



Architectural Review Board
Department of Planning & Community Development
City Hall - Roosevelt Square
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Shawyn Patterson-Howard
Mayor

Robin Myers
Acting Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

A regular meeting of the Architectural Review Board will be held on, Wednesday, September 21, 2022, at 6:30 PM in the Mayor's Conference Room, Room 107A on the 1st floor of City Hall. 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

- August 24, 2022 Minutes

ITEM #3 PUBLIC MEETINGS

Public Hearings

Continued Public Hearing

3.1 Case No. 25-2022 227 East 5th Street (Section 169.32, Block 4059, Lot 15) in the R2-4.5 zone.

The owner is Mr. Sheldon Sharpe (Sharpe Home Design LLC). His design professional is Christine Broda, Architect. The 0.195 -acre subject property is located on the east side of South Fifth Street between West 3rd Street and West 4th Street.

ARB held this application over from the August meeting and requested that the Applicant's Architect attend. The Board had the following concerns which were communicated to the Applicant:

- The ARB is concerned about using vinyl siding to replace the stucco on a Tudor home. Doing so removes architectural features signature to the Tudor style.
- The ARB suggested maintaining the bay windows which would be an asset to the house

- **The portico is a very nice addition and the windows, 6/6, are in keeping with the house**
- **The ARB would like to see a rendering and image of the selected garage door and light fixtures showing material, color/finish and design**
- **The ARB suggests replacing the asphalt roof with an asphalt roof-style shingle that is designed to mimic slate. The Planning Department provided information in that regard**
- **The ARB has concerns about using a white vinyl railing for the entrance stairs and suggests replacing “in kind”**
- **The ARB suggests contrasts in materials, colors and finishes to retain the character of this style Tudor**

SEQRA Determination – The ARB confirmed that the proposed action was a “Type II” action under SEQRA based on DEC 617.5 (c) (11) .

New Public Hearing

3.2 Case No. 28-2022 58 Burkewood Road (Section 159.80, Block 2032, Lot 10) in the R1-7 zone.

The owner is Mr. & Mrs. Dwight & Kelli Bainbridge. Their design professional is Kim Martelli who is the applicant’s representative. The 11,668-sf subject property is located on the east side of Burkewood Road approximately 50’ from its intersection with Central Parkway in the R1-7 zoning district. The residence is a single-family house.

Applicant is seeking a certificate of appropriateness for proposed Pella windows (wolf gray) at rear and side elevations and expand the rear landing to accommodate proposed exterior door (wolf grey). The rear sconces are existing and will be reused. Plans show the proposed landscaping in the rear yard, bluestone landing (less than 30” above grade) and installation of three cultec chambers for stormwater management. At the rear elevation, the stucco for the reconstruction will match existing paint and the windows will match existing trim color. The two sconces at the rear door will be reused. The stucco and trim for the two new windows on the north side yard elevation will match existing paint.

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 No. 29-2022 17 Darwood Place (Section 165.57, Block 2099, Lot 16) in the R1-7 zone.

The owner and applicant is Mr. Nareshwar Persaud. His design professional is Mark Ederer, PE (Climax Industries). The 6,850-sf subject property is located on the east side of Darwood Place between East Lincoln Avenue to the north and East Sidney Avenue to the south. The property is occupied by a two-story, single-family stucco house and garage in the R1-7 zoning district. The property has 60' of frontage along Darwood Place.

Applicant is seeking a certificate of appropriateness for framing and foundation repairs including window replacement, existing leaded glass windows to be replaced with new thermal glass units with grids to match original windows, existing stucco façade will be repaired to match original throughout the house.

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

3.4 Case No. 30-2022 744 South Third Avenue (Section 169.64, Block 3098, Lot 8) in the Industrial Zone

The owner and applicant is Ms. Sylvia Hazlehurst. Her design professional is Errol McIntosh, RA. The approximately 2,600-sf subject property is located on the northwest corner of Kingsbridge and South Third Street. It is occupied by a two-story brick building which is residential on the second floor and commercial on the first. The building is undergoing renovation. The property is in the Industrial zone.

Applicant is seeking a certificate of appropriateness to renovate the exterior façade of the building. Specifically, Applicant proposes the following scope of work:

- **Installation of (2) new double-hung insulated windows at second floor southside elevation for increased light and ventilation**
- **New metal and glass entrance door frames and side light assemblies at front/east elevation and at corner of the east south elevations to replace existing door (previously removed).**
- **Additionally, along the east elevation repair brick veneer to match existing structure.**
- **New windows to be installed in existing openings with new insulated, weather-tight fixed window assemblies.**
- **Along egress to residential entrance install a new decorative security gate to prevent unwanted access to residential area. Area will be landscaped with seasonal/annual plantings.**

SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (9) *“construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls,”* 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