which will include 24 solar modules. The front upper roof facing South 3rd Avenue is proposed for 12 modules with another 12 panels on the rear roof. There will be no trees taken down in connection with the installation. The house has a 9” driveway on the south side of the property. The closest house to the north is a small house 30’ distant. The rear yard has a 53’ rear yard setback and a two-car garage with a flat roof in the south east corner of the property.

SEQRA Determination – The proposed 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; (ii) located within a district listed in the*

National or State Register of Historic Places; (iii) been determined by the Commissioner of the Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places pursuant to sections 14.07 or 14.09 of the Parks, Recreation and Historic Preservation Law.”

New Public Hearing

3.3 – ARB- 23-52: 144 East Kingsbridge Road (Section 169.64, Block 3097, Lot 3) in the Industrial Zone

The Architectural Review Board has received an Affidavit of Sign Posting stating that on August 9, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s August 23, 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. Jacob Morris (Morris Moving & Storage), is the owner. He is represented by his architect, Mr. Tom Abillama. The subject property is located on the south side of East Kingbridge Road on the Bronx border in the Industrial zone. The property contains a 3-story, flex warehouse and an open parking storage area. The building contains Mr. Morris’ company, Morris Moving and Storage. The site is part of a larger 0.90 acre property to the east. This larger property contains a Public Self Storage Facility and other warehousing. There is warehousing across Kingsbridge Road from the subject property.

Applicant is requesting a certificate of appropriateness to provide new stucco design along the front and one side of the building (driveway and parking lot side to the west). The Plans show the legend for the stucco including color option. Catalogue cuts have also been provided. 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) (9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.*” therefore, ending the SEQRA process.

New Public Hearing

3.4 – ARB-23-53: 114 North 8th Avenue (Section 165.61, Block 1108, Lot 10) in the RMF- 6.75 District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on

August 9, 2023, a sign was posted at the site giving notice of the Architectural Review Board's August 23, 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, Wen Ming Xie, is being represented by Mr. Tom Abillama, Architect. The subject property is a 5,000 sf lot on the west side of North 8th Avenue, approximately 150' to the north of West Sidney Avenue in the RMF-10 zone. The lot has a 50' width on North 8th Avenue with approximately 100' depth. The property is occupied by a 2 ½ story frame two-family residence.

Applicant is requesting a certificate of appropriateness for the renovation of a new enclosed front porch. The work will entail the relocation of the existing canopy at the front porch and the front door to the side of the residence and relocate the window from the side of the house to replace the door in the front. The plans are shown on the submitted drawing A.01. Applicant's architect has provided catalog cuts for the materials including the door and window to be used in the project. There are no exterior lights shown on the front porch. There is an existing driveway on the south side of the residence.

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 including provision of necessary utility connections as provided in 617.5(c)(13).....” therefore, ending the SEQRA process.

New Public Hearing

3.5 - ARB-23-59: 90 Overhill Road (Section 159.82, Block 03, Lots 3, 7, 20) in the R1-7 District (single-family).

The Architectural Review Board has received an Affidavit of Sign Posting stating that on August 7, 2023, a sign was posted at the site giving notice of the Architectural Review Board's August 23, 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. Peter Nguzen, is being represented by Mr. Joseph Sultana, Architect with JSL Design. The subject property is a 19,093 sf property on the south side of Overhill Road, approximately 195' to the east of the intersection with Brookfield Road. The majority of the property is in the City of Mount Vernon with 2,957 sf in the Town of Eastchester to the east. The property is in the R1-7 single-family zoning district. This portion of the town is not part of the application. The property has 35' frontage along Overhill Road. The property is occupied by a 2 ½ story stucco, single-family residence. The overall project is a one story addition to the rear of an existing wood framed single-family dwelling. The interior of the house will all be renovated with new material and finishes.

Applicant is requesting a certificate of appropriateness for the legalization and rebuilding of the roof of a one-story addition and enclosure of an existing open patio. All exterior materials will match existing materials. The new windows will be by Marvin Windows and will match all dimensions and mullion pattern of existing windows. There were no variances required for the project.

Applicant has provided the Plan Examiner’s Report revised 6/27/23 which includes the list of drawings, and elevations. The Applicant has provided color photographs of all building and a rendering of the patio area.

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 including provision of necessary utility connections*”.....” 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**