



**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, October 23, 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 September 18, 2013.

**ITEM # 2 PUBLIC HEARING**

**2.1 Case #27-2013** 25 Vernon Parkway (Section 159.80, Block 2033, Lot 2) located within the R1-4.5 Zoning District.

The applicant Larry Cohen represented by Kelly Faloon, architect seeks to construct a deck, build an extension to the house and construct a new one car garage on the premises.

**SEQRA Determination:** TYPE II- This action does not require any further SEQRA assessment.

**2.2 Case #28-2013** 44 Carwall Avenue (Section 159.81, Block 2036, Lot 4) located within the R1-4.5 Zoning District.

The applicant Robert Furey seeks to modify the existing Spanish tile roof into an asphalt shingle roof.

**SEQRA Determination:** TYPE II- This action does not require any further SEQRA assessment.

**2.3 Case #29-2013** O Forster Avenue (Section 165.40, Block 2064, Lot 33) located within the R1-4.5 Zoning District.

The applicant Emilio DiMatteo represented by Tom Abillama, architect seeks to construct a single family home on the premises.

**SEQRA Determination:** TYPE II- This action does not require any further SEQRA assessment.

**2.4 Case #30-2013** 7 Leggett Road (Section 159.71, Block 2254, Lot 17) located within the R1-7 Zoning District.

The applicant Timothy McGrath represented by Mary Ann Marrone, architect seeks to amend the previous application to include converting the slate roof to asphalt shingle roof and change the size of fenestration on the premises.

**SEQRA Determination:** TYPE II- This action does not require any further SEQRA assessment.

**ITEM # 3 RECOMMENDATION** – Zoning Board of Appeals  
(All recommendations are classified as “Type II” actions; therefore, no further SEQRA assessment is necessary.)

**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.

**ITEM #4 RECOMMENDATION AND LEAD AGENCY NOTICE – Mount Vernon Urban Renewal Agency**

(All recommendations are classified as “Type II” actions; therefore, no further SEQRA assessment is necessary.)

#### **4.1 Proposed Adoption of an Urban Renewal Plan**

Recommendation – Deadline is approximately February 2014

According to Section 267-56 of the Zoning Code **“If any amendment is to be considered by the City Council, it shall be referred for review and report to the Planning Board, the Corporation Counsel and other board (Architectural Review Board), agency or official of the city which the City Council deems appropriate. All boards, agencies and officials to which such proposed amendments are referred shall not have less than 30 days from the date of forwarding, or from the date of revision by the petitioner whichever is later, to submit their reports”.**

Lead Agency Determination – Deadline to respond is October 21, 2013.

In accordance with Section 617.6b(2i) of New York State Law, **“For all Type 1 actions and for coordinated review of Unlisted actions involving more than one agency, a lead agency must be established prior to a determination of significance.”** Therefore, the Mount Vernon Urban Renewal Agency seeks to establish itself as the Lead Agency. The Planning Board is an Interested Agency in accordance with SEQRA.

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, October 23, 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, October 23, 2013 will be Wednesday, November 28, 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