



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

Andre Wallace
Mayor

John Humbach
Chair

MEETING NOTICE

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on **Monday, November 18, 2019 at 6:30 PM 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

- August 28, 2019 Minutes

ITEM #3 CONCEPT PLAN

The intent of the concept plan presentation is to allow an applicant one (1) presentation wherein the Board may become familiarized with an anticipated application.

3.1 2 East Third Street (Section 1649.22, Block 3109, Lot 1) Located in the "NB" (Neighborhood Business) Zoning District.

The Applicant seeks to construct a commercial building. A Certificate of Appropriateness is required.

ITEM #4 CONTINUED PUBLIC MEETING

4.1 Case #20-2019 102 North MacQuesten Parkway (Section 164.60, Block 1055, Lot 5) Located in the "I" (Industrial) Zoning District.

The Applicant, Extra Space Properties, LLC, represented by Karen Counes, seeks to alter the façade of the existing building by changing the exterior materials. A Certificate of Appropriateness is required.

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

4.2 Case No. 43-2019 331 North Terrace Avenue (Section 165.45, Block 1093, Lot 31) Located in the R1-7 Zoning District.

The applicant, Mikel Dekaj represented by Joseph Granitto, contractor seeks to replace the existing slate roof with asphalt shingle. A Certificate of Appropriateness is required.

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

ITEM #5 PUBLIC MEETING

5.1 Case No. 46-2019 146 Beechwood Avenue (Section 165.74, Block 3127, Lot 37) Located in the R2-4.5 Zoning District.

The applicant, Adam Adelman represented by Empire Solar Solutions, LLC seeks to install 18 solar panels. A Certificate of Appropriateness is required.

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

ITEM #6 ADMINISTRATIVE ACTION (All administrative actions are Type II; ending the SEQRA process.)

6.1 Land Use Board Training Session – December 5, 2019 at 5:30pm (Snowdate: December 12, 2019).

The Architectural Review Board hired an outside consultant to provide the continued education training.

6.2 Architectural Review Board 2020 Meeting Dates

City Council Recommendations

In accordance with Article XI-Section 3 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 any other board (ARB), agency or official of the City which the City Council deems appropriate.”**

6.3 Lead Agency Notice/City Council Recommendation

- **144 East Kingsbridge Road (Section 169.64, Block 3097, Lot 3) Located in the “I” (Industrial) and the R1-3.6 Zoning Districts.**

The applicant, Xinos Construction, Corp., represented by Edward D’Amore, Architect, seeks to rezone the portion of the property located in the R1-3.6 Zoning District to “I” (Industrial) Zoning District.

SEQRA Determination: This “Unlisted” action is coordinated review. The City Council has declared its intent to be the “Lead Agency” in accordance in SEQRA. The Architectural Review Board must assess whether the City Council is the appropriate “Lead Agency”.

- **1 Wartburg Place (Section 165.42, Block 2160, Lot 1) and (Section 165.50, Block 2194, Lot 4) and (Section 165.51, Block 2194, Lot 5)**

The applicant, Wartburg, represented by Lucia Chiocchio, Esq., seeks to rezone the Wartburg site to the RMF-SC (Senior Citizen Housing Floating Zone) Designation.

SEQRA Determination: This “Unlisted” action is coordinated review. The City Council has declared its intent to be the “Lead Agency” in accordance in SEQRA. The Architectural Review Board must assess whether the City Council is the appropriate “Lead Agency”.

- **Site Plan Review Requirement/Definition**

To amend the Site Plan Review Requirement/Definition so the City of Mount Vernon is exercising best practices as it relates to Site Plan Review.

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. Amendments and/or additions may be placed on the agenda.

Note: The Architectural Review Board will host its next work session on **Monday, November 18, 2019 at 6:00 PM** in the Mayor’s Conference Room, First Floor, City Hall.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on **Monday, December 16, 2019 at 6:30 PM** in the Mayor’s Conference Room, First Floor, City Hall.

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 Buildings 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: Mayor
Planning Commissioner
Corporation Counsel
City Clerk
Building Department
Lobby
Press