BADALY

BADALY ENGINEERING PLLC
2 Wilson Pl, Mt Vernon, NY 10550

April 17, 2025

Cover Letter:

Building Permit Application

ATT: City Council
City of Mt. Vernon
1 Roosevelt Square N.
Mt. Vernon, NY 10550

RE: **New 2-Family House**
145 S. Fulton Avenue
Mt. Vernon, NY 10553
Parcel ID: 165.80-4002-19
Zone: RMF-10

Dear Members of the City Council,

The applicant, Bryant Wilder of Somersault NY LLC, is the owner of the lot located on the Northerly side of South Fulton Avenue, known as 145 South Fulton Avenue.

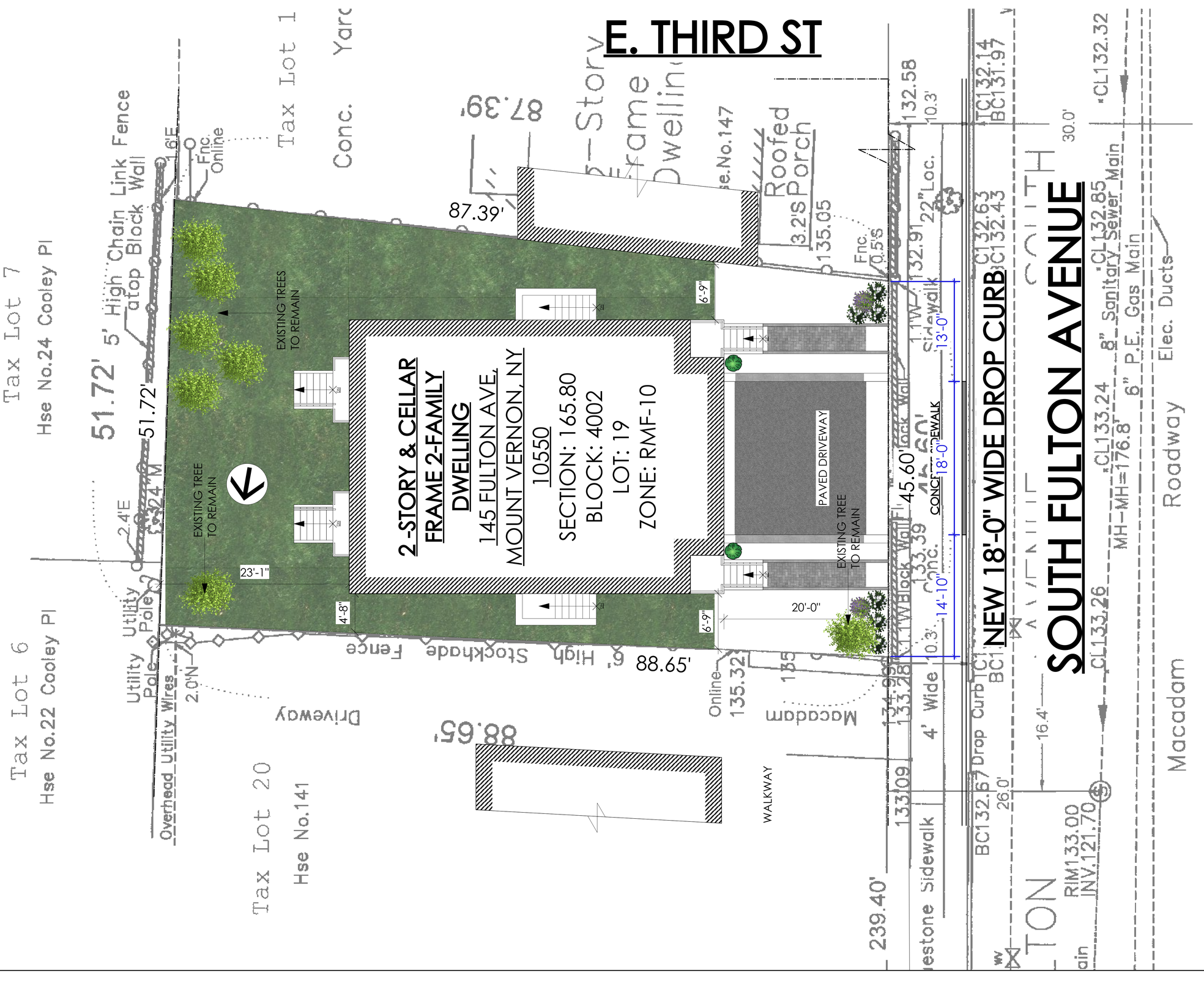
The applicant proposes to construct a new two-family detached residence on the vacant land, as well as a new retaining wall, driveway and curb cut to access the proposed garage. The driveway is proposed to be 18-0" wide and the curb cut 18-0" wide, including the curb cut splays.

