



Architectural Review Board
Department of Planning & Community Development
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Shawyn Patterson-Howard
Mayor

Robin Myers
Acting Chair

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FOR FEBRUARY 22, 2023

A regular meeting of the Architectural Review Board was held on Wednesday, February 22, 2023 at 6:30 PM in the Memorial Room on the 2nd Floor in Mount Vernon City Hall.

ITEM #1 - ROLL CALL - The Acting Chair, Ms. Robin Myers, called the roll: in addition to the Acting Chair, the following Commissioners were present: Sylvia Woods and Linda Sanchez.

Also attending were Maria Pace, Secretary to the ARB, Deputy Commissioner Marlon Molina, William Hyland, Senior Planner, and U. Nkechi Nwachukwu, land use counsel.

With a quorum present, the Acting Chair opened the meeting at 6:30 PM.

The meeting was live streamed on CMVNY Facebook.

ITEM #2 - APPROVAL OF MINUTES

The January 25, 2023 minutes were approved. Commissioner Woods made a motion to approve the minutes, seconded by Commissioner Sanchez and approved by a vote of 3-0.

Continued Public Hearing

3.1 Case # 40- 2022 - 31 South 14th Avenue (Section 164.84, Block 3015, Lot 29) in the RME-6.75 District.

The Architectural Review Board received an Affidavit of Sign Posting stating that on February 9, 2023, a sign was posted at the site giving notice of the Architectural Review Board's February 22, 2023 meeting. The Board also received photographs showing that the sign posting on the property had been provided with notice of the February 22 meeting.

The Applicant was Mr. Donny McTaggart. Applicant was represented by Mr. Shahin Badaly, PE. The subject property was a 6,313 sf property occupied by a one-family residence located on the south side of South 14th Avenue approximately 340' north of West 2nd Street in the RMF-6.75 zone. The Applicant was seeking a certificate of appropriateness for a horizontal addition to the existing one-family residence and conversion to a two-family residence. Proposed improvements included new windows, doors, steps, brick finish siding, new roofing shingles, masonry foundation partition, and aluminum siding.

Applicant was requested to return with revisions to the set of plans and information on the proposed changes made. Applicant had also been requested to provide samples of the materials for the board members.

SEORA Determination – The ARB confirmed that this was a Type II action at its December 21, 2022 meeting.

The Chair asked what kind of finish would be on the front door.

Mr. Badaly explained that the it would be fiberglass in the same color as shown in the drawing. He also explained that the garage is in the back of the property and he is not asking for a variance as it is not part of the application. The garage is already sided. At one point the applicant received a permit from the Building Department to do work without an addition to the house, but then went ahead and did just that.

DC Molina noted that, while there were a number of objections on the Plan Examiner Report, all had been satisfied.

The Chair indicated that she liked the Therma-Tru door; she then asked about the existing roof and whether some portions need to be redone.

Mr. Badaly indicated that a condition could be added to the approval that the roof be repaired.

After further discussion, the following conditions were proposed:

- **Repave the driveway.**
- **Provide ARB Staff with tear sheets for the doors.**
- **Articulate the freestanding shelter roof above the right door.**
- **Install a new roof on the entire building.**

A motion to approve the application including the four conditions was made by Commissioner Woods, seconded by Commissioner Sanchez and approved by a vote of 3-0.

Meeting Adjournment

There being no other business, the Chair asked for a motion to adjourn the meeting.

Commissioner Woods made a motion to adjourn the meeting, seconded by Commissioner Sanchez and carried by a vote of 3-0.

The meeting was adjourned at 6:54 PM.

**Maria Pace
Land Use Secretary**

**Bob Galvin, AICP
Planning Administrator**