



CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD
MAYOR

City Hall – One Roosevelt Square
Mount Vernon, NY 10550
Phone: (914) 665-2483, Fax ((14) 465-2988
Email: DOB@cmvny.com
Website: WWW.CMVNY.com

PATRICK G. HOLDER R.A.
COMMISSIONER

DAWNETTE NELSON
2nd Deputy Commissioner

PLAN EXAMINER REPORT

Owner of Records:

114 Third Street, East
East Third Street, Equities LLC
121 Third Street, East,
Mount Vernon, NY 10550
Phone: 914-426-5026
Email: conrad.culter@gmail.com

Location: 114 Third Street, East,
Mount Vernon, NY, 10550

Block: 3157 Lot: 06 Zone: NB

Application: BP-11200-2022

Application Date: May 31, 2022

Scope of Work: Construct New Apartment
Building_ New Building

Registered Design Professional of Records:

Mohammad R. Badaly R. A.
Badaly Architects
2 Wilson Place,
Mount Vernon NY
Phone: 914-699-4200
Email: nima@badalyarchitect.com

Applicant of Records:

Nima Badaly
2 Wilson Place,
Mount Vernon NY 10550
Phone: 914-999-4200
Email: nima@badalyarchitect.com

Project Manager

None

Compliance to applicable codes must be achieved and demonstrated by the design professional through the design solution.

The purpose of a plan examiner's review is to verify that the proposed work complies with the Mount Vernon Zoning Code, the 2020 Building Code of New York State and 2020 Fire Code of New York State, and all applicable standards and to advise the applicant about City Board approvals to apply for.

The Plan Examiner aim is review and approved Complete Construction Documents. If the documents are not complete on the first submission, at most, by the second revision with all information requested by the plan examiner, the third revision will be placed back in the line.

Board Approval is required if checked: [] City Council [] Zoning Board of Appeals [] Planning Board [] Architectural Review Board

Comments from other agencies will be mailed separately if checked: [] Fire Dept. (Fire Prevention) [] Water Dept. [] Public Works

REVIEW #1: August 22, 2022

COMMENTS: CITY OF MOUNT VERNON N.Y. ZONING CODE REVIEW ONLY (Not Reviewed for Building Code.)

The proposed Building is a Multi-family Dwelling

General Building data:

STORIES: - 8, no cellar.

HEIGHT: - 74' feet 8 inches.

CONSTRUCTION TYPE: -IIB with fully automatic sprinkler system will be required

OCCUPANCY CLASSIFICATION: - R-2. - not permitted us nor a special use - variance required or city council

BUILDING COVERAGE: %- 1st Floor 1514.74 sq. Ft + 72.5% which is greater than the 60% - variance required.

IMPERVIOUS SURFACES COVERAGE: % -?

P.T.O.



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LOT AREA (square feet) – 2,088 sq ft per section 267 Attachment 2 this is less than minimum required of 4500sq ft)- variance required.

LOT WIDTH and FRONTAGE (feet) – 25.78feet this is less than the minimum required of 50 feet – variance required.

FLOOR AREA RATIO – 2088 sq ft divided by 38,338.78 sq ft = .05 sq ft

GROSS DENSITY FLOOR AREA PER DWELLING UNIT –2088 SQ. FT / 49 Proposed Dwelling Units = 42.61 SQ. FT.

PARKING SPACES – per section 267 Attachment 3 of the City of Mount Vernon zoning, 2 off-street parking spaces per unit are required. 46 x 2= 98 parking units required. Variance required.

Zoning Board approval required for: Use Variance and Area Variance

Per section 267-12 – the lot is a dimensionally conforming lot – variance required

Per section 267-19 -A, Multi-Family Dwelling is a non-conforming use District NB (Neighborhood Business) and is not allowed by special permit. A use variance will be required from zoning.

Per section 267 – Attachment 2 the proposed will not dimensionally conform to the schedule of dimensional regulations for non-residence districts. An area variance will be required from zoning.

Planning Board Review and Resolution required

Per City of Mount Vernon, NY code, Part II, Article VII, §267-31 A. Site plan approval is required prior to the issuance of a building permit for the construction or enlargement of any principal use, other than a one-, two- or three-family dwelling where such dwelling is permitted by right and where the natural grade is not changed by more than four feet at any point on the site, and prior to the issuance of a certificate of occupancy for any change of use or occupancy which would result in an increase in the requirement for off-street parking or loading spaces in accordance with the provisions of Article **VIII** of this chapter. The Planning Board shall be the approving agency for all site plan applications.

Certificate of Appropriateness from the Architectural Review Board required

Per City of Mount Vernon, NY code, Part 1, Chapter 10, §10-5 D. (1) The Architectural Review Board must issue a Certificate of Appropriateness related to the construction and site landscaping of any new structures (primary and accessory) or the exterior improvement, alteration, remodeling, repairing and/or enlargement of any existing structures, including changes of materials, windows, doors, proposed fences, proposed retaining walls, proposed freestanding walls, proposed ramps and any other exterior building element(s) because of its architectural elements, colors, design(s), materials, height, or mass prior to the issuance of a building permit.

List of Objections:

- 1) Provide a topographical survey per the application permit

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“The Jewel of Westchester”



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List of Drawings Submitted

1 of 11	T-001.00	Title Page
2 of 11	Z-001.00	Zoning Analysis and Site Plan
3 of 11	A-001.00	Location Plan and Existing Conditions
4 of 11	A-002.00	General Notes
5 of 11	A-003.00	NYS Building Code Compliance
6 of 11	A-100.00	First Floor Plan
7 of 11	A-101.00	Second-Eighth Floor Plan
8 of 11	A-200.00	Front Building Elevation
9 of 11	A-201.00	Rear Building Elevation
10 of 11	A-202.00	Side Building Elevation
11 of 11	A-203.00	Side Building Elevation

Applications for Board Approval are filed with the Planning Department. Contact the Boards Secretary for application and information at 914-699-7230 or visit the City of Mount Vernon’s website at the link below to submit to the required Board(s) stipulated in this examiner report.

[Land Use Boards | Mount Vernon, NY \(cmvny.com\)](http://cmvny.com)

Once resolution of Boards’ approval has been issued, you must resubmit to the Building Department, one hard copy and the PDF Construction Drawings reflecting any condition of Boards’ approval, with the resolutions embedded within the Title Block along with information to demonstrate compliance with the NYS Uniform Code and Energy Code. Construction Drawings revision must be dated with the building department reentry date.

The Drawings will then be reviewed for compliance to the Land Use Boards resolutions and all applicable New York State Building Codes. Once the Plan Examiner Review Process is completed it will be stamped “Construction Documents Review Complete”. The Drawings marked **“CONSTRUCTION DOCUMENTS REVIEW COMPLETE”** must then be submitted in Triplicate Hardcopy with a copy of the Final Plan Examiner Report and a Revision Fee of \$125.00 to the Building Department Counter for Permit Creation. An application dormant for more than 3 months shall be automatically voided. Paid fees are non-refundable.

Senior Plan Examiner – L. Szabo