



Architectural Review Board
Department of Planning & Community Development
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Shawyn Patterson-Howard
Mayor

John Humbach
Chair

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FOR June 22, 2022

A regular meeting of the Architectural Review Board was held on Wednesday, June 22, 2022, at 6:30 PM in the Mayor's Conference Room on the First Floor of City Hall.

ROLL CALL - The Chair called the roll: In addition to Chairman Humbach, attending, the following Commissioners were present: Sylvia Woods, Linda Sanchez and Robin Myers.

Also attending were James Rause, Planning Commissioner, Marlon Molina, 2nd Deputy Commissioner, Maria Pace, Secretary to the ARB, Bob Galvin, Planning Administrator and U. Nkechi Nwachukwu, land use counsel.

With a quorum present, the Chair opened the meeting at 6:30 PM.

Deputy Commissioner Molina started the live streaming of the meeting.

APPROVAL OF MINUTES

Chair asked if there were any comments regarding the minutes. There were no comments. With no objection, the minutes of the ARB meeting of May 25, 2022 were approved by a vote of 4 -0.

New Public Hearing

3.1 Case No. 19-2022 111 South Ninth Avenue (Section 165.77, Block 3054, Lot 32) in the RMF-6.75 Residential District.

The Chair indicated that this is a new public hearing. He opened the public hearing and introduced the Applicant, Mr. Shahin Badaly, PE. Mr. Badaly is seeking a certificate of appropriateness for the reconstruction of a detached two-car garage in the rear of the property. The proposed garage is 450 sf and meets the zoning setbacks. The subject property is located on the east side of South 11th Avenue, approximately 100' south of West Second Street.

There is a paved macadam driveway leading to the proposed garage from Ninth Avenue. Applicant has provided front and side elevations of the garage and the proposed color which is a light blue. Applicant is providing stormwater management system for the garage and the rear of the property.

SEQRA Determination – The ARB confirmed that the proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (12) " construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;" ” therefore, ending the SEQRA process.

Mr. Badaly introduced himself and reviewed the site plan. He indicated that the existing garage was demolished in 2019. At that time, the siding on the house was changed. Mr. Badaly stated that the reconstruction of the garage has been designed to match the residence. A small portion of the garage is visible from the street. He pointed out the submitted pictures indicating that a large portion of the garage is not visible. They had used a gable roof on the garage matching the gable roof on the house.

Commissioner Sanchez asked if this is the same location that was a one-family converted to a two-family residence.

Mr. Badaly indicated that the garage is being reconstructed as a two-car garage to comply with the 2-family conversion.

Commissioner Myers asked about lighting. Where would you position the lighting and what style would be used.

Mr. Badaly indicated that lighting would be positioned in the center of the garage. It would be a flood light with motion detector. He showed the fixture which had a bronze frame. He indicated that the lighting could be a condition of approval.

Mr. Badaly continued and discussed the stormwater management system connecting to the culvec chambers which are located 15’ from the property line.

Commissioner Woods asked about the color of the garage doors and impervious surface.

Mr. Badaly indicated that the garage doors were white. He also indicated that a large majority of the site is paved. There is a grass area in the right-side yard.

Commissioner Woods confirmed that the stairs consisted of 4 treads and 1 riser. She asked about the foundation wall for the front of the building.

The Chair indicated that page 6 of the plans showed an approximately 8” concrete block foundation.

Commissioner Myers asked about the roofing and was it similar to the existing roofing on the residence?

Mr. Badaly confirmed that it was similar to the roofing on the residence.

The Chair said that the Applicant should provide centered lighting from the top of the frame as a condition of approval.

Mr. Badaly agreed to the condition.

The Chair asked if there was any public comment. There being none, he made a motion to close the public hearing. The motion was seconded by Commissioner Sanchez and carried by a vote of 4-0.

The Chair made a motion to approve the reconstructed garage at 111 South Ninth Avenue subject to providing an architectural wall light mounted midway between the top of the garage door and the bottom of the fascia at the ridge. The motion was seconded by Commissioner Sanchez and carried by a vote of 4-0.

There being no other business, the Chair asked for a motion to adjourn the meeting.

Commissioner Woods made a motion to adjourn the meeting, seconded by Commissioner Sanchez, and carried by a vote of 4-0.

The meeting was adjourned at 6: 50 PM

Maria Pace
Secretary to the Planning Board

Bob Galvin, AICP
Planning Administrator