



Architectural Review Board
Department of Planning & Community Development
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Ernest D. Davis
Mayor

John Humbach
Chair

**ARCHITECTURAL REVIEW BOARD
MINUTES**

A regular meeting of the Architectural Review Board will be held on Wednesday, **February 27, 2013 at 6:30 p.m.** in the Memorial Room, Second Floor, City Hall, Mount Vernon, New York, at which time and place the Board shall consider the following:

Board Members Present

Chairman Humbach
Board Member Fenniman
Board Member Sanchez

Board Members Absent

Board Member Dais
Board Member Myers

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday January 23, 2012.

Board Member Fenniman makes a motion to approve the minutes and Board Member Sanchez seconds the motion. All are in favor.

PUBLIC HEARING

2.1 Case No. 06-2013: 403 South 3rd Avenue (Section 169.31 Block 3116 Lot 34)

The application of Bryan Solomon is being represented by Solar City. The applicant is proposing to install solar panels on the roof.

The Chairman reads the item into the record. The applicant Nesta Nsengbene explains the application of installing the solar panels on the roof. The board finds no fault with the application other than the safety issue of having a parapet installed in the event that there is work to be done on the panels. Ms. Nsengbene assures the board that all maintenance work will be done by the Solar City. Board member Sanchez makes a motion to approve; Board member Fenniman seconded the motion.

2.2 Case No. 07-2013: 16 North 8th Avenue (Section 165.61 Block 1085 Lot 17)

The application of Jose Antonio Neto, who is being represented by Patricia de la Puente; the applicant is proposing to convert a single family dwelling house into a two family house. The chairman reads the item into the record. The applicant explain the development of the project and that contextually a two family will fit into the neighborhood. The application was approved. Board member Fenniman makes a motion to approve; Board member Sanchez seconded the motion.

2.3 Case No. 08-2013: 153 South 11th Avenue (Section 169.21 Block 3024 Lot 20)

The application of Errol McIntosh is proposing to construct a new two family dwelling.

The chairman reads the item into the record. The applicant Errol McIntosh in his presentation shows contextually how this new structure will fit into the neighborhood based on the other types of buildings and homes that are currently there. Board Member Fenniman was opposed to the circular window as an architectural element, other than that there were no objections to this project. Board member Fenniman makes a motion to approve; Board member Sanchez seconded the motion.

2.4 Case No. 09-2013: 54 Marion Ave (Amendment) (Section 165.40 Block 2114 Lot 2)

The application of Badaly Architects represented by Nima Badaly to amend existing approval of this application from stucco exterior walls to brick exterior walls.

The chairman reads the item into the record. The applicant Nima Badaly presents the project showing what the exterior façade will look like with the proposed brick. The Board was not happy with the brick chosen and asked to see other samples that would reflect the character of the neighborhood. The brick chosen was Old Glory Red Brick, which has to be installed with a soldier course at foundation at all four elevations.

RECOMMENDATIONS

Recommendations to the Zoning Board

3.1 Calendar No. 1696-Z – 564 East Third Street (Section 165.82 Block 4023 Lot 3)

The application of owner Alonzo Webb being represented by architect Jack Adesso is requesting variances to construct a two-family dwelling in the neighborhood business zone.

The chairman reads the item into the record. The recommendation that the Board makes is that the front yard setback at this house shall be no greater than the setback of the other houses on the block.

Recommendations to the Planning Board

3.2 Case No. 01-2013 – 211 East Sanford Boulevard (aka 227 East Sanford Boulevard) (Section 169.32 Block 4062 Lot 40)

The application of TD Bank N.A. being represented by attorney Janet J. Giris is requesting amended site plan approval for modifications to previously approved free standing bank.

The chairman reads the item into the record. The board wishes for additional landscaping, with trees in the rear between the fence and rear parking.

4.1 Senior Citizen Housing Floating Zone Ordinance

The Chairman reads the item into the record. Planning Staff states that the Ordinance is in a draft form and will be emailed to all members of the board for comment.

Motion to end public hearing by Chairman Humbach; seconded by Board member Sanchez.