



**Architectural Review Board**  
Department of Planning & Community Development  
City Hall - Roosevelt Square  
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Ernest D. Davis  
Mayor

John Humbach  
Chair

## **MEETING NOTICE**

**January 27, 2012**

The regular meeting of the Architectural Review Board will be held on **Wednesday, February 22, 2012 at 6:30 p.m.**, in the Memorial Room.

The Vice-Chairman of the Architectural Review Board presided over the meeting on February 22, 2012.

Vice-Chairman Darryl Selsey, Board Member Meyers and Board Member Fenniman were present during the meeting.

The Vice-Chairman calls the meeting to order.

### **ITEM # 1 APPROVAL OF MINUTES**

- 1.1 Approval of the minutes of the regular meeting held on Wednesday, November 30, 2011.
- 1.2 Approval of the minutes of the regular meeting held on Wednesday, December 21, 2011.
- 1.3 Approval of the minutes of the regular meeting held on Wednesday, January 25, 2012.

The Vice-Chairman reads the above stated agenda items into the record. The minutes were not ready so the Vice-Chairman asked for a motion to adjourning the approval of the minutes until they were ready. Board Member Meyers made the motion and Fenniman seconded. All Board Members present were in favor.

### **ITEM # 2 CORRESPONDENCE FROM CITY AGENCIES AND BOARDS**

### **ZONING BOARD RECOMMENDATION**

The Vice-Chairman decides to move to Item #3 on the agenda.

### ITEM # 3 CERTIFICATE OF APPROPRIATENESS

**3.1 Case No. 1-2012 240 East Seventh Street** (Section No. 169.40, Block 4084, Lot 1)  
Located within the I (industrial) zoning district.

Application of Castoleum Corp. by architect Michael J. McGarvey is proposing to construct an addition to the existing building.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action"; wherein, the Architectural Review Board must render a SEQRA assessment prior to deliberating on this matter.

Mike McGarvey represents the applicant. He states that the applicant has an existing block and brick building. He explains further that the applicant will be removing the existing garage. The applicant seeks to create an extension to the building. Currently, the owner stores his products outside and it is not attractive. The addition is for a warehouse. Board Member Fenniman asks if the lot is currently empty. Mr. McGarvey clarifies. The building will be charcoal grey around the entire building with a red ban that will carry around the proposed building as well. The colors will carry throughout the entire proposed building. The applicant seeks to install skylights and an overhead door. The applicant seeks to construct one (1) passenger door charcoal grey so that the door does not draw attention. The roof pitch will be toward the front of the site and stormwater will reach the ground through gutters. The applicant proposes double hung windows. The total addition will be 2,642 square feet. The insulated concrete block will have an insert which will reduce heat loss. The inserts will be painted to match. The roof will be a flat roof with a slight pitch so the stormwater will flow to the gutters. The roof will have a torch down membrane that will be white. Board Member Meyers asks about the membrane being silver. The applicant discloses that it comes in a white color. It is further explained that the applicant appeared before the Zoning Board and was granted approval for a parking variance. The applicant explained that the fence along Bertel Avenue would be removed and the space where the fence was located would now be occupied by the proposed addition. The fence along East Seventh Street will remain. Board Members Meyers ask if the barb wire at the top of the fence is necessary. The applicant exclaims that the barb wire is not necessary because the products will be stored inside the proposed addition. Therefore, the barb wire will be removed. The applicant was asked to replace the existing business sign. The applicant said he would do so in accordance with the City's sign ordinance. There was a brief discussion about the type of light fixtures proposed for the addition. The applicant will install window guards on the addition to match the existing. The applicant states that the proposed windows will be higher than the existing windows so there may not be the need for window guards. However, the site owner wants the window guards. The applicant then states that window guards can be placed inside the building so that they are not visible from the street. The Vice-Chairman asks if there are any other concerns and if anyone from the public wishes to speak. Seeing no one, the Vice-Chairman makes a motion to issue a negative declaration regarding SEQRA. Board Member Meyers seconds the motion. Board Member Meyers, then makes a motion to approve the application with the following conditions:

- That the business sign is replaced with a newer sign that complies with the City's sign ordinance.
- That any/all window guards will be located inside the building, if they are used.
- That the fence along East Seventh Street will have the barb wire removed.

Board Member Fenniman seconds the motion. All Board Members present were in favor.

**3.2 Case No. 2-2012 14 Hamilton Avenue** (Section No. 165.33, Block 2043, Lot 6) located within the R1-7 zoning district.

Application of Patrick & Deanna Baynes by architect John Lentini is proposing to modify the front entry porch.

SEQRA DETERMINATION: Type II – This action requires no further SEQRA assessment.

The Vice-Chairman reads the agenda item into the record.

John Lentini the applicant's architect, gives the history of the application. He provided the Board with old plans of the house and explained that it could not be determined who or when the front porch was constructed without the benefit of a permit. He went on to state that the neighborhood has varying styles in terms of home design and that it was an eclectic neighborhood. All the other homes in the area had wrought iron along their front porches. This porch is setback from the street. The neighborhood consists of earth tones in terms of color schemes. Board Member Meyers ask, "how long has the present owner live there?" The response is "Since 2008". Mr. Lentini states that the other porches were enclosed in the surrounding area. Board Member Fenniman ask if the Zoning Board approved the variances. The response was that the Zoning Board approved the variances. Board Member Fenniman states that the railing needs painting. Mr. Lentini states that the railing will be painted by the applicant.

Board Member Fenniman makes a motion to approve. Board Member Meyers seconds the motion. All Board Members present were in favor.

