



**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

John Humbach  
Chair

**MEETING AGENDA**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on, Wednesday, March 23, 2022, at 6:30 PM via ZOOM (<https://zoom.us/>), at which time the Board shall consider the following:

Meeting ID: **898 4047 0735**  
Dial In: **(646) 876-9923**  
Password: **072289**

**ITEM #1 ROLL CALL**

**ITEM #2 APPROVAL OF MINUTES**

- February 23, 2022

**ITEM #3 PUBLIC MEETINGS**

**Continuation of Public Hearing**

**3.1 Case No. 55-2021 312 Hutchinson Boulevard (Section 165.35, Block 2190, Lot 14) in the R1-4.5 Residential District.**

The Applicant is Joseph Fernandez, Architect, acting as the agent for the owner, Diane Bisulca, of 312 Hutchinson Blvd. Applicant is requesting a certificate of appropriateness for the enclosure of the front porch and conversion into a three-season room. The subject property is a single-family residence in the R1-4.5 residential zone. The residence is located across the street from the wooded right of way for the Hutchinson River Parkway.

Project includes the enclosure of the front porch for a new three season room. Applicant has provided examples of the door and windows that will be used for the enclosure of the porch.

**Applicant’s architect, Joseph Fernandez RA, will present at the meeting.**

**SERQA Determination – The ARB confirmed the proposed action as a Type II action at its February meeting.**

**New Public Hearing**

**3.2 Case No. 5 – 2022 33 Orchard Street (Section 165.23, Block 2007, Lot 25) in the R2-4.5 Residential District.**

**The Applicant is Shahin Badaly, PE who is seeking a certificate of appropriateness for the conversion of an existing one-story single-family detached residence to a 2 ½ story two-family detached residence in the R2-4.5 zoning district.**

**The 5,005- sf subject property is located at 33 Orchard Street on the north side of the street approximately 210’ to the west of Westchester Avenue. The property has a depth of 143’ and a width of 35’. The existing structure is a one-story residence with a 10’ driveway on the west side of the house. There is a rear wood deck and asphalt rear yard with brick garage on the rear property line. The adjoining property in the rear also has a garage on its back-property line. There is a 2 ½ story residence to the west and a 1 ½ story to the east.**

**SEQRA Determination:** This action is a “Type II” action based on 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.

**New Public Hearing**

**3.3 Case No. 6 – 2022 455 Bedford Avenue (Section 169.93, Block 4071, Lot 15) in the R2-4.5 Residential District.**

**The Applicant is Carlos Sosa Streber who is representing the owner (Onyx Holdings, Inc.). Applicant is seeking a certificate of appropriateness for the construction of a new 2-story, two-family residence. The 5,000-sf subject property is located at 455 Bedford Avenue. It is located approximately 700’ to the south of East 5<sup>th</sup> Street. The property is close to the end of Bedford Street before it turns south at the surface parking and parking garage for Best Buy. The subject property is vacant with stone walls and a masonry garage at the rear. The property at the back borders a two-level parking garage.**

**Applicant has provided photographs of the site and surrounding properties. An aerial view and rendering of the front view of the proposed 2 family residence has been provided. Plans, brick color, exterior materials, colors and examples of timberline shingles.**

**SEQRA Determination:** This action is a “Type II” action based on 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.

**New Public Hearing**

**3.4 Case No. 9 – 2022 27 Vernon Place (Section 165.32, Block 2050, Lot 10) in the R1-4.5 Residential District.**

**Applicant is requesting to remove slate roof, install ice water shield and replace with G.A.F architectural Timberline Lifetime over the entire roof area. The color will be oyster gray. Applicant should provide catalogue showing the shingles, materials and colors.**

**Reminder to Applicants:**

**Sample of exterior finish materials must be presented at the meeting. Please be advised that approval from the Architectural Review Board does not constitute approval from the Buildings Department. Moreover, no work may be performed until a Building Permit is granted and conspicuously posted at the work site.**

Bob Galvin, AICP  
Planning Administrator

Maria Pace  
Land Use Secretary

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