



Architectural Review Board
Department of Planning & Community Development
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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 was 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:

Board Members Present

Board Member Myers
Board Member Sanchez
Board Member Fenniman
Chairman Humbach

Board Members Absent

Board Member Dias

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday July 24, 2013.

The Board unanimously approved the minutes. Board Member Sanchez made the motion and Board Member Myers seconded the motion.

1.2 Approval of the minutes of the regular meeting held on Wednesday August 28, 2013.

The Board unanimously approved the minutes. Board Member Sanchez made the motion and Board Member Myers seconded the motion.

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.

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

The Chairman reads the item into the record. The applicant explains that they were originally going to use precast concrete panels and now they want to use brick along the base with a soldier course and a band to break up the façade. The applicant explains that there are no other changes. Board Member Fenniman asks what size is the brick. The applicant responds Norman – 3 rows to 8 x 12. Board Member Fenniman inquires about the three different color changes that occur throughout the façade. The applicant clarifies by stating that behind the front wall along the lower level of the building will be cmu. Board Member Fenniman states that he likes the brick precast as opposed to concrete panels. Board Member Sanchez asks about the garage entrance. The applicant replies that it is on North Third Avenue. Board Member Fenniman inquires about the schedule of construction and the completion. The applicant indicates that December of 2013 or January 2014 will be the commencement of construction. Board Member Sanchez asks about market rate rentals. Mr. Knuckles responds that it is market rate for Mount Vernon. The Board discusses softening the look along the third floor cornice. The applicant responds that they lowered the third floor and architectural detail to allow light to the street. The applicant further states that they have put in lots of architectural details and that the building is a contemporary building. The applicant further explains that parking lot will be located about the ground floor stores for the commercial use tenants. The applicant shows the Board the streetscape and discloses the streetscape improvements. Board Member Sanchez asks about the third floor green space. The applicant responds. The applicant explains that the curb and sidewalk will be redone and the curved ramp will be straight. The third floor will consist of an office, storage and a laundry room with bigger machines for large loads even though each unit will have its own washer and dryer. They increased the green space on the roof for recreational purposes. Board Member Fenniman mentions that the change from the original approval gives the building more of a human scale. **Board Member Fenniman makes a motion to approve and Board Member Sanchez seconds the motion. All present were in favor.**

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.

The ARB's recommendation was that:

- **The applicant has not submitted the revised drawings to the ARB.**
- **That the Zoning Board should consider that there was insufficient information submitted to provide a recommendation. It is requested that additional pictures of the surrounding sites and structures are submitted in conjunction with the revised drawings. The building height of the surrounding structures must be disclosed and aerial photographs must also be provided along with any other pictorial information the applicant wishes to provide so that this Board may better obtain a sense of the mass, size, height and scale of the proposed structure in relationship to its surrounding structures.**

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 Addesso 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.

The ARB's recommendation was that:

- **The proposed building is inappropriate and not in proportion with the surrounding neighborhood and buildings. The shadows cast from the proposed structure are too great for the surrounding area. Therefore, we (the ARB) are concerned about the impacts of the shadow cast. The design of the proposed structure is not harmonious with the surrounding structures and buildings. The mass, scale and size of the proposed structure extenuate the proposed structures' poor design.**

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