We respectfully submit a City Council application for approval of the 18'-0" wide curb cut (including splays) at the above-mentioned property. Please find attached the plans for the proposed site changes.

Should you have any questions or need additional information, please contact me at (914) 465-9010 or at shahin@badaly.com.

Respectfully submitted,

Shahin Badaly
PE 095887



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ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. (OR R.A. WHERE APPLICABLE) IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145, SECTION 7209.

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ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	2/19/25	ARB COMMENTS
B	4/16/25	DROP CURB

PROJECT TITLE:

NEW 2-FAMILY HOUSE:

145 S. FULTON AVENUE
MOUNT VERNON, NY 10550

BLOCK: 4002 LOT: 19

DRAWING TITLE:

SITE PLAN & ZONING COMPLIANCE

SCALE: AS NOTED
DATE: 03/07/2025
JOB NO: 23336
DRAWN BY: HA
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · JOHN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-100.00

SHEET NO.: 1 OF 1

CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD
MAYOR

City Hall – One Roosevelt Square
Mount Vernon, NY 10550
Phone: (914) 665-2483, Fax ((14) 465-2988
Email: DOB@cmvny.com
Website: WWW.CMVNY.com

PATRICK G. HOLDER R.A.
COMMISSIONER
HEDIYE MAMAK
1st Deputy Commissioner

Owner of Records:
SOMERSAULT NY, LLC
141 PARKWAY ROAD BRONXVILLE NY 10708
917 434 2077
bryant@linknyrealty.com

Applicant of Records:
Bryant Wilder
145 South Fulton Ave
Mount Vernon NY 10553
Phone: 9174342077
Email: bryantwilder1@gmail.com

Location: **145 FULTON AV ,S Mount Vernon, NY 10553**
MBL:**165.80-4002-19**
Application: **BLD-23-998**
Application Date: **November 27, 2023**
Scope of Work: **CONSTRUCT NEW BUILDING New Building**

Registered Design Professional of Records:
SHAHIN BADALY
2 WILSON PL
MT VERNON NY
10550
Phone: 9144659010
Email: SHAHIN@BADALY.COM

Project Manager:

Compliance to applicable codes must be achieved and demonstrated by the design professional through the design solution.

The purpose of the plan examiner's review is to verify that the proposed work complies with the applicable codes which are: 1.) City of Mount Vernon Municipal Zoning Ordinance, 2.) New York State Uniform Fire Prevention and Building Code (Uniform Code) and the State Energy Conservation Construction Code (Energy Code) contained within Title 19 of the New York Codes, Rules, and Regulations (19 NYCRR). --- 2020 Building Code, 2020 Residential Code, 2020 Fire Code, 2020 Existing, 2020 Fuel Gas Code, 2020 Plumbing Code, 2020 Mechanical Code, 2020 Property Maintenance Code, 2020 Energy Conservation Code. --- 3.) The Accessible and Usable Buildings and Facilities, 2009 (A117.1, 2009)

And all other applicable standards and to advise the Design Professional, Applicant and Owner about the Land Use Board's approval that is required, as necessary. The Plan Examiner aim is to review and recommend for Permit the submitted Construction Documents based on the applicable code for the property. If the documents are not recommendable on the first submission, at most by the second revision with all Plan Examiner objections satisfied, the third revision will be place back in the line to be reviewed line.

Board Approval is required if checked:

☑ City Counsel ☑ Zoning Board of Appeals ☐ Planning Board ☑ Architectural Review Board

Comments from other agencies will be mailed separately if checked:

☑ Fire Dept. (Fire Prevention) ☑ Water Dept. ☑ Public Works

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COMMISSIONER
HEDIYE MAMAK
1st Deputy Commissioner

Review # 1 **November 8, 2024**
2 **April 16, 2025**

Comments: Revise and Resubmit

Zoning Board Area variance Required - Per the Department of Planning and community Development memo dated December 3rd, 2024, a waiver under the definition of de-minimus was granted.

