



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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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, April 27, 2022, at 6:30 PM in the Memorial Room on the Second Floor of City Hall. Applicants and members of the public will be permitted to attend and make public comment via in person attendance. PLEASE NOTE: the meeting will also be livestreamed on the City's Facebook page.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- March 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, Dennis Biscula 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 and materials for the stairs that will be used for the enclosure of the porch.

As requested, the Applicant has provided renderings showing various views of the porch enclosure including the steps, risers, foundation and corners of the porch. Applicant will bring samples of the materials to the ARB meeting.

ARB already has the architect's plans that were previously provided.

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

Continued Public Hearing

3.2 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 has provided information regarding the shingles, materials, colors and costs. Applicant provided a photograph of his residence.

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

3.3 Case No. 14-2022 1 Beechwood Avenue (Section 165.73, Block 4008, Lot 21) located in the Commercial Business (CB) Zoning District.

Ziad Jaber, the owner of the 6,300-sf subject property, is requesting Certificate of Appropriateness for renovation and addition of a third repair bay for the existing auto repair facility at 1 Beechwood Avenue. Applicant received special permit approval from the Planning Board on April 6, 2022.

The Planning Board confirmed the proposed action as a Type II action on November 3, 2021, therefore ending the SEQRA review.

Applicant provided revised plans with changes requested by the Planning Board. These changes include the relocation of the trash enclosure from the front of the property, place a note on the plans providing for video from the security cameras being retained for 60 days, change of chain link fence to wrought iron at rear and along the side of the property, moving the existing sign off of the City r-o-w and submission of a narrative describing traffic circulation. The Applicant has provided landscape screening along Beechwood Avenue and North Columbus Avenue. Landscaping includes 34 boxwood shrubs and 38 perennial plantings plus grass and maintenance of existing trees along the property's street frontage. The proposed site meets the conditions of the special permit.

3.4 Case No 16 – 2022 521 Westchester Avenue (Section 159.79, Block 2010, Lot 16) in the R1.4-5 Residential District

Applicant is Juan Contreas, the owner of the residence. He is represented by Michael DePasquale, Architect. For renovations to the existing two-family residence which will include interior alterations plus a new roof, patio door, entry door, replacement of some windows, exterior painting of façade, and the removal of a dilapidated, non-functioning chimney. He has provided the exterior elevations and photographs of the residence and existing conditions. The Applicant has also provided renderings of the residence post construction.

The Planning Board confirmed that the proposed action was a Type II action not subject to SEQRA review. The Planning Board approved the special permit for the project on April 6, 2022.

3.5 Case No 13-2022 115 South Macquesten Parkway (164.75, Block 1060, Lots 1, 2, 3, 6, 8 & 29) located in the MVW-TOD – HUB Zoning District

The Applicant is the NRP Group, LLC which is seeking a Certificate of Appropriateness for the redevelopment of property at 115 South Macquesten Parkway in the Mount Vernon West Transit Oriented Development HUB zone (MVW-H Zone). The property is located on the east side of South Macquesten Parkway with frontage on Grove Street and South Terrace Avenue. The Applicant is represented by their attorney, Ms. Janet Giris.

Project consists of two residential towers containing a total of 315 residential units, approximately 4,940 sf of commercial space, approximately 1,952 sf of amenity space, together with 291 structure parking spaces and related infrastructure. Project has been designed with the form-based requirements of the MVW zone as a “Tower on Podium” with two residential towers and outdoor courtyard on fourth floor providing open space to the residents of both towers. Tower 1 located at corner of S. Macquesten, and Grove is proposed to be 13 stories with 214 units; Tower 2 to be located along South Terrace is proposed to be 9 stories with 101 units.

Applicant Attorney’s Cover Letter provides information on the Project’s compliance with specified standards which are listed in the Letter. The following material is included: Planning Board’s Negative Declaration closing out its SEQRA review (9/8/21), copy of the Planning Board’s site plan Resolution (11/3/21).

Applicant’s submission also includes:

- **Aerial views of the Project Site,**
- **existing photographs of the property**
- **Set of Architectural drawings**
- **Civil Engineering drawings.**

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