



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 **Tuesday, April 24, 2018 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

ITEM #3 CONTINUED PUBLIC MEETING

3.1 Case No. 9-2018 10-16 East Broad Street (Section 165.30, Block 1018, Lot 2-3) Located in the R1-4.5 and NB Zoning District

The applicant Tom F. Abillama, seeks to erect a 6-story multifamily structure. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a "Unlisted" action. The Zoning Board as "Lead Agency" issued a negative declaration on September 19, 2017 which ends the SEQRA process.

3.2 Case No. 15-2018 546 Locust Street (Section 165.29, Block 1051, Lot 6) Located in the RMF-10 Zoning District.

The applicant Tom Abillama, seeks to erect 6 story apartment building over 2 below ground parking level. There will be 45 apartments with amenities & 63 parking spaces.

SEQRA Determination: This action is an uncoordinated “Unlisted” action. The Architectural Review Board must render a SEQRA determination prior to making any decisions.

ITEM #4 PUBLIC MEETING

4.1 Case No. 16-2018 36 Edgewood Avenue (Section 159.70, Block 2004, Lot 8) Located in the R1-7 Zoning District.

The applicant, 36 Edgewood Avenue represented by Gary Tang seeks to construct an addition along the rear of the structure and make changes to the fenestration. A Certificate of Appropriateness is required.

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

4.2 Case No. 22-2018 214 North Terrace Avenue (Section 164.50, Block 1090, Lot 17) Located in RMF-10 Zoning District.

The applicant, Dayana Ventura represented by Momentum Solar, seeks to install 21 solar panels on the roof. A Certificate of Appropriateness is required.

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

4.3 Case No. 17-2018 137 West Kingsbridge Road (Section 169.54, Block 3045, Lot 6) Located in the R2-4.5 Zoning District.

The applicant, Glennette Harly represented by Momentum Solar seeks to install 27 solar panels on the roof. A Certificate of Appropriateness is required.

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

4.4 Case No. 19-2018 197 West Lincoln Avenue (Section 165.61, Block 1077, Lot 12) Located in the NB Zoning District.

The applicant, Manny Lopes represented by Ralph Tedesco seeks to modify the existing facade. A Certificate of Appropriateness is required.

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 Calendar #1735-Z 152 South Twelfth Avenue (Section 169.21, Block 3018, Lot 19, 20, 21) Located in the RMF-6.75 and CB Zoning District.

The Applicant, Third Street Realty, LLC represented by attorney Jack Adesso and architect Tom Abillama, is proposing to construct a mixed-use structure. The applicant seeks two use variances and associated area variances.

SEQRA Determination: This action is an “Unlisted” action. The Zoning Board seeks to declare its intent to be “Lead Agency” in accordance with SEQRA. The ARB has 30 days to respond as whether the Zoning Board is the appropriate body to be the “Lead Agency.”

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, April 24, 2018 at 6:00 pm in the Mayor’s Conference Room, First Floor, Mount Vernon, NY.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on Wednesday, May 23, 2018 at 6:30 pm in the Mayor’s Conference Room, First Floor, Mount Vernon, NY.

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: Richard Thomas, Mayor
 Chantelle Okarter, Esq., Planning Commissioner
 Lawrence A. Porcari, Esq., Corporation Counsel
 Brian Johnson, Esq., Corporation Counsel-Deputy Commissioner
 City Clerk
 Building Department
 Lobby
 Press