



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, March 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

- **February 24, 2021 minutes**

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

**3.1 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. . had presented his plans at the February 24, 2021 meeting. He was requested to introduce a design feature to break up the front façade. He was asked to re-submit revised plans for the ARB's review.

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.

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.

New Public Hearings

3.2 Case No. 9 - 2021 7 Irving Place (Section 169.63, Block 3096, Lot 6) Located in the R1-3.6 district.

The Applicant is Momentum Solar which is applying for installation of solar panels on the front and rear roof (including lower rear roof) of the single-family residence. Solar panels will be grid tied, rail-less with 24 modules and system size of 8.28 kw. Plans have been revised to meet the required ground snow load of 30 psf. instead of 25 psf.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(15) “*installation of solar energy arrays on an existing structure, provided the structure is not: (i) listed on the National or State Register of Historic Places; or is (ii) located within a district listed in the National or State Register of Historic Places, .* therefore, ending the SEQRA process.

3.3 Case No. 10 - 2021 155 Beechwood Avenue (Section 165.74, Block 4013, Lot 15) Located in the R2-4.5.

The Applicant is Momentum Solar which is applying for installation of solar panels with 9 modules on the roof on the right side of the residence. Solar panels will be grid tied, rail-less with system size of 3.015 kw.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(15) “*installation of solar energy arrays on an existing structure, provided the structure is not: (i) listed on the National or State Register of Historic Places; or is (ii) located within a district listed in the National or State Register of Historic Places, .* therefore, ending the SEQRA process.

3.4 Case No. 11 - 2021 37 Dell Avenue (Section 165.64, Block 2079, Lot 11) Located in the R6.75.

The Applicant is Momentum Solar which is applying for installation of solar panels with 9 modules on the roof on the right side of the residence. Solar panels will be grid tied, rail-less with system size of 3.015 kw.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(15) “*installation of solar energy arrays on an existing structure, provided the structure is not: (i) listed on the National or State Register of Historic Places; or is (ii) located within a district listed in the National or State Register of Historic Places, .* therefore, ending the SEQRA process.

3.5 Case No. 12 - 2021 328 Highland Avenue (Section 169.26, Block 4049, Lot 8) Located in the R2-4.5.

The Applicant is Momentum Solar which is applying for installation of solar panels with 14 modules on the front roof of the residence. Solar panels will be grid tied, rail-less with system size of 4.355 kw.

SEQRA Determination: This action is a “Type II” action based on 617.5 (c)(15) “*installation of solar energy arrays on an existing structure, provided the structure is not: (i) listed on the National or State Register of Historic Places; or is (ii) located within a district listed in the National or State Register of Historic Places, . therefore, ending the SEQRA process.*

ITEM #4 ADMINISTRATIVE ACTION

4.1 Planning Board Notice of Intent to be Lead Agency for Project located at 115 South Macquesten Parkway in the MVW-Hub TOD zone.

As an Involved Agency under SEQRA, the ARB has received a Notice of Intent from the Planning Board indicating their intent to serve as Lead Agency to conduct the environmental review of the site plan for a redevelopment project located at 115 South Macquesten Parkway located in the Mount Vernon West – Hub Transit Oriented zone (MVW-H). The proposal will be constructed in one phase and consist of a multi-family, mixed use, transit-oriented development with two residential towers containing approximately 315 residential units, approximately 4,800 sf of commercial space, approximately 3,000 sf of amenity and non-profit space and a community/youth facility with 273 structured parking spaces and related infrastructure.

The ARB will be responsible for the review of the project for a required certificate of appropriateness. If no other agency provides a written objection to the Planning Board serving as lead agency, the Planning Board will assume lead agency status and begin their environmental review at their April 3, 2021 meeting.

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 next regular scheduled meeting of the Architectural Review Board is scheduled to be held on **Wednesday, April 28, 2021 at 6:30 pm via ZOOM.**

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
Architectural Review Board Agenda

Meeting Date
March 24, 2021

Bob Galvin, AICP
Planning Administrator

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