



**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, January 26, 2022, 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**

- December 20, 2021

**ADMINISTRATIVE** – Change to December 2022 ARB Meeting Date from Wednesday 12/28/22 to Wednesday 12/21/22.

**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 RME-6.75 district.**

The Applicant, Kourosh Khakshoor, has revised his plans based on comments from the ARB 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. Applicant was 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.**

**The ARB already confirmed that the proposed action is a Type II action at their September meeting.**

### **New Public Hearing**

#### **3.2 Case No. 55-2021 119 Gramatan Avenue (Section 165.62, Block 1122, Lot 9) in the NB (Neighborhood Business) District.**

**The Applicant is PCSB (Putnam County Savings Bank) which is seeking a certificate of appropriateness to renovate the exterior of the vacant former bank building on Gramatan Avenue and reuse it as a new savings bank. The subject property is on the northeast corner of West Sydney and Gramatan Avenues.**

**Project includes the renovation of the exterior walls of the existing building, including exterior wall upgrades with new metal studs, provide Boston mill genuine clay thin brick veneer with patterned bricks at southwest corner of the building, existing roof remains undisturbed with seam classic metal roofing system pearl black going on top of roof. Renderings show planters in front of the bank building, metal awning and a new triangular pediment with the sign at the entrance.**

**SERQA Determination – The proposed action is a “Type II” action under SEQRA NYS DEC 617.5 (c) (7) "*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. There is no change to the interior of the bank*”**

### **New Public Hearing**

#### **3.3 Case No. 1 - 2022 254 West 2<sup>nd</sup> Street (Section 168.28, Block 3010, Lot 11) located in the RMF-6.75 district.**

**Applicant is Victor Clavell is requesting a certificate of appropriateness for a single-family residence at 254 West 2<sup>nd</sup> Street. The subject property is at the northeast corner of West 2<sup>nd</sup> Street and Vista Place in the RMF-6.75 zone. The project includes replacement of exterior siding with 2” insulation and stucco. The windows will remain untouched. The remainder of the Project is interior renovation.**

**SERQA Determination – The proposed 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.**

**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

Maria Pace  
Land Use Secretary

cc: Mayor  
Planning Commissioner  
Corporation Counsel  
Deputy Planning Commissioner  
City Clerk  
Building Department  
Lobby