



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, February 24, 2021 at 6:30 PM** via **ZOOM** (<https://zoom.us/>). The Architectural Review Board Work Session has been cancelled.

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

- **January 27, 2021 minutes**

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 Case No. 17-2020 295 East Sandford Blvd (Section 169.33, Block 4067, Lot 26 & 28) Located in the Commercial Business Zoning District. (continued public hearing)

The Applicant, Atlantis Fresh Market, seeks a Certificate of Appropriateness for Proposed Gas Station Alterations and the Renovation/Conversion of the Existing Building from a motor vehicle repair shop into an 1,813 sf Convenience Store.

The Applicant appeared at the ARB meeting on 11/23/20 and were referred back to the Planning Board to complete the Site Plan review process. The Planning Board provided site plan approval on 2/1/21. The changes made in the site plan included a 1) new stormwater management system

(where none existed), 2) additional landscaping along the residential properties to the rear and along E. Sanford Blvd., 3) permeable paving for the parking spaces 4) foundation plantings around the proposed Convenience Store, 5) down lite wall mounted lighting on the C- Store, 6) new wooded fencing along the residential properties, and 7) masonry trash enclosure with treated pine board gates. Additionally, hours of operation for the C- Store were included as a condition of approval.

Planning Board as lead agency determined this to be a Type II action.

New Public Hearing

3.2 Case No. 2-2021 118 South 7th Avenue, Ebony Gardens Preservation, LP (Section 165.78, Block 3066, Lot 9) Located in the RMF-10 Zoning District. (new public hearing)

The Applicant, Ebony Gardens Preservation, LP, seeks a Certificate of Appropriateness for a new, one-story 3,882 sf Community Center with an adjacent Playground on an existing, underused parking lot.

Applicant has received site plan approval from the Planning Board on 2/1/21. Applicant has provided a Stormwater Pollution Prevention Plan (SWPPP) for the entire Ebony Gardens site in accordance with NYS Stormwater Management Design Manual, Chapter 9 (redevelopment) requirements. Note that the current site does not contain any stormwater management systems. Site plan was changes to lower the height of the light poles on the east side of the Community Center will be lowered from 14' to to 10' high poles to prevent glare toward the Ebony Garden apartment buildings located to the east of the Community Center.

Planning Board as lead agency determined this to be a Type II action.

3.3 Case No. 3-2021 423 Homestead Avenue (Section 169.33, Block 4068, Lot 42 Located in the R2-4.5 Zoning District. (new public hearing)

The Applicant, Carlos M. Sosa Streber, Architect, is seeking a Certificate of Appropriateness for an alteration of an existing single-family residence. The work consists of enclosing the existing open, roofed porch in the front and interior renovations with a new wood patio at the rear replacing part of the existing concrete patio. There is no work proposed for the roof.

Memorandum prepared by the Planning Administrator has been provided.

SEQRA Determination: This action is a "Type II" action based on 617.5(c)(12) "*construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carportsnot changing land use or density;*"; therefore, ending the SEQRA process.

3.4 Case No. 4-2021 408 South 7th Avenue (Section 169.38, Block 3063, Lots 3, 4, and 5) Located in the RMF-6.75 Zoning District. (new public hearing)

This application and the following have the same applicant and consist of two properties which are vacant lots adjacent to each other. Both applications are for the construction of new two-family residences on each lot.

The Applicant, Peter S. Nance, AIA, Architron, is seeking a Certificate of Appropriateness for the construction of a new two-family residence. Both properties are located on the west side of South 7th Avenue approximately two houses south of W. 5th Street. These properties had existing two family residences on both lots which were built in 1906. These structures were demolished in 1994. On each property, the Applicant will be building a 2 ½ story two-family, three bedroom residence. Construction will be wood frame and the exterior will be cedar shake siding. Applicant has provided samples of shake and shingles materials and colors. Applicant has also provided renderings of the proposed residences on the set of plans for each property.

