



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

Robin Myers
Acting Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

JANUARY 25, 2023

A work session of the Architectural Review Board will be held on Wednesday, January 25, 2023 at 6:00 PM in the Mayor's Conference Room, Room 107A on the 1st floor in Mount Vernon City Hall. The regular meeting of the Architectural Review Board will be continued at 6:30 PM on January 25, 2023. Applicants and members of the public will be permitted to attend and make public comment via in person attendance.

ITEM #1 - ROLL CALL

ITEM #2 - APPROVAL OF MINUTES

- December 21, 2022 Minutes

ITEM #3 - PUBLIC MEETINGS

Continued Public Hearing

3.1 Case # 40- 2022 31 South 14th Avenue (Section 164.84, Block 3015, Lot 29) in the RMF-6.75 District.

Adjourned – The Board did not receive an Affidavit of Sign Posting or photographs confirming that this application was noticed properly.

Continued Public Hearing

3.2 Case # 41-2022 (ARB Application #197301) 210 West Lincoln Avenue (Section 165.61, Block 1076, Lot 14) in the Neighborhood Business (NB) District.

The Architectural Review Board has also received an Affidavit of Sign Posting stating that on

January 10, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s January 25, 2022 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The Applicant is West Side Party Rental. Applicant is being represented by Mr. Shahin Badaly, PE. The Applicant is seeking a certificate of appropriateness to allow the following improvements in this existing brick, one-story warehouse, and sales office. Proposed improvements include the installation of a new overhead garage door and enlargement and installation of two existing adjacent garage doors. Windows on the exterior elevation between the garage doors and existing entrance door will be reconfigured from three windows to two windows. All of the garage doors access West Lincoln Avenue and the interior loading dock. Applicant is also proposing to expand the existing loading dock. The subject property is 34,486 sf with the building being 29,883 sf in the NB zone. There is an approximately 4,000 sf open yard at the rear of the building.

Applicant has provided set of plans showing the building elevation with dimensions. Applicant will be working with the City Tree Surgeon in planting new street trees of at least 8” caliper in the city r-o-w fronting adjacent properties along West Lincoln Avenue.

The ARB is reviewing the Certificate of Appropriateness for formal approval at this meeting.

SEQRA Determination – The ARB confirmed that this was a Type II action at its December 21, 2022 meeting.

New Public Hearing

3.3 Case No. 1- 2023 39 Parkway East (Section 165.24, Block 2247, Lot 25) in the R1-4.5 Zone.

The Architectural Review Board has also received an Affidavit of Sign Posting stating that on January 11, 2023 a sign was posted at the site giving notice of the Architectural Review Board’s January 25, 2022 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner is Mr. Thomas Moore. He is represented by his architect, Joseph Fernandez. The 0.25-acre subject property is located on the east side of Parkway East approximately 470’ north of its intersection with Devona Avenue. The property is generally located in the northwestern portion of the city, above the Cross County Parkway. The subject property is occupied by 2 ½ story single family resident in the R1-4.5 single family zone.

Applicant is seeking a certificate of appropriateness for renovation and alteration of existing single-family residence. The scope of work includes:

- interior renovation,**
- new garage**

- replacement of exterior doors & windows in existing openings w/style matching original
- new shingles on existing roof
- renovation of existing porch
- cosmetic repair of existing siding
- new terraces
- new retaining wall, driveway and walkway

Applicant has provided set of plans with color elevations, locations of trees and site improvements, landscape plan, photographs of existing residence from various views, including view of the existing asphalt shingles roof, Survey. The new retaining wall appears to be 5'. 6" at its highest point close to the driveway for the new garage, extending in front of the existing porch down to 1' at the south of the porch.

Applicant needs to provide catalogs of materials and bring actual samples to the ARB meeting. The existing roof appears to be in which show samples of materials. The photographs of the existing roof show the need for repair and replacement of shingles. Likewise, the siding shows need for cosmetic repairs. The plans do not show any lighting for the garage or the front door of the residence.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) "*construction or expansion of a single family, a two-family or a three-family residence on an approved lot*” therefore, ending the SEQRA process.

New Public Hearing

3.4 Case # 02 - 2023 357 Bedford Avenue (Section 169.25, Block 4052, Lot 12 & 13) in the R2-4.5 Residence District

The Architectural Review Board has also received an Affidavit of Sign Posting stating that on January 12, 2023 a sign was posted at the site giving notice of the Architectural Review Board’s January 25, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The Owner, Ena Mae Properties, is represented by Mr. Tom Abillama, the architect. The Applicant received subdivision and site plan approval from the Planning Board at their December 7, 2022 meeting. Staff is currently waiting for the Chair to sign the resolution. The ZBA approved the area variances required for the subdivision on September 20, 2022. Still waiting on the Findings of Fact for the application.

