



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

Robin Myers
Acting Chair

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FOR August 24, 2022

A regular meeting of the Architectural Review Board was held on Wednesday, August 24, 2022, at 6:30 PM in the Memorial Room on the Second Floor of City Hall.

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

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

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

Deputy Commissioner Molina started the live streaming of the meeting.

APPROVAL OF MINUTES

The Acting Chair asked if there were any comments regarding the minutes of July 27, 2022. There were no comments. Commissioner Sanchez made a motion to approve the minutes of July 27, 2022, seconded by Commissioner Woods, and approved by a vote of 3-0.

New Public Hearing

The Acting Chair read the description of the application: Case No. 23-2022 55 Bradley Avenue (aka 93 Marion Avenue) (Section 165.42, Block 2160, Lot 1) in the R1-7 zone.

The Acting Chair indicated that this is a new public hearing. The owner is the Wartburg Residential Community, Inc. The design architect is Edward D'Amore, AIA, LEED AP. The subject property is located at the dead end of Marion Avenue (55 Bradley Avenue) at the southern end of the Wartburg campus. The residence is a two-story single-family residence with a garage under the house.

The Acting Chair asked Mr. Ted D'Amore to explain the project.

Mr. D'Amore indicated that the existing garage is subject to serious flooding problems affecting the basement. The brick house is at the low end of a dead-end street and since the city's storm drainage system is often overwhelmed, the water from the entire street comes down the driveway and into the house's garage and basement. Applicant indicates that in the past ten years, the basement has flooded several times with over 3' of water.

Mr. D'Amore said that he is proposing to solve this problem by closing the basement door, building a foundation wall in its place, backfilling the driveway and continuing a retaining wall in front of the former driveway. He proposes to construct a new detached, two-car garage in the side yard to the north of the residence. A new driveway will lead from the end of the existing dead-end street. He showed the rendering of the proposed garage with a cupola on the roof. Double hung windows will be installed on the rear and side elevations of the garage. There will be a door placed at the side elevation. The garage will use two solid white, 9' wide garage doors. Clapboard style white vinyl will be used. This matches parts of the residence that are shingled. The roof of the new garage will consist of shingles that resemble slate on the residence (Belmont Shingles with Colonial Slate color).

Mr. D'Amore requested that a condition of approval in any Certificate of Appropriateness include that the *"Applicant will need to obtain a tree removal permit for three trees from the DPW."*

The Board confirmed that the proposed action was a Type II action 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"*

The Acting Chair asked about drainage after backfilling the driveway and putting in the new garage.

Mr. D'Amore reviewed the drainage indicating that the existing driveway leads down into the garage under the residence. The driveway will be backfilled, and the retaining wall will be extended the width of the driveway to eliminate the flow of water from the street into the garage. The retaining wall will be brick like the existing retaining wall. It is doubtful that the City will be doing anything with their catch basin.

The Acting Chair asked about the removal of the three trees.

Mr. D'Amore indicated that the three trees would be replaced as required on the Wartburg property.

The Acting Chair asked about lighting at the new garage.

Mr. D'Amore indicated that the lighting on the garage will match the lighting on the house.

The Acting Chair asked the architect to show the lighting on the new garage will match existing light on the residence.

Commissioner Sanchez asked if the roof shingles will have the same color as the existing slate roof on the house.

Mr. D'Amore indicated that it would and indicated the shingle materials which he showed to the Commissioners.

The Acting Chair asked if there was any public comment. There being none, the public hearing was closed by the Board.

The Acting Chair asked for a motion to approve with conditions that the architect show lighting on the new garage to match existing light on the residence and the Applicant will need to obtain a tree removal permit for three trees from the DPW and replace trees on Wartburg property as required.

Commissioner Sanchez made the motion, seconded by Commissioner Woods, and carried by a vote of 3-0.

New Public Hearing

The Acting Chair read the description of the application: Case No. 25-2022, 227 East 5th Street (Section 169.32, Block 4059, Lot 15) in the R2-4,5 zone.

The Acting Chair indicated that this is a new public hearing. The owner is Mr. Sheldon Sharpe (Sharpe Home Design LLC). His design professional is Christine Broda, Architect. The architect was not able to attend the meeting. The 0.195 -acre subject property is located on the east side of South Fifth Street between West 3rd Street and West 4th Street. Applicant has provided photographs of existing and surrounding homes. Renderings of the proposed exterior have been provided (with tree in front removed for visibility).

Mr. Sheldon Sharpe introduced the project. He indicated that he purchased the house in a foreclosure. He reviewed the scope of work including replacement of 38 windows with in-kind replacements; front façade facing windows will have grids; bathroom windows on second floor will be frosted; aluminum siding and stucco siding painted white; four shutters painted polo blue; and garage door will be replaced. Mr. Sharpe indicated that he received several quotes of \$60,000 for replacement of the stucco and \$20,000 for vinyl siding.