Both subject properties are zoning compliant based on the review by the Plan Examination Report. The properties are undersized lots which is allowed under §267-12 (Provisions Governing Lots, (D) New Buildings on lots smaller than required.

SEQRA Determination: This action is a “Type II” action based on 617.5(c)(11) “*construction or expansion of a single family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections...*”; therefore, ending the SEQRA process.

3.5 Case No. 5-2021 412 South 7th Avenue (Section 165.64, Block 2059, Lots 6, 7, and 8) Located in the RMF-6.75 Zoning District. (new public hearing)

Same Applicant and information as above.

SEQRA Determination: This action is a “Type II” action based on 617.5(c)(11) “*construction or expansion of a single family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections...*”; therefore, ending the SEQRA process.

3.6 Case No. 7-2021 151 Elm Street (Section 165.64, Block 3063, Lot 17) Located in the RMF-6.75 Zoning District. (new public hearing)

The applicant, Lancelot O’Connor, seeks to construct a two-car garage to replace a demolished garage, located at the rear of the existing residence, located at 151 Elm Street. A Certificate of Appropriateness is required.

SEQRA Determination: This action is a “Type II” action based on 617.5(c)(12) “*construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carportsnot changing land use or density;*”; therefore, ending the SEQRA process.

3.7 Case No. 8 - 2021 27 Monroe Street (Section 169.23, Block 3153, Lot 10) Located in the RMF-6.75.

The applicant, Shahin Badaly, P.E. representing the owner, Bernadette Carter, seeks to legalize a front porch enclosure at a residence located at 27 Monroe Street. A Certificate of Appropriateness is required. (new public hearing)

Property is a two-family dwelling with detached two car garage at the rear. Building has a open front porch with second floor over the front porch. Applicant is not extending the front porch. Applicant has provided street façade drawings.

Memorandum prepared by the Planning Administrator has been provided.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(12) “*construction or expansion of a single family, a two-family or a three-family residence on an approved lot*” therefore, ending the SEQRA process.

ITEM #4 ADMINISTRATIVE ACTION (All administrative actions are Type II; ending the SEQRA process.)

4.1 City Council Recommendation/ 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.”

• **Rezoning petition submitted by 208 North Realty, LLC for property located at 208 N. 5th Avenue. The Armory Terraces 208 North Fifth Avenue (Section 169.64, Block 3097, Lot 3) located in the RMF-10 Zoning District.**

Proposed Action

The proposed action involves applying the RMF-SC Senior Citizen Housing Floating Overlay Zone to a 10,200 square-foot parcel of land that is currently located in the RMF-10 zoning district.

Subject Property

The subject site is located at 208 N. 5th Avenue, on the corner of North Street, across from the Armory and just southwest of the Columbus Elementary School, and 1 block west of Hartley Park. The site is 10,200 square feet in area and supports an existing 1 ½ story brick building that housed the Italian Civic Association. The existing building is in poor condition. The neighborhood surrounding the site consists of a mix of residential, office and institutional uses and to the east, higher density residential uses.

Proposed Development

The proposed development calls for demolishing the existing building and constructing in its place an 8-story senior housing building containing 73 dwelling units (72 senior apartments and 1 superintendent’s apartment). Building amenities include a swimming pool, roof deck, community room with kitchen and fitness center. 24 off-street parking spaces (which includes 5 handicapped spaces) are proposed in a ground level parking garage accessed from N. 5th Avenue.

The City Council, upon recommendation from the Planning Board and Architectural Review Board, will consider the application of the RMF-SC Senior Citizen Housing Floating Overlay Zone to the subject site.

Memorandum

Cleary Consulting, the Planner for the City Council, has provided a memorandum addressing the rezoning petition submitted by 208 North Realty, LLC for property located at 208 N. 5th Avenue.

SEQRA Determination: This “Unlisted” action is coordinated review. The City Council has declared its intent to be the “Lead Agency” in accordance with SEQRA.

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.

Bob Galvin, AICP
Planning Administrator

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