The subject property which was subdivided into two lots (12.101 and 12,102) is located at the intersection of Bedford Avneu and East Fifth Street. This property (lot 12) consists of 7,500 sf in the R2.4-5 zone. The property is situated across from Graham Elementary School (which

extends the entire length of the west side of Bedford Avenue). Each lot is 3,750 sf. (50' x 75').

The Applicant is requesting a certificate of appropriateness for the construction of new two-family residences on each of the two lots.

Applicant proposes Tudor style subdivision with two 2-family houses and garages. Applicant will also demolish a 3-car garage on lot 12.101. Lot 12.1.A and 12.2.B will provide parking in a garage under each unit. The proposed two-family houses will be two stories and 25' in height. On Lot 12.101, parking will be in the garage under the 2-family residence. On Lot 12.102, there will be a separate garage built behind the 2-family residence with a pergola on top of the garage. The pergola would provide open space for each family in the building. Direct access will be available from the basement of the units. The units will have direct access to the basement. Lighting will be provided by 2 sconces (downlight to mitigate light spill) over each garage and additional ground level path lighting. Granite curbing and new sidewalks will be installed.

The Applicant has provided elevations, photographs of the property and surrounding area, rendering of the proposed two-family residences and site plans. Landscape plan has been provided. Applicant has provided spec sheet with catalog cuts and colors for the proposed materials including outdoor lighting.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) "*construction or expansion of a single family, a two-family or a three-family residence on an approved lot*” therefore, ending the SEQRA process

New Public Hearing

3.5 Case # 03 - 2023 333 South Fifth Avenue (Section 169.30, Block 3090, Lot 25) in the RME-6.75 District.

The Architectural Review Board has also received an Affidavit of Sign Posting stating that on January 12, 2023, a sign was posted at the site giving notice of the Architectural Review Board's January 25, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner, Ms. Caryl Blackwood, is being represented by Mr. Thomas Curro, Architect. The Applicant is requesting a certificate of appropriateness for the construction of new one story, rear addition to an existing single-family residence with new asphalt roof shingles and vinyl siding to match existing materials.

The subject property is on a 4,500-sf lot located on the east side of 5th Avenue, approximately

360' to the south of West 4th Street. The property has 60' frontage with 75' depth and is in the RMF-6.75 zone. Property is occupied by an existing 2 ½ story frame dwelling Applicant is located between two existing residences and there is an existing residence at the rear. The rear yard is 36' from the proposed one-story addition. Photographs of the residence and surroundings have been provided. There is an existing flagstone patio at the rear. Applicant has provided catalog cuts and colors for siding, shingles and trim as well as details for double-hung window and picture window.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) "*construction or expansion of a single family, a two-family or a three-family residence on an approved lot*” therefore, ending the SEQRA process.

New Public Hearing

3.6 Case # 04 - 2023 140 West 2nd Street (Section 165.77, Block 3024, Lot 3) in the RMF- 6.75 District.

The Architectural Review Board has also received an Affidavit of Sign Posting stating that on January 12, 2023, a sign was posted at the site giving notice of the Architectural Review Board's January 25, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner, Julian & Marvalyn Waters, are being represented by Mr. Tom Abillma, architect. The Applicant received subdivision and site plan approval from the Planning Board at their December 7, 2022 meeting. Staff is currently waiting for the Chair to sign the resolution. The ZBA approved the area variances required for the subdivision. Still waiting on the Findings of Fact for the application.

The Applicant is requesting a certificate of appropriateness for the construction of new two-family residence on the newly created vacant lot (3.102). There will be parking provided for two vehicles in the garage under the house. The proposed new lot is 5,000 sf with a width of 50' and a depth. The property is at the northeast intersection at South Tenth Avenue, across the street from the Grimes elementary school. The proposed new two-family residence will include downward LED lighting in the front and rear. Granite curbing will be installed. New sidewalk and new driveways will be concrete with concrete curbs. A landscape plan has been provided.

The Applicant has provided elevations, photographs of the property and surrounding area, rendering of the proposed two-family residence and site plans. Landscape plan has been provided. Applicant has provided spec sheet with catalog cuts and colors for the proposed materials including outdoor lighting.

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on **DEC 617.5 (c) (11)** "*construction or expansion of a single family, a two-family or a three-family residence on an approved lot*” therefore, ending the SEQRA process

Bob Galvin, AICP
Planning Administrator

Maria Pace
Land Use Secretary

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