



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 May 25, 2022

A regular meeting of the Architectural Review Board was held on Wednesday, May 25, 2022, at 6:30 PM in the Memorial Room on the Second Floor of City Hall.

ROLL CALL - The Chair called the roll: In addition to Chairman Humbach, attending, the following Commissioners were present: Sylvia Woods and Linda Sanchez. Commissioner Myers was not present.

Also attending were 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 April 27, 2022 were approved by a vote of 3 -0.

New Public Hearing

3.1 The Chair read the description of the application: Case No. 17-2022 334 South Fifth Avenue (Section 169.30, Block 3083, Lot 11) 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. Carlos Sosa Streber, Architect. The architect is acting as the agent for the owner, Susan Burke, of 334 South Fifth Avenue. Applicant is requesting a certificate of appropriateness for a new addition and interior renovation of an existing two-family residence. The property is 6,300 sf and is located on the west side of South Fifth Avenue.

The property has 60' frontage with 105' depth. The residence is located on the west side of North Fifth Avenue midway between West Fourth Street and West Fifth Street.

The new one-story addition is located at the southeast portion of the residence and consists of approximately 300 sf. Applicant has provided front and left side elevations. Applicant has provided color samples, lighting fixtures, shingles (charcoal timberline), proposed Anderson windows, and selected double-hung windows. Applicant also shows the proposed rendering of the front view of the residence (post-construction) and photographs of surrounding homes.

The Chair indicated that the proposed action is a "Type II" action under SEQRA based on DEC 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.

Mr. Streber showed the renderings and plans, explaining that the project is an addition to the left side of the house. The addition will provide a new bathroom and bedroom. The roof on the addition will match the existing shingle roof.

Commissioner Woods asked about the color of the trim.

Mr. Streber confirmed that the color would be white, matching the existing color.

The Chair asked if the architect could add a window on the side addition or perhaps consider a trellis to improve the aesthetic look.

Commissioner Sanchez asked if there were lights in the front?

Mr. Streber indicated that lights were being added to the porch.

The Chair again suggested the idea of adding a trellis to the side.

Commissioner Sanchez recommended that there be more plantings provided in front of the addition.

The Chair agreed stating that the plantings would break up the façade of the addition.

Mr. Streber agreed.

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 3-0.

The Chair made a motion to approve the certificate of appropriateness for 334 South Fifth Avenue subject to review of the revised renderings by the ABB Commissioners, seconded by Commissioner Sanchez, and carried by a vote of 3-0 .

Mr. Streber sent the revised rendering to the Planning staff which was forwarded to the ARB members.

New Public Hearing

3.2 The Chair read the description of the application: Case No. 18-2022 25 California Road (Section 165.25, Block 2142, Lot 11) in the R1-7 Residential District.

The Chair indicated that this is a new public hearing. The Applicant is Oral Selkridge, Architect, who is representing the owner. He is requesting a certificate of appropriateness for a second-floor addition, interior gut renovation, façade repairs with new windows, doors and plumbing work.

The subject property is located on the north side of California Road, three lots to the east of North Columbus Avenue. The lot area is 12,671 sf. with approximately 127' frontage and 105' depth. The lot is currently occupied by a two-story, 3,000 sf structure. The proposal is to construct a 2 ½ story residence with a 4,260-sf residence. Applicant has provided elevations and renderings of the final proposed facades with examples of exterior materials. Applicant has also provided photographs of existing surrounding homes.

The Chair indicated that the proposed action is a "Type II" action under SEQRA based on DEC 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.

The Chair introduced Mr. Selkridge, the architect, who will present the project.

Mr. Selkridge provided handouts to the Board and explained the project. The residence had fire damage and exterior renovations were done. The interior is empty. He is designing an energy efficient residence with new windows that will exceed the current energy code. They will be using vinyl siding keeping with the character of the neighborhood.

The Chair asked if these updates would add cost to the project.

Mr. Selkridge indicated that it would add costs upfront but result in savings in the future.

Commissioner Sanchez asked about the windows – are they casements?

Mr. Selkridge said that they will open like a door and are made in Germany, Ireland and England.

Commissioner Woods asked why the stairs are on the side and not the front?

Mr. Selkridge said that they kept the stairs in the same location as the original house.

Commissioner Woods said that the driveway lends itself to a front entrance and not a side entrance.

Commissioner Sanchez said that the entrance is everything. Can you make it look nicer and more prominent?

Commissioner Woods said the residence is beautiful and would recommend that the entrance be changed. The residence needs shrubs in the front.

The Chair agreed and said that the applicant should update the renderings with better treatment of the front.

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 3-0.

Mr. Selkridge agreed to send the revised renderings to the Planning staff which would provide to the ARB members.

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: 00 PM

Maria Pace
Secretary to the Planning Board

Bob Galvin, AICP
Planning Administrator