The Board confirmed that the proposed action was a Type II action 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* "

Commissioner Sanchez indicated that there were no contrasts on the house. She also stated that the style of the house is Tudor, which does not have siding.

The Acting Chair concurred with Commissioner Sanchez's comments regarding the siding articulating the house. She asked if the gutters and leaders would be replaced and if the house was purchased in order to sell, or "flip" the house.

Mr. Sharpe indicated that he planned to sell the residence after it is renovated. The tree roots are coming up in the driveway.

The Acting Chair agreed with the concerns that the Tudor house should not be changed from original stucco to vinyl siding.

Commissioner Sanchez stated that the use of stucco will raise the value of the house when you sell.

The Planning Administrator suggested to the Chair that the Board may want to have the Applicant's architect come in with other alternatives at the next meeting.

Mr. Sharpe asked if we go with stucco, are the other exterior items OK?

The Acting Chair indicated that the portico is a good addition. You should consider keeping the bay windows. She also asked what the garage door will look like. Should provide rendering of the garage door and show the lighting on the garage. Should also show the roofing material and may want to consider the roofing material of the previous applicant at 55 Bradley (Belmont Shingles with Colonial Slate color).

The Acting Chair asked for a motion to adjourn the application to the September meeting and have the Applicant's Architect attend and address alternatives. Commissioner Sanchez made the motion, seconded by Commissioner Woods, and carried by a vote of 3-0.

The Public Hearing remains open.

The Acting Chair requested that the Planning Department provide a summary of the Board's concerns and suggestion to the owner and his architect for the next meeting.

New Public Hearing

The Acting Chair read the description of the application: Case No. 26-2022 130 West 3rd Street (Section 169.21, Block 3050, Lot 30) in the NB District.

The Acting Chair indicated that this is a new public hearing. The owner is 130 W. Third Mount Vernon LLC. The design professional is Tom Abillama, Architect. The 0.06-acre

property is occupied by a small one-story existing grocery store. It is located on the southeast corner of South Tenth Avenue and West Third Street. A Chinese restaurant is adjacent to the east. A mini mart is on the southwest corner and residential properties and a laundromat are located across West Third Street.

Mr. Tom Abillama explained the project and the scope of work. Applicant proposes to update the exterior of the brick building. The brick exterior remains the same but will be fixed up. Applicant provided photographs of the existing and surrounding buildings. The scope of work includes the following:

- installation of new bronze windows in the storefront windows in the front façade • four new wall mounted light scones and one wall mounted fixture on the side façade.
- New aluminum doors in the front
- Smooth textured granite stone veneer with light blend of gray, white and charcoal around the main door and as foundations along the bottom walls in the front
- Awnings above the doors and windows on the front façade
- New stone copings along the edge of the roof in the front and side. Coping above the store sign in the front.

The Board confirmed that the proposed action was a “Type II” action based on DEC 617.5 (c) (9) “*construction or expansion of a primary or accessory/appurtenant, nonresidential 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*”.

The Acting Chair asked if the architect could eliminate the gate of the side elevation and put more secure door.

Mr. Abillama indicated that there is a steel door with cameras already there which would be better.

The Acting Chair asked if the signs are illuminated.

Mr. Abillama indicated that the signs are not illuminated.

The Acting Chair asked if there could be anything done with the 50’ side of the building along South Tenth Avenue such as a window? The sidewalk surrounding the building should be redone.

The Acting Chair asked if there was any public comment. There being none, the public hearing was closed.

The Acting Chair asked for a motion to approve the plans with the following conditions: Applicant shall replace the grill with a steel /security door for the side of the building, present a “window-like” feature for the exterior surface on the side of the building between the light

fixture and the proposed steel security door and replace the sidewalk around the store per DPW standards.

Commissioner Sanchez made the motion, seconded by Commissioner Woods, and carried by a vote of 3-0.

Other Business

There was a brief discussion at the end of the meeting regarding recognition of projects that have added to the improvement of architectural and neighborhood character in the City of Mount Vernon. ARB could nominate projects that they have reviewed during the year. Projects would include both residential and commercial projects and provide to the Planning Department and Mayor's Office. Discussion should continue with Deputy Commissioner Molina and the Planning Commissioner.

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

Commissioner Sanchez made a motion to close the meeting, seconded by Commissioner Woods, and carried by a vote of 3-0.

The meeting was adjourned at 7:40 PM

**Maria Pace
Land Use Secretary**

**Bob Galvin, AICP
Planning Administrator**