



**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

Robin Myers  
Acting Chair

**MEETING AGENDA**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

**MAY 23, 2023**

A work session of the Architectural Review Board will be held on Tuesday, May 23, 2023 at 6:00 PM in the Memorial Room on the 2nd floor of Mount Vernon City Hall. The regular meeting of the Architectural Review Board will be continued at 6:30 PM on May 23, 2023. Applicants and members of the public will be permitted to attend and make public comment via in person attendance.

**ITEM #1 ROLL CALL**

**ITEM #2 APPROVAL OF MINUTES**

- April 24, 2023 Minutes

**ITEM #3 PUBLIC MEETINGS**

**New Public Hearing**

**3.1 ARB Case # 23-15 – 2023: 313 South 6th Avenue (Section 169.30, Block 3083, Lot 33) in the RMF- 6.75 District.**

The Architectural Review Board has received an Affidavit of Sign Posting stating that on May 9, 2023, a sign was posted at the site giving notice of the Architectural Review Board's May 23, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner, Mr. Richard Romano, is being represented by Mr. Edward Carrion. The Engineer responsible for the plans is Mr. Taehyun Moon. The Applicant is requesting a certificate of appropriateness for an addition to the single-family residence at the rear of the structure. The

addition consists of 255 sf to the second floor for a new master bedroom and 255 sf in the attic. The total square footage of the addition is 510 sf. The addition will be 22.8' feet in width and 11.9' in length. The Plan Examiner Report indicates that the Applicant will only require review by the ARB. There are no zoning variances required. The existing residence is deep blue with white trim. The addition will also require extending the existing roof. The extended roof will consist of asphalt shingles matching the existing roof. One of the two existing chimneys will need to be removed due to the addition.

The subject property is on a 5,270-sf lot located on the east side of South 6<sup>th</sup> Avenue, 93' to the south of West 4<sup>th</sup> Street. The property has 50' frontage with 109' depth and is in the RMF-6.75 zone. Property is occupied by an existing 2 ½ story frame dwelling with one story addition at the rear of the residence. Applicant is located between two existing residences and there is an existing residence at the rear. The rear yard is 38' from the existing residence. The addition for the second floor and attic at the rear will have a 5' setback from the side yards of the adjacent properties. The residential property to the north is a one-story brick building. The residence to the south is a brick/stucco 2 ½ story residence.

Photographs of the residence and surroundings have been provided. We have requested that the applicant to provide samples of colors for the sidings and trim, any lighting at the front door as well as a landscape plan and streetscape. There appears to be an existing light over the existing decorative front door.

**SEQRA Determination** – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) *“construction or expansion of a single family, a two-family or a three-family residence on an approved lot .....”* therefore, ending the SEQRA process.

### **New Public Hearing**

#### **3.2 ARB # 23-21 2023: 342 South First Avenue (Section 169.31, Block 3120, Lot 16) in the RMF-6.75 District.**

The Architectural Review Board has received an Affidavit of Sign Posting stating that on May 6, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s May 23, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Collin Douglass, is being represented by Mr. Shahin Badaly, Engineer. The Applicant is requesting a certificate of appropriateness for the construction of a new wooden deck with vinyl fence at the rear yard, proposed vinyl fence within the front and side yards, proposed retaining wall and railing at the front yard, widening the existing steps at the front porch, and replacing existing concrete driveway apron to match existing materials.

The subject property is on a 5,270-sf lot located on the west side of South First Avenue, approximately 300' to the north of the intersection with East Fifth Street. The property has 50' frontage with 105' depth and is in the RMF-6.75 zone. Property is occupied by an existing 2 ½ story, one-family frame dwelling. The rear yard is 47' with 14' front yard and 13.5' combined side yards. Photographs of the residence and surrounding houses have been provided. The approximately 250 sf wooden deck is proposed adjacent to the rear of the house. Applicant has been requested to provide catalog cuts and detail information for the materials being proposed.

**SEQRA Determination** – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (11) *“construction or expansion of a single family, a two-family or a three-family residence on an approved lot .....”* therefore, ending the SEQRA process.

### **New Public Hearing**

#### **3.3 Case # ARB-23-32 2023: 353 South Third Avenue (Section 169.31, Block 3115, Lot 23) in the RMF-6.75 District (two-family).**

The Architectural Review Board has received an Affidavit of Sign Posting stating that on May 8, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s May 23, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Elton Williams, is being represented by Mr. Carlos M Sosa Streber, Applicant and Mr. Peter Klein, Architect. The subject property is a 6,262 sf property on the east side of South Third Avenue, 100' to the north of East Fifth Street. The property has 50' frontage on South Third Avenue with a depth of 125.25'. The property is occupied by a 2 story stucco, two-family residence with an attic. There is an existing one-story at the rear.

Applicant is requesting a certificate of appropriateness for the construction of a second story front and rear extension, removal of existing one car garage and relocation of new one car garage at the rear of the residence. Additionally, the front stoop will be repaired, the rear door and the rear exterior platform and steps will be relocated. The new one car garage (400 sf) will be relocated at the rear of the residence at the end of the extended driveway. The exterior stucco wall will be color matched to the existing white color. There will be a new shingle roof (slate gray).

Applicant has provided a rendering of the renovated residence with landscaping shown in and around the yard. There will be one tree removed to accommodate the construction of the new garage. The existing sidewalk is in poor condition and should be replaced by the applicant as well as the broken granite curb. Applicant should also include plant trees in the front yard since there is not sufficient room for street trees in the City r-o-w at the curb. There are no variances needed for the project.

**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.

### **New Public Hearing**

#### **3.4 Case # ARB-23-31 2023: 11 Hamilton Avenue (Section 115.33, Block 2042, Lot 2) in the R1-7 District (single-family).**

The Architectural Review Board has received an Affidavit of Sign Posting stating that on May 8, 2023, a sign was posted at the site giving notice of the Architectural Review Board’s May 23, 2023 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner, Mr. Anthony Annunziata, is being represented by Mr. Carlos M Sosa Streber, Applicant and Mr. Ralph Tedesco, Architect. The subject property is a 7,500 sf property on the north side of Hamilton Avnue, 118’ to the west of North Columbus Avenue. The lot property has 75’ frontage on Hamilton Avenue and a depth of 100’. The property is occupied by a 2 ½ story stucco, single-family residence. The residence is in poor condition.

Applicant is requesting a certificate of appropriateness for the construction of a second story front and rear extension, removal of existing one car garage and relocation of new one car garage at the rear of the residence. Additionally, the front stoop will be repaired, the rear door and the rear exterior platform and steps will be relocated. The new one car garage (400 sf) will be relocated at the rear of the residence at the end of the extended driveway. The exterior stucco wall will be color matched to the existing white color. There will be a new shingle roof (slate gray).

Applicant has provided a rendering of the renovated residence with landscaping shown in and around the yard. There will be one tree removed to accommodate the construction of the new garage. The existing sidewalk is in poor condition and should be replaced by the applicant as well as the broken granite curb. Applicant should also include plant trees in the front yard since there is not enough room for street trees in the City r-o-w at the curb. There are no variances needed for the project.

**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.

**Bob Galvin, AICP**  
**Planning Administrator**

**Maria Pace**  
**Land Use Secretary**

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