



**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

Chair

**MEETING AGENDA**  
**ARCHITECTURAL REVIEW BOARD**  
**PUBLIC MEETING**  
**AUGUST 24, 2022**

A regular meeting of the Architectural Review Board will be held on Wednesday, August 24, 2022, at 6:30 PM in the Mayor's Conference Room, 1<sup>st</sup> Floor (Room 107A) in City Hall as well as via Zoom. 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**

- July 27, 2022 Minutes

**ITEM #3 PUBLIC MEETINGS**

**New Public Hearing**

**3.1 Case No. 23-2022 55 Bradley Avenue (aka 93 Marion Avenue) (Section 165.42, Block 2160, Lot 1) in the R1-7 zone.**

The owner is the Wartburg Residential Community, Inc. The design architect is Edward D'Amore, AIA, LEED AP. The subject property is located at the end of Marion Avenue (55 Bradley Avenue). The property is at the southern end of the Wartburg campus. The residence is a two-story single-family residence with a garage under the house.

Applicant indicates that the existing garage is subject to serious flooding problems affecting the basement. The brick house is at low end of a dead-end street and since the city's storm drainage system is often overwhelmed, the water from the entire street comes down the driveway and into the house's garage and basement. Applicant indicates that in the past ten years, the basement has flooded with over 3' of water.

**Applicant proposes to solve this problem by closing the basement door, building a foundation wall in its place, backfilling the driveway and continuing a retaining wall in front of the former driveway. Applicant proposes to construct a new detached, two-car garage in the side yard to the north of the residence. A new driveway will lead from the end of the existing dead-end street. A rendering of the proposed garage with a cupola on the roof is provided. Double hung windows will be installed on the rear and side elevations of the garage. There will be a door placed at the side elevation. The garage will use two solid white, 9' wide garage doors. Clapboard style white vinyl will be used. This matches parts of the residence that are shingled. The roof will match the existing roof of the residence (Belmont Shingles with Colonial Slate color)**

**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**

#### **3.2 Case No. 25-2022 227 East 5<sup>th</sup> Street (Section 169.32, Block 4059, Lot 15) in the R2-4,5 zone.**

**The owner is Mr. Sheldon Sharpe (Sharpe Home Design LLC). His design professional is Christine Broda, Architect. The 0.195 -acre subject property is located on the east side of South Fifth Street between West 3<sup>rd</sup> Street and West 4<sup>th</sup> Street. Applicant has provided photographs of existing and surrounding homes. Renderings of the proposed exterior have been provided (with tree in front removed for visibility).**

**The scope of work includes new siding, new front porch/portico and new roofing material. Specifically, the exterior work includes:**

- **new vinyl siding (colonial white),**
- **replacement of the front steps with concrete steps with bluestone treads**
- **new front portico**
- **existing windows in existing locations**
- **new windows in new locations**
- **new garage door (white)**
- **replace existing asphalt shingle roofing with new asphalt shingle roofing (timberline charcoal)**
- **No increase in impervious surfaces.**

**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.**

**3.3 Case No. 26-2022 130 West 3<sup>rd</sup> Street (Section 169.21, Block 3050, Lot 30) in the NB District.**

**The owner is 130 W. Third Mount Vernon LLC. The design professional is Tom Abillama, Architect. The 0.06-acre property is occupied by a small one-story commercial building. It is located on the southeast corner of South Tenth Avenue and West Third Street. A Chinese restaurant is adjacent to the east. A mini mart is on the southwest corner and residential properties and a laundromat are located across West Third Street.**

**Applicant proposes to update the exterior of the brick building. Applicant has provided photographs of the existing and surrounding buildings. The scope of work includes:**

- **installation of new bronze windows in the storefront windows in the front façade**
- **four new wall mounted light scones and one wall mounted fixture on the side façade.**
- **New aluminum doors in the front**
- **Smooth textured granite stone veneer with light blend of gray, white and charcoal around the main door and as foundations along the bottom walls in the front**
- **Awnings above the doors and windows on the front façade**
- **New stone copings along the edge of the roof in the front and side. Coping above the store sign in the front.**

**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.**

Bob Galvin, AICP  
Planning Administrator

Maria Pace  
Land Use Secretary

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