



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 MARCH 22, 2023

A regular meeting of the Architectural Review Board was held on Wednesday, March 22, 2023 at 6:30 PM in the Memorial Room on the 2nd Floor in Mount Vernon City Hall.

ITEM #1 - 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, William Hyland, Senior Planner, and U. Nkechi Nwachukwu, land use counsel.

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

The meeting was live streamed on CMVNY Facebook.

ITEM #2 - APPROVAL OF MINUTES

The February 22, 2023 minutes were approved. Commissioner Woods made a motion to approve the minutes, seconded by Commissioner Sanchez and approved by a vote of 3-0.

New Public Hearing

3.1 Case # 05 - 2023 31 Beekman Avenue (Section 165.80, Block 4036, Lot 8) in the RMF- 6.75 District.

The Architectural Review Board received an Affidavit of Sign Posting stating that on March 7, 2023, a sign was posted at the site giving notice of the Architectural Review Board's March 22, 2023 meeting. The Board also received photographs showing that the sign posting on the property was provided with notice of today's meeting.

The owner, Mr. Jose Carlos Da Silva, was represented by Mr. Carlos Sosa Streber, Architect and Applicant of record. The subject property is a 9,931 sf lot at the northeast corner of the intersection of Langdon and Beekman Avenues. The lot has a 50' width on Langdon Avenue and 100' frontage on Beekman Avenue in the RMF-6.75 zone. The property is occupied by a 2 ½ story frame single-family residence.

Applicant requested a Certificate of Appropriateness for the construction of new 2 car garage in the northeast corner of the subject property. He also proposed to replace an existing retaining wall along Beekman with a 2' concrete block wall with stucco finish, add a new 20' long, 4' high metal sliding gate along the driveway entrance on Langdon Avenue. Applicant also proposed to add a new 10" retaining wall along the remainder of the driveway from the curb cut. There will be two new 4" high piers with stone veneer on either side of the curb cut.

The new garage will be 24' wide and have a height of 15'. There will be a security flood light in white eco star 13" located in the middle of the front of the garage and at both front corners. There will also be flagstaff quartzite stone architectural foundation along both sides and at the front corners of the garage. Applicant had an existing 6' white vinyl fence and a 3' Unilock retaining wall between the garage and the back yard. Applicant's landscaping plan showed the planting of 26 green, emerald arborvitae on the frontage along Beekman and Langdon Avenues.

SEQRA Determination – 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. Carlos Sosa Streber reviewed the site plans, showing the sliding gate and roof samples.

The Chair commented that the finishes on the garage did not match the house so that they are inconsistent. She also found it striking that the foundation of the house was vinyl. She asked about plantings and tall trees.

Mr. Streber indicated that these would be added on the side, along the fence.

After further discussion, the following two conditions were proposed:

- Install brick lights on columns flanking the sliding gate
- Replace proposed floodlights with recessed lighting in the overhang

A motion to approve the application including the two conditions was made by Commissioner Woods, seconded by Commissioner Sanchez and approved by a vote of 3-0.

New Public Hearing

3.2 Case # 06 - 2023 414 Union Avenue (Section 169.31, Block 3128, Lot 7) in the RMF- 6.75 District.

The Architectural Review Board received an Affidavit of Sign Posting stating that on March 9, 2023, a sign was posted at the site giving notice of the Architectural Review Board's March 22, 2023 meeting. The Board also received photographs showing that the sign posting on the property was provided with notice of today's meeting.

The owner, Mr. Pedro Maradiaga, is the owner and applicant. His architect is Jorge Lopez (now Shahin Badaly). The subject property is a 5,267 sf lot approximately 15' north of East Fifth Street in the RMF-6.75 zone. The property has 50' frontage and 105' depth. The property is occupied by a 2 ½ story, detached single family residence. There is a one story front porch. The property currently uses a wood carport in the driveway for parking one car.

Applicant requested a certificate of appropriateness for legalization of existing work and the construction of new 1 car garage on the north side of the house in place of the existing wood carport. The work on the property includes new front entrance, and new back porch overhang. Applicant provided elevations showing the existing residence, demolition and proposed elevations with new stucco finish, new vinyl siding on second floor, new asphalt shingles on roof and front porch overhang. Applicant provided catalogs showing materials. He had been advised to bring samples to the Board meeting. The new garage will be 14' wide and 20' in length. The height will be 12.11'. There are two lights proposed on either side of the front garage doors. There will be 4" vinyl siding used on the exterior. There will also be a louver placed in the rear and front of the garage for ventilation. The roof of the house and the garage will use architectural shingles.

SEQRA Determination – 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 explained that the original porch had been demolished and a new concrete one put in. There is a car port next to the house which will also be demolished so that a new one-car garage can be built, which will match the house. The site currently has significant landscaping.

The Chair commented that the new garage will bring the property into compliance. She also asked if the applicant would be keeping the chain-link fence in front.

Commissioner Sanchez suggested removing the chain-link fence.

Mr. Maradiaga, the owner, said he would like to remove the fence and replace it with shrubs.

After further discussion, the following two conditions were proposed:

- **Remove the chain link fence**
- **Reset the sidewalk fronting the property on Union Ave.**

A motion to approve the application including the two conditions was made by Commissioner Sanchez, seconded by Commissioner Woods and approved 3-0.

Discussion regarding solar panel applications will be on the agenda for the April meeting.

Meeting Adjournment

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 3-0.

The meeting was adjourned at 7:03 PM.

**Maria Pace
Land Use Secretary**

**Bob Galvin, AICP
Planning Administrator**