- The proposed Lot Area is 4,273 sq. ft. while required is 4500sq.ft.
- The proposed Lot Area per Dwelling Unit (square feet) is 2137 sq. ft. while the required is 2250 sq.ft.
- Proposed Lot width and Frontage is 45 feet while the required is 50 feet
- Proposed Side yard Setback - each Yard (feet)is 4.75 feet while required is 5 feet
- Proposed Side yard Setback - Total (feet) is 11.40 feet while required is 12 feet

Approval from the City Council is required for the curb lowering exceeding 12 lineal feet.

Per Chapter 227: Street and Sidewalks section 227-13-A - The Commissioner shall not issue a permit for any curb lowering in front of an unimproved tax or parcel or in front of an improved tax lot or parcel where the application is for a curb lowering exceeding 12 lineal feet, unless written approval is first obtained by the applicant from the City Council.

A Certificate of Appropriateness from the Architectural Review Board was approved on February 26, 2025 - Case Number ARB-24-50.

Per City of Mount Vernon, NY code, Part 1, Chapter 10, section 10-5-D, The Architectural Review Board must issue a Certificate of Appropriateness, related to the construction and site landscaping of any new structures (primary and accessory) or the exterior improvement, alteration, remodeling, repairing and / or enlargement of any existing structure, including changes of materials, windows, doors proposed fences, proposed retaining wall, proposed freestanding walls, proposed ramps and any other exterior building element(s) because of its architectural elements, colors, design(s) materials, height or mass prior to the issuance of a building permit.

A Certificate of Occupancy is required to close this application

To request a meeting about this permit, send an email to the Plan Examiner.

List of Objections:

1. Provide a letter of resolution from somersault NY LLC, naming a natural person, (in this case, Bryant Wilder, has been noted as the sole member of Somersault NY LLC on the letter of authorization) with signing authority. **Provided - Satisfied.**
2. Provide a Topographical survey - The survey provided shows a building, however the parcel is current vacant - **Provided - Satisfied.**

3. Provide embedded within this Construction Drawings set - title block, a copy of the Modular Building Drawings Approval cover letter from Michelle M. Baker of PFT.TECo dated January 7 2025 and the Drawings Review letter from Don Thomas Jr of the State of New York, Department of State
4. Provide embedded within this Construction Drawings set - title block, the approval from the city council for the curb lowering exceeding 12 feet.
5. Provide curb-cut construction drawings and the details associated with the curb-cut.
6. Provide per section R313.2 of the 2020 Residential Code of New York State, Automatic Residential Fire sprinkler in accordance with Section P2904 or NFPA 13D

List of Drawings Submitted:

1 of 17	A-001.00	Title page
2 of 17	A-002.00	General Notes
3 of 17	A-100.00	Site Plan and Zoning Compliance
4 of 17	A-110.00	Floor Plans
5 of 17	A-200.00	Building Elevations
6 of 17	A-201.00	Building Elevations
7 of 17	A-300.00	Construction Details
8 of 17	A-202.00	Landscaping Plan and Rendering
9 of 17	EN-001.00	Energy Analysis
10 of 17	EN-002.00	Energy Analysis
11 of 17	P-001.00	Plumbing Riser Diagram and Fixture Details
12 of 17	FO-100.00	Foundation Plan
13 of 17	FO-200.00	Foundation Details
14 of 17	S-100.00	Structural Deck Details
15 of 17	C-100.00	Stormwater Management Plan and Calculations
16 of 17	C-110.00	Stormwater management Details
17 of 17	C-200.00	Erosion Control Plan and Details

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Applications for Board Approval are filed with the Planning Department. Contact the Boards Secretary for application and information at 914-699-7230 or visit the City of Mount Vernon's website at the link below to submit to the required Board(s) stipulated in this examiner report.

Land Use Boards | Mount Vernon, NY (cmvny.com)

Once resolution of Boards' approval has been issued, you must resubmit to the Building Department, one hard copy and the PDF Construction Drawings reflecting any condition of Boards' approval, with the resolutions embedded within the Title Block along with information to demonstrate compliance with the NYS Uniform Code and Energy Code. Construction Drawings revision must be dated with the Building department reentry date.

The Drawings will then be reviewed for compliance to the Land Use Boards resolutions and all applicable New York State Building Codes. Once the Plan Examiner Review Process is completed it will be stamped "Construction Documents Review Complete". The **Drawings marked "CONSTRUCTION DOCUMENTS REVIEW COMPLETE"** must then be submitted in **Triplicate Hardcopy with a copy of the Final Plan Examiner Report and a Revision Fee of $125.00** to the Building Department Counter for Permit Creation. An application dormant for more than 3 months shall be automatically voided. Paid fees are non-refundable.

Szabo

Plan Examiner
L. Szabo

Commissioner

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