



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, October 27, 2021, at 6:30 PM via ZOOM (<https://zoom.us/>), at which time the Board shall consider the following:

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

- September 22, 2021

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 Case No. 41 - 2021 127 South Tenth Avenue (Section 165.77, Block 3051, Lot 22) located in the RMF-6.75 district.

The Applicant, Kourosh Khakshoor, has revised plans based on the ARB comments at their September meeting. Applicant is proposing a two-story addition on the existing roof over the open porch footprint. The addition will be 218 sf. The proposed addition would be wood frame construction.

The proposed shingles are proposed Timerberline Natural Shadow Charcoal Algae resistant architectural shingles. The vinyl siding is proposed to be Certainteed Double 5" clapboard vinyl siding. Applicant proposes to use old Mill Brick to cover the foundation wall and piers. The color will match the existing bricks. The color will match the existing bricks.

Applicant is proposing a one-story sunroom on the existing roof over the open porch footprint. The sunroom area would be 143 sf. Applicant proposes to rebuild the existing roof over the open porch.

SEQRA Determination: This action was determined to be a "Type II" action.

New Public Hearing

3.2 Case No. 46-2021 65 West Second Street (Section 165.77, Block 3067, Lot 23 in the RMF-6.75.

Applicant received site plan and special permit approval from the Planning Board on 10/6/21.

Applicant is seeking a certificate of appropriateness for the construction of eight townhouse units on a 13, 160 sf vacant corner lot around a central courtyard with 16 parking spaces in the RMF-6.75 zone. Applicant is Tom Abillama, the architect. The Applicant has provided site plans, renderings, color photographs, and elevations with materials and colors noted.

SEQRA Determination – This was an unlisted action under SEQRA. The Planning Board assumed lead agency status on 8/4/21 for the proposed action. The Planning Board reviewed the Part 2 of the EAF. There were no other site issues raised during the Planning Board's review. The Planning Board issued a Negative Declaration on 10/6/21 and closed out SEQRA.

New Public Hearing

3.3 Case No. 47-2021 250 East Sandford Blvd. (Section 169.41, Block 4085, Lot 1 in the CB Zone.

Applicant (Simone Development Companies – 250 E. Sandford Realty LLC) is seeking a certificate of appropriateness for renovations and alterations to existing warehouse building at 250 E Sandford Blvd. Work includes new elevator and bathroom core, new egress stair, exterior façade upgrades with EIFS finish, aluminum coping and new energy efficient windows. The EIFS application will be applied over existing brick and windows replacements. The architectural firm is Perkins and Eastman.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(2) "*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes,*"

New Public Hearing

3.4 Case No. 48-2021 9 West Prospect Avenue (Section 165.62, Block 1118, Lot 13 in the NB Zone.

Applicant (Lucas Company LLC) is seeking a certificate of appropriateness for the renovation of a prior apothecary(Proctor Pharmacy) at the corner of West Prospect Avenue and Gramatan Avenue. The proposed new use is a Dunkin’ Coffee shop with interior seating for customers. Applicant has provided floor plan and elevations with sample colors and proposed signage. Color photographs have also been included with the submission. Catalog cuts have been provided for the proposed materials.

SEQRA Determination – The proposed action is a Type II action based on 617.5(c)(9) *“construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls”*, therefore, ending the SEQRA process.

Note: The next regular scheduled meeting of the Architectural Review Board is scheduled to be held on **Monday, November 22, 2021, at 6:30 pm.**

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