



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

MARCH 22, 2023

A work session of the Architectural Review Board will be held on Wednesday, March 22, 2023 at 6:00 PM in the Memorial Room on the 2nd floor in Mount Vernon City Hall. The regular meeting of the Architectural Review Board will be continued at 6:30 PM on March 22, 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

- February 22, 2023 Minutes

ITEM #3 PUBLIC MEETINGS

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 has 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 has been provided with notice of today's meeting.

The owner, Mr. Jose Carlos Da Silva, is being 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 is requesting a certificate of appropriateness for the construction of new 2 car garage in the northeast corner of the subject property. He is also proposing to replace 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 is also proposing 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 shows 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.

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 has 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 has been provided with notice of today's meeting.

The owner, Mr. Pedro Maradiaga, is the owner and applicant. His architect is Jorge Lopez. 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. Here is a one story front porch. The property currently uses a wood carport in the driveway for parking one car.

Applicant is requesting 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 has 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 has provided catalogs showing materials. He has 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.

**Bob Galvin, AICP
Planning Administrator**

**Maria Pace
Land Use Secretary**

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