



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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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, June 23, 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

- **May 26, 2021 minutes**

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 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 have been subdivided. The Applicant is proposing to construct a new two-family residence on each lot. The applicant presented both applications at the ARB's April meeting. Architect has revised both plans plus a Narrative describing the changes to the 24 Summit Avenue and 252 East Sidney Avenue plans in response to the ARB comments at their April 28, 2021 meeting.

The Applicant is Errol McIntosh, RA (architect) who will present the revised plans and discuss the changes with the Board.

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 review.

Continued Public Hearing

3.2 Case No. 16 - 2021 252 East Sidney 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.

New Public Hearing

3.3 Case No. 31 - 2021 100 Beechwood Avenue (Section 165.73, Block 4011, Lot 2) Located in the R2 4-5 district.

Applicant is Errol McIntosh, RA, the architect, who is seeking a certificate of appropriateness for the construction of a 252 sf second story addition at the north-west side of the residence.

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.

New Public Hearing

3.4 Case No. 34-2021 312 South 7th Avenue (Section 169.30, Block 3064, Lot 3) Located in the RMF 6.75 district.

Applicant is Errol McIntosh, RA, the architect, who will present the drawings to the Board. Applicant is seeking a certificate of appropriateness for the installation of a second-floor cantilever balcony on the front façade of a two-family residence. All work has been completed and As-Built drawings revised 2/23/21.

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 review.

New Public Hearing

3.5 Case No. 35-2021 605 South 6th Avenue (Section 169.47, Block 3080, Lot 16) Located in the R2 4.5 district.

The owners of the residence are Gabriel Romano and Aida Alvarado. They are being represented by their architect, Aryeh Siegel, RA. The architect will show the plans, materials and elevations and discuss with the Board. A certificate of appropriateness is being requested for a new covered porch on an existing stair platform including trim and columns over wood framing. Work also includes a shingle roof and trex railing system. Plans show existing conditions and the proposed changes.

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 review.

New Public Hearing

3.6 Case No. 32-2021 100 Elmsmere Road, (Section 159.81, Block 2148, Lot 5) Located in the R1-7 district.

The owner of the property is Jeff Miller who is undertaking a gut renovation of the single-family home. He is represented by his architect, Andrew Collingham, who is associated with Drew Architecture. He is seeking a certificate of appropriateness for the replacement of windows and exterior doors throughout the home. It is proposed to relocate windows in new locations according to plans and patching exterior stucco in-kind where necessary. He has provided color photographs of the existing conditions on the exterior of the home. He has also provided Marvin Essential Catalog for the proposed materials.

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 review.

New Public Hearing

3.7 Case No. 24 - 2021 36 North 9th Avenue (Section 165.61, Block 1086, Lot 12) Located in the RMF-10 district.

The Applicant is Momentum Solar which is applying for installation of solar panels with 16 modules. Solar panel installation has a system size of 5.36 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 the solar panels will be installed on the upper front roof and portion will be visible from the street. The remaining six modules are located on the rear roof and are not visible.

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.

New Public Hearing

3.8 Case No. 36 - 2021 359 Hawthorne Terrace (Section 165.41, Block 2120, Lot 7) Located in the R1 -7 district.

The Applicant is Momentum Solar which is applying for installation of solar panels with 25 modules. Solar panel installation has a system size of 7.875 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 six solar panels will be installed on a small area of the upper front roof which will be visible from the street. The remaining 19 modules are located on the rear roof facing the rear yard and are not visible from the street. The rear of the residence faces the playing fields and parking lot for the Traphagen School.

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, July 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
Corporation Counsel
Deputy Planning Commissioner
City Clerk
Building Department
Lobby