**3.3 Case No. 3-2012 51 East Prospect Avenue** (Section No. 165.62, Block 1136, Lot 20) located within the NB (neighborhood business) zoning district.

Application of Westchester Plaza Holdings, LLC by architect Anthony Arce is proposing to modify the storefront façade and install a wall sign above the awning.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action"; wherein, the Architectural Review Board must render a SEQRA assessment prior to deliberating on this matter.

The Vice-Chairman reads the agenda item into the record.

Anthony Arce gives an overview. The total storefront available for rent is 3,000 square feet. The applicant is occupying and leasing 1,200 square feet of the site. The applicant is adding double doors to the front facade. The Board asks about the light fixtures. The applicant says that he will be removing one (1) light fixture from the facade. The awning will not be light. The Board asked about the address label and security cameras. Board Member Meyers made a motion to declare a negative declaration ending the SEQRA process. Board Member Fenniman seconded the motion. The Board then has a conversation about the proposed sign which is to be located above the awning.

Board Member Fenniman made a motion to approve the application and Board Member Meyers seconds the motion. All Board Members present were in favor.

**3.4 Case No. 4-2012 425 East Third Street** (Section No. 165.73, Block 4032, Lot 22) located within the NB (neighborhood business) zoning district.

Application of Patrick Calabro by architect Mohammed Badaly proposing to replace storefront door and transom, overhead door, 3 windows and providing stucco finish over existing brick and new masonry infill.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action"; wherein, the Architectural Review Board must render a SEQRA assessment prior to deliberating on this matter.

The Vice-Chairman reads the agenda item into the record.

Mohammed Badaly gives background information. He explains that a plumbing supply company will be occupying the existing automotive repair shop. The applicant seeks to modify the facade to protect the equipment and supplies such as copper that will be stored inside the business. Mr. Badaly states that he will eliminate the sign box. The existing roof overhang expresses and reinforces the horizontal nature of the facade. The applicant showed the Board an alternative that added some vertical components to the facade. The Board asks about the condition of the retaining wall. The applicant states that the retaining wall will be finished in beige stucco. The building will be finished in beige stucco. Therefore, the retaining wall and front facade will match in color. Board Member Meyers asks the applicant if he had color samples. The applicant stated that he did not have any samples with him to present to the Board. The applicant restates that he created a room along the front facade to accommodate a sign which an application will be submitted at a later date under a separate application. The existing light fixtures will be removed. The proposed light fixtures will be located in the soffit and will be wall washers. The applicant states that there will be five (5) light fixtures – two (2) on left side, two (2) on right side and one (1) in the middle. The light fixtures will be 6" inch in diameter. Board Member Meyers asks whether or not the windows are operable and the applicant states that the windows will not be operable. There was a question concerning security. The applicant states that no security gate will be used and further elaborates on the security system and protocols that will be used to secure the facility. There was a question about the color of the door which will be dark bronze. The applicant stated that the fence and sidewalk are in good condition. Board Member Meyers asked about the condition of the driveway. The applicant states that he will reseal the driveway.

Vice-Chairman Selsey makes a motion to declare a negative declaration and end the SEQRA process. Board Member Meyers seconds the motion.

The Board then has a discussion on the numerical street address numbers in terms of its location and the way they will look.

Board Member Meyers makes a motion to approve with the following conditions:

- That the applicant seal/reseal the driveway
- That the light fixtures are 6" diameter
- That the applicant install 5 light fixtures
- That the colors match the colors shown on the plans
- That the existing sign is removed/eliminated from the building.

Board Member Fenniman seconded the motion. All Board Members present were in favor. Mrs. Hart the former owner thanks the Board.

## **ITEM # 4 DISCUSSION**

### **Discussion on Architectural Review Board recommendation process**

Staff discusses a change in the recommendation process with the Architectural Review Board. The ARB used to allow applicants to make presentations during the recommendation process. The ARB will no longer allow applicants to make presentations during the recommendation process. The ARB will make its decisions based on documents that the applicant submits as a part of the ARB's recommendation process.

## **ZONING BOARD RECOMMENDATION**

**Calendar No. 1655-Z 130 Mount Vernon Avenue** (Section No. 164.68, Block 1063, Lot 1) located within the CB (commercial business) zoning district.

Application of Rella Fogliano by architect Michael DePasquale is seeking an amendment to a previously approved application.

The Zoning Board is seeking guidance from the Architectural Review Board concerning:

- The visual compatibility of the proposed structure with the surrounding structures.
- The scale and mass of the proposed structure in relation to the property itself, surrounding and the neighborhood.
- The proposed structure's peculiar suitability for particular purposes with a view to conserving and enhancing the values of property and encouraging the most appropriate use of land.

The Vice-Chairman reads the agenda item into the record. The Board determines that the proposal is not appropriate in scale, mass and size for this location. Board Member Fenniman makes a motion to that affect and Board Member Meyers seconds the motion. All Board Members present were in favor.

Board Member Selsey makes a motion to adjourn the meeting. Board Member Meyers seconds the motion. All Board Members present were in favor.

The Board adjourned the meeting.

**Note:** Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of the New York State Public Officers Law, Article 7].

**Note:** Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

**Reminder to applicants:**

Sample of exterior finish materials must be presented at the meeting. Please be advised that approval from the Architectural Review Board does not constitute approval from the Building Department. Moreover, no work may be performed until a Building Permit is granted and conspicuously posted at the work site.

The next regular meeting of the Architectural Review Board is scheduled to be held on Wednesday, March 28, 2012.

Patricia Fleming  
ARB Secretary

cc: Ernest D. Davis, Mayor  
Nichelle Johnson, Chief of Staff  
George Brown, City Clerk

Lobby  
Press  
Building Department