



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
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Richard Thomas
Mayor

John Humbach
Chair

MEETING NOTICE

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on **Wednesday, June 22, 2016 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

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of minutes of the regular meeting held on Wednesday, March 30, 2016.
- 2.2** Approval of minutes of the regular meeting held on Wednesday, April 27, 2016.
- 2.3** Approval of minutes of the regular meeting held on Wednesday, May 23, 2016.

ITEM # 3 CONTINUED PUBLIC MEETING

- 3.1 Case No. 15-2016 1 Bradford Road (Section 165.66, Block 2204, Lot 1) 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. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a coordinated review and classified as "Unlisted". The City Council as "Lead Agency" has issued a negative declaration on February 26, 2015 ending the SEQRA process.

3.2 Case No. 27-2016 2 S. Columbus Avenue (Section 165.73, Block 4001, Lot 12) Located in the I- Industrial Zoning District.

The owner, AYYAN LLC, represented by, Lawrence Obrion, High Point Engineering, proposes to modify the existing building and install 59 X 20 canopy over (3) pump islands. This requires approval from the Architectural Review Board.

SEQRA Determination: This action is an uncoordinated review and classified as an “Unlisted Action”. The Architectural Review Board shall declare its intent to be “Lead Agency”. The Lead Agency shall be established prior to a determination of significance.

3.3 Case No. 33-2016 232 E. Third Street (Section 165.80, Block 4037, Lot 2) Located in the CB Zoning District

The applicant, Patrick Coleman, represented by, Design Concept Technologies, the construction manager, proposes construct and extension to the existing warehouse on the same property. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a coordinated review and classified as an “Unlisted Action”. The Planning Board shall declare its intent to be “Lead Agency”. The Lead Agency shall be established prior to a determination of significance.

This application has asked to be adjourned until July 27, 2016 meeting.

ITEM # 4 REQUEST FOR AN EXTENSION OF TIME

4.1 Case No. 3-2015 24 Locust Lane (Section 159.81, Block 2032, Lot 2) Located in the R1-7 Residential Zoning District.

Application of architect Harman Jablin on behalf of owner, Bronxville Field Club, is requesting an extension of time from the Planning Board to construct an addition to the squash house and court, the multi purpose exercise room, main club house, fitness room and paddle hut. The original approval was granted on July 1, 2015, which expires on July 1, 2016. The applicant now seeks a 12-month extension if upon approval will expire on July1, 2017.

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

ITEM #5 ADMINISTRATIVE ACTION - SEQRA Determination: This action is a “Type II” action; therefore, ending the SEQRA process.

5.1 Proposed MX-1 Zoning Ordinance Recommendation

- **Recommendation to City Council Regarding Proposed MX-1 Zoning Ordinance**

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”.**

- **Recommendation on proposed MX-1 Zoning Ordinance Draft Generic Environmental Impact Statement (DGEIS)**

According to Section 617.12B (1-iii) of NY SEQRA, “The following documents must be prepared, filed, published and made available as prescribed: Type I negative declaration, positive declaration, notice of completion of an EIS, EIS, notice of hearing and findings must be filed with all involved agencies.

5.2 Mount Vernon West Propose Zoning Ordinance Recommendation

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”.**

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 Wednesday, June 22, 2016 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 Wednesday, July 27, 2016.

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: Richard Thomas, Mayor Press
Shawyn Howard, Commissioner
Brian Johnson, Deputy Commissioner
Lawrence A. Porcari, Corporation Council
Johan Powell, Assistant Corporation Counsel
William Long, Planning Administrator
George Brown, City Clerk
Building Department
Lobby