



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

John Humbach
Chair

MINUTES

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on **Monday, November 23, 2015 at 6:30** p.m. in the Mayor's Conference Room, First Floor, City Hall, Mount Vernon, New York, at which time and place the Board shall consider the following:

ITEM # 1 ROLL CALL

Present

Chairman Humbach
Board Member Fenniman
Board Member Sanchez

Absent

Board Member Myers
Board Member Woods

ITEM # 2 PUBLIC HEARING

2.1 Case No. 29-2015 56 S. 11th (Section 165.77, Block 3022, Lot 16) Located in the RMF 6.75 Zoning District.

The applicant Michael Williams proposes to demolish part of an existing fire damaged structure at the rear of the building with concrete block. This requires a Certificate of Appropriateness.

The Chairman reads the item into the record. The applicant did not forward the Board any information nor did they meet any requirements. The application was adjourned.

SEQRA Determination: This action is a "Type II" action; therefore, ending the SEQRA process.

2.2 Case No. 30-2015 570 E. Third Street (Section 165.82, Block 4023, Lot 5) Located in the NB Zoning District.

The applicant Scott Doughman representing Maria Paulino the owner proposes to replace the existing Spanish roof tiles and replace it with asphalt shingle. This requires a Certificate of Appropriateness.

SEQRA Determination: This action is a "Type II" action; therefore, ending the SEQRA process.

The Chairman reads the item into the record.

Staff Davis - This applicant has met all requirements.

The applicant William Arvidson, Scott has asked me to pass this along to the Board, which are the shingles being proposed. The color selected, was the closest color to the existing roof color. The shingle selected the most proper item for roofs. It's the GAF brand with timberline HD. It's a very high quality shingle with a 25 year warranty from Home Depot.

The Board reviews the samples and makes comments in regards to the existing tile. If they are clay tile or concrete, and what's the reason for changing them.

Mr. Avidson - Not sure which type of tiles are on the roof, but they need to be replaced due to leakage.

The Board requires that the applicant provide information on why the roof needs to be replaced instead of repaired. They need a contractor to provide a report in regards to if the roof needs to be replaced or repaired. The Board also asked for other options in regards to the type of roofing. They explained that, they don't approve changeovers unless it's a special circumstance, they need photos showing the neighbors roofing. The application was adjourned until next month and needs the applicant needs to provide more information as stated.

The Board opened to meeting to the public. No public members came forward to speak.

Chairman Humbach made a motion to adjourned application until the next meeting. Motion was seconded by Board Member Sanchez. All in favor.

2.3 Case No. 31-2015 145 N. 5th Avenue (Section 165.54, Block 1121, Lot 26) Located in the NB Zoning District.

The applicant Ray Kahn proposes to stucco the exterior façade of the existing dwelling. This requires a Certificate of Appropriateness.

SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

The Chair reads the item into the record.

The applicant Ray Kahn, the owner of the property, presents his application to the Board. The application is to repair the panels between the brick facade of the building, above the windows on three sides of the building. The panels are faded away and the colors are not consistent. There's leaking and air gets into the building when it's windy. We tried to replace and was unsuccessful. This building was originally a one story building and later the second floor was built. As they added to the building, it was multipliable colors. We want to stucco and concrete the facade so everything matches.

No members of the public came forward to speak in regards to this application.

Board Member Fenniman makes a motion to approve the application. Board Member Sanchez seconds the motion. All in favor.

ITEM #3 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process

3.1 Public Scoping Meeting Notice from the City Council (Lead Agency) regarding "The Pointe"

The City Council as Lead Agency seeks to receive public comments on the proposed scope of the Draft Environmental Impact Statement for "The Pointe". The City Council must provide a copy of the draft scope to involved agencies (the Planning Board and the ARB) in accordance with SEQRA. The involved agencies (the Planning Board and the ARB) should provide written comments reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings.

The Chair reads the application into the record.

Staff Long presents the request.

The Board has no objections for the City Council being Lead Agency. Board Member Fenniman makes a motion for Lead Agency. Board Member Sanchez seconds. All in favor.

3.2 Recommendation - The Planning Board (All recommendations are classified as “Type II” actions: therefore, not further SEQRA assessment if necessary). Case # 8-2015 1 Bradford Road (Section 165.66, Block 2204, Lot 1&4) Located in the RMF-15 Zoning District

The application WP East Acquisitions L.L.C represented by attorney Mark Weingarten of DelBello Donnellan Weingarten Wise and Wiederkehr LLP proposes to erect a 5-story multi family building with associated parking.

The Chair reads the application into the record.

Staff Long presents the request. The applicant has applied to the Planning Board and the Board would like your recommendations.

The Board reviews the request and have recommended that the parking be behind the building. The rendering should show a view from the park. They need to break up the mass of the building and have more character.

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 host its next work session on Monday, November 23, 2015 at 6:00 pm in the Mayor’s Conference Room, City Hall, Mount Vernon, NY.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on Monday, December 14, 2015.

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.

Wendy Davis
Board Secretary

cc: Ernest D. Davis, Mayor Press
Jaime Martinez, Acting Commissioner
Brian Johnson, Deputy Commissioner
Lauren Raysor, Corporation Council
Jyll Townes, 1st Assistant Corporation Counsel
William Long, Planning Administrator

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Architectural Review Board Agenda
George Brown, City Clerk
Building Department
Lobby

Meeting Date
November 23, 2015