



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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Ernest D. Davis
Mayor

John Humbach
Chair

MEETING NOTICE

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on Wednesday, September 18, 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:

ITEM # 1 APPROVAL OF MINUTES

- 1.1** Approval of the minutes of the regular meeting held on Wednesday July 24, 2013.
- 1.2** Approval of the minutes of the regular meeting held on Wednesday August 28, 2013.

ITEM # 2 PUBLIC HEARING

2.1 Case #21-2010 203 Gramatan Avenue (Section 165.54, Block 1122, Lot 19) located within the DB Zoning District.

The applicant Atlantic Development Group represented by GF55 Partners seeks to make façade amendments to the original approval granted July 28, 2010 improvements as result of converting the existing commercial facility into a funeral parlor.

SEQRA Determination: This action is a coordinated review and classified as an "Unlisted Action". In accordance with New York State Law, the Planning Board may render a decision provided that it finds that this application is supplement to the original application.

ITEM # 3 RECOMMENDATION – Zoning Board of Appeals

3.1 Calendar No. 1703-Z 8 Alden Place (Section 159.63, Block 1001, Lot 7) located within the RMF-15 Zoning District.

The applicant is seeking to construct a 4-story, nine unit multifamily townhouse style dwelling.

3.2 Calendar No. 1704-Z 316 West First Street (Section 186.28 Block 3008, Lot 6 & 7) located within the NB Zoning District.

Application of Nowrang Balgobin represented by Jack Adesso attorney, is requesting the following variances:

- Use Variance. The applicant proposes self-storage which is not a permitted use within the NB Zone. – This is a deviation from Section 267-16 of the Zoning Code.
- Building Height (Stories): The maximum building height is 2-stories. The applicant is proposing a building height of 7-stories. - This is a deviation from the dimensional regulations of the Zoning Code.
- Building Height (Feet): The maximum building height is 30'. The applicant is proposing a building height of 91'. - This is a deviation from the dimensional regulations of the Zoning Code.
- Floor Area Ratio (FAR): The maximum FAR permitted is 1. The applicant is proposing a FAR of 3.5. - This is a deviation from the dimensional regulations of the Zoning Code.
- Off-Street Parking. The number off-street parking spaces required is 25. The applicant is proposing 16 off-street parking spaces; therefore, 9. - This is a deviation from the dimensional regulations of the Zoning Code.

The applicant seeks the aforementioned variances to construct a self-storage facility.

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.

Note: The Architectural Review Board will be hosting its next work session on Wednesday, September 18, 2013 at 6:00 pm in the Memorial Room, Second Floor, city Hall, Mount Vernon.

The next regular scheduled meeting of the Architectural Review Board, following the upcoming meeting on Wednesday, September 18, 2013 will be Wednesday, October 23, 2013.

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.

William Long
Planning Administrator

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

Lobby
Press
Building Department