



**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, April 28, 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**

- **March 24, 2021 minutes**

**ITEM #3 PUBLIC MEETINGS**

**Continued Public Hearing - Adjourned**

**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. has requested an adjournment in a letter dated April 20, 2021 in order to allow for additional time to revise the proposed building elevations.

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: Proposed action as a Type II was confirmed by the ARB at the February meeting.**

### **New Public Hearings**

#### **3.2 Case No. 14 - 2021 50 Carwall Avenue (Section 159.81, Block 2036, Lot 2) Located in the R1-4.5 district.**

The applicant, Shahin Badaly, P.E. representing the owner, John McBride, seeks a certificate of appropriateness for exterior and interior renovations at a residence located at 50 Carwall Avenue.

The subject property is a 5,000 sf lot with a single-family detached residence. Proposed interior and exterior alterations are proposed throughout the existing residence. The existing siding and roofing materials will be replaced. Spiral staircase is proposed to the attic. 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.

#### **3.3 Case No. 15 - 2021 24 Summit Avenue (Section 165.64, Block 2058, Lot 16) Located in the RMF-6.75 district.**

This application and the following have the same applicant and consist of two properties which are vacant lots adjacent to each other. Both applications had been subdivided. The Applicant is now proposing to construct a new two-family residence on each lot.

The Applicant is Errol McIntosh, RA (architect) who is seeking a certificate of appropriateness for the construction of two new two-family residences consisting of a basement with two car garage and a first and second floor on each property. Both properties are located on the south side of East Sidney Avenue. The 24 Summit Avenue property is located at the intersection of Summit Avenue and East Sidney Avenue. The second property, 252 East Sidney Avenue, is adjacent to the west of the first property.

Both properties are 7,000 sf lots which are zoning compliant. The first property at 24 Summit Avenue will front on Summit Avenue together with the garage driveway. The second property at 252 East Sidney Avenue will front on East Sidney Avenue. This second property will have the driveway to the garage at the rear along the east side of the residence. Both properties have a similar layout but present a different front elevation to the street. The proposed residence at the intersection with Summit Avenue will extend almost 55’ along Summit Avenue. The second residence at 252 East Sidney will have a 30’ frontage on East Sidney Avenue.

The architect has provided different color treatments for both residences. The second residence also includes a bluestone walkway leading to the front door with the driveway leading to the basement garage at the rear.

**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.

**3.4 Case No. 16 - 2021 252 East Sidnev Avenue (Section 165.64, Block 2058, Lot 1, and 1A) Located in the RMF-6.75 district.**

**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.

**3.5 Case No. 17 - 2021 142 Beechwood Avenue (Section 165.74, Block 4026, Lot 35) Located in the R2-4.5.**

**The Applicant is Empire Solar Solutions which is applying for installation of solar panels with 26 modules on both sides of the pitched roof. Solar panel installation has a system size of 8.710 kw. First responder access as per the NYS 2020 residential code is provided as required (see section R324.6 “*Roof Access and Pathways*”). Rendering shows that a portion of the solar array on each side roof is partially visible from the street at an angle.**

**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.

**3.6 Case No. 18 - 2021 225 S. 6<sup>th</sup> Avenue (Section 169.22, Block 3084, Lot 30) Located in the R2-4.5.**

**The Applicant is Empire Solar Solutions which is applying for installation of solar panels with 23 modules. Solar panel installation has a system size of 7.82 kw. First responder access as per the NYS 2020 residential code is provided as required (see section R324.6 “*Roof Access and Pathways*”) as well as noting location of Fire Fighter ground access points. Rendering shows that a portion of the solar panels on the front roof and the side roof are partially visible from the street.**

**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.

**3.7 Case No. 19 - 2021 535 South 11<sup>th</sup> Avenue (Section 169.46, Block 3032, Lot 28.101) Located in the RMF-6.75.**

**The Applicant is Empire Solar Solutions which is applying for installation of solar panels with 20 modules. Solar panel installation has a system size of 6.7 kw. First responder access as per the NYS 2020 residential code is provided as required (see section R324.6 “*Roof Access and***

**Pathways”). The subject building fronts on South 11<sup>th</sup> Avenue and is the first of several adjoining townhouses accessed from a wide driveway. The roof has a slight pitch dividing the roof area into section on the north east (facing South 11<sup>th</sup> Street) and south. Rendering shows that a portion of the solar panels on the roof is visible looking from the east roof fronting along South 11<sup>th</sup> Avenue. The solar on the north roof is not visible from the street. The solar array on the south roof is screened from the street by a larger tree.**

**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.

**3.8 Case No. 20 - 2021 122 North Fifth Avenue (Section 165.54, Block 1120, Lot 8) Located in the RMF-6.75.**

**The Applicant is Empire Solar Solutions which is applying for installation of solar panels with 18 modules. Solar panel installation has a system size of 6.03 kw. First responder access as per the NYS 2020 residential code is provided as required (see section R324.6 “Roof Access and Pathways”). Solar panel installation is only on the south side of the residence. The panels on the south side are not visible from the front of the house. There is only a small portion of the solar array (1 module) visible looking north on 5<sup>th</sup> Avenue.**

**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.

**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.

Bob Galvin, AICP  
Planning Administrator

cc: Mayor  
Planning Commissioner

City of Mount Vernon  
Architectural Review Board Agenda

Meeting Date  
April 28, 2021

Corporation Counsel  
Deputy Planning Commissioner  
City Clerk  
Building Department  
Lobby