



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

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 **Monday, December 17, 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 PUBLIC MEETING

4.1 Case No. 41-2018 29 St. Paul's Place (Section 169.64, Block 3099, Lot 11) Located in the R1-3.6 Zoning District.

The applicant, C. Prentice represented by Zad Chakina, seeks to replace the existing wood shake siding with vinyl siding. A Certificate of Appropriateness is required.

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

4.2 Case No. 53-2018 112 Central Parkway (Section 165.24, Block 2225, Lot 11) Located in the R1-4.5 Zoning District.

The applicant, William Anderson represented by Shahin Badaly, PE., seeks to construct a rear deck. A Certificate of Appropriateness is required.

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

4.3 Case No. 23-2018 32 Winfield Avenue (Section 165.24, Block 2066, Lot 7) Located in the R1-4.5 Zoning District.

The applicant, Guyanne Burford represented by Thomas Curro, architect, seeks to expand the existing structure. A Certificate of Appropriateness is required.

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

4.4 Case No. 61-2018 6 Gramatan Avenue (Section 165.62, Block 1115, Lot 1) Located in the DB (Downtown Business) Zoning District.

The applicant, 1978 Third Avenue, LLC represented by SWA Architecture, architect, seeks to modify the existing McDonald’s storefront facade. A Certificate of Appropriateness is required.

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

4.5 Case No. 62-2018 413 South Fifth Avenue (Section 169.31, Block 3091, Lot 43) Located in the RMF-6.75 Zoning District.

The applicant, Romulo Llivichuzhca represented by Sologistics, seeks to install 20 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.

4.6 Case No. 63-2018 120 East Devonia Avenue (Section 159.79, Block 2010, Lot 9) Located in the R1-4.5 Zoning District.

The applicant, Dany Velazquez represented by Steve Costa (engineer), seeks to construct a rear addition to a house which is being repaired for fire damage. A Certificate of Appropriateness is required.

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

4.7 Case No. 15-2018 (Amended) 546 Locust Avenue (Section 165.29, Block 1051, Lot 6) Located in the RMF-15 Zoning District.

The applicant, Petro Locust 2, LLC. represented by Tom Abillama, seeks to construct a five story building with associated on site parking. A Certificate of Appropriateness is required.

SEQRA Determination: This action is an “Unlisted” action of an uncoordinated review; therefore, the ARB must make a SEQRA Determination prior to rendering any decisions.

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 – City Council Request

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”.*

The Proposed MX-1 Zoning Designation is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of East Third Street between South Fulton Avenue and South Columbus Avenue. Previously, the proposal was in SEQRA review to assess the environmental impacts which may result from the proposed rezoning. The City Council held a public hearing; wherein, further assessment of the proposed ordinance was indicated. Accordingly, the Planning Board has been asked to review the proposed ordinance prior to moving forward to ensure that ordinance appropriately encourages development in a contextual manner for the area.

5.2 Proposed Adaptive Reuse Zoning Ordinance Recommendation – City Council Request

Recommendation to City Council Regarding Proposed Adaptive Reuse 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”.*

The Proposed Adaptive Reuse Zoning Ordinance is proposed as an “As-of-right” mixed use zoning designation. This designation is proposed for the rezoning of:

- East First Street between South Fulton Avenue and South Fourth Avenue;
- Gramatan Avenue between East First Street and Prospect Avenue;

- Elm Avenue between Park Avenue and Portugal Place; and
- Prospect Avenue between Gramatan Avenue and Portugal Place.

The purpose of the is proposed ordinance is to provide a provision for conversion to mixed use structures is necessary to retain the City's existing historical, cultural and/or architectural character of the City's Downtown due to the economically underperforming upper-story space of commercial-only structures within the Downtown Mount Vernon East Area.

Currently, the City Council is considering the proposal.

5.3 Recommendation – Zoning Board Request

- **Calendar #1741-Z 112 Hutchinson Boulevard (Section 165.43, Block 2193, Lot 9) Located in the R1-7 Zoning District.**

The Applicant, Steven Thomas represented by Michael Gianatasio, PE, seeks to subdivide a single-family lot into two – single family lots. Area variances are requested.

SEQRA Determination: This action is a “Type II” action which ends the SEQRA process.

5.4 Lead Agency Notice

- **Calendar #1742-Z 470 South Sixth Avenue and 465 South Seventh Avenue (Section 169.38, Block 3072, Lot 27 & 28) Located in the CB (Commercial Business) Zoning District.**

The Applicant, AMG Parking System, LLC represented by Shahin Badaly, PE, seeks to construct a commercial structure with associated on-site parking. Area variances are requested.

SEQRA Determination: This “Unlisted” action is coordinated review. The Zoning Board has declared its intent to be the “Lead Agency” in accordance with SEQRA. The Planning Board must assess whether the Zoning Board is the appropriate “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 December 17, 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, January 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