



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

Shawyn Patterson-Howard  
Mayor

John Humbach  
Chair

**MEETING AGENDA**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on **Wednesday, May 27, 2020 at 6:30 PM** via **ZOOM** (<https://zoom.us/>) at which time and place the Board shall consider the following:

Please see the City's Website ([www.cmvny.com](http://www.cmvny.com)) for "ZOOM" Instructions:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81166674981?pwd=OGdlb0p4YXBBa2N0SWVFRi90dDUwZz09>

Meeting ID: **811 6667 4981**

Dial In: **(646) 876-9923**

Password: **181121**

**ITEM #1 ROLL CALL**

**ITEM #2 APPROVAL OF MINUTES**

**ITEM #3 CONTINUED PUBLIC MEETING**

**3.1 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.

**3.2 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.

**3.3 Case No. 48-2019 135 North High Street (Section 165.61, Block 1076, Lot 30) Located in the RMF-10 Zoning District.**

The applicant, North High Development represented by Tom Abillama, Architect, seeks to make façade modifications. A Certificate of Appropriateness is required.

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

**3.4 Case No. 4-2020 1 Winfield Avenue (Section 165.48, Block 2067, Lot 9) Located in the R1-4.5 Zoning District.**

The applicant, Khemraj Singh represented by Nelson’s Home Improvement, Contractor, seeks to replace Spanish tile 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 #4 PUBLIC MEETING**

**4.1 Case No. 6-2020 107 East Lincoln Avenue (Section 165.46, Block 1131, Lot 16) Located in the RMF-6.75 Zoning District.**

The applicant, Carol Lance represented by Edward D’Amore, AIA, seeks to replace a 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.

**4.2 Case No. 7-2020 35 West Sidney Avenue (Section 165.61, Block 1110, Lot 12) Located in the RMF-6.75 Zoning District.**

The applicant, Sir Charles Holdings, LLC represented by Edward D’Amore, AIA, seeks to replace a slate roof with asphalt shingle; replace the siding with vinyl siding, replace windows and garage doors. A Certificate of Appropriateness is required.

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

**4.3 Case No. 29-2019 142 Overlook Street (Section 165.47, Block 1129, Lot 28) Located in the RMF-6.75 Zoning District.**

The applicant, OB Christy, LLC represented by Owen Barrett, Contractor, seeks to replace a 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 ADMINISTRATIVE ACTION** (All administrative actions are Type II; ending the SEQRA process.)

**5.1 City Council Recommendations/ Lead Agency Notice**

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.”**

- **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) Located in the R1-7 Zoning District**

The applicant, Wartburg, represented by Lucia Chiochio, 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”.

- **1 Bradford Road (Section 165.66, Block 2204, Lot 4) Located in the RMF-15 Zoning District**

The applicant, Stagg Development Corporation, represented by Kathleen Bradshaw, 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”.

### **5.2 Architectural Review Board Letter of Support**

In accordance with Chapter 10, Section 5(F) entitled “Design Guidelines”, **“The Architectural Review Board may establish and enforce design guidelines subject to City Council approval as the Architectural Review Board deems necessary and proper to the performance of its powers and duties hereunder.”**

- **National Trust Preservation Fund Grants**

The National Trust for Historic Preservation is offering municipalities a maximum grant award of \$5,000 seed money for planning and education projects. Planning Staff would like to apply for this grant; wherein, we could create public education publications for preserving and maintaining natural roofing materials. Planning Staff seeks a letter of support to include with the grant submission.

**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 **Wednesday, May 27, 2020 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 **Wednesday, June 24, 2020 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.**

City of Mount Vernon                    5  
Architectural Review Board Agenda

Meeting Date  
May 27, 2020

William Long  
Planning Administrator

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