



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

ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
FOR MARCH 23, 2022

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/>).

ROLL CALL The Chair called the roll: In addition to Chairman Humbach, attending, the following Commissioners were present: Robin Myers and Sylvia Woods. Commissioner Sanchez was absent.

Also attending were Marlon Molina, 2nd Deputy Commissioner, Maria Pace, Secretary to the ARB, Bob Galvin, Planning Administrator and U. Nkeichi Nwachukwu, land use counsel.

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

Deputy Commissioner Molina started the live streaming of the meeting.

APPROVAL OF MINUTES

The Chair asked if there were any comments regarding the minutes. There were no comments. With no objection, the minutes of the ARB meeting of February 23, 2022, were approved by a vote of 3 -0.

Continuation of Public Hearing

The Chair read the description of the application: Case No. 55-2021 312 Hutchinson Boulevard (Section 165.35, Block 2190, Lot 14) in the R1-4.5 Residential District.

The Chair indicated that this is a continuation of the public hearing from February. The Applicant is Joseph Fernandez, Architect, acting as the agent for the owner, Dennis 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.

The Chair asked Mr. Fernandez to go through the project.

Mr. Fernandez reviewed the scope of work which included changing the stairs and stoop; the stairs also need to be brought into compliance. He reviewed the photographs but did not share his screen to show the pictures.

Commissioner Woods said that she could not see the photographs and was not at the last meeting when they were first presented.

Commissioner Myers indicated that we spent time at the February meeting providing suggestions, but none have been acted upon.

The Chair stated that it did not look like much has changed. The wrought iron rail is still shown. The windows sketched in the last time, but it is impossible to tell without scale. What is the kind of stairs and materials being proposed to cover the bottom of the stairs as well as the risers? What will you be proposing for the railing along the stairs, and will there be a landing at the top of the stairs?

Commissioners Woods and Myers agreed with the Chair that applicant needs to return with renderings that address the Board's questions.

The owner, Dennis Bisulca, indicated that he had been cut off from the zoom. It looks like it is a cosmetic issue.

The Chair indicated that he should show what is being used as veneer or stucco to cover the stairs. He should also provide samples at the meeting.

The Chair made a motion to adjourn the application to the April meeting and keep the public hearing opened, seconded by Commissioner Myers, and carried by a vote of 3-0.

New Public Hearing

The Chair read the description of the application: Case No. 5 – 2022 33 Orchard Street (Section 165.23, Block 2007, Lot 25) in the R2-4.5 Residential District.

The Chair indicated that 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.

Mr. Badaly described the project indicating that the lot has been in single ownership since 1968. It was deemed developable by the Building Department. The only non-conformity is the lot width. Everything else conforms. He shared his screen showing the site plans and elevations.

Commissioner Myers said that the project was very good looking.

Mr. Badaly indicated that the siding works like vinyl siding. He spoke about the lighting. There is a spotlight at the backyard to light up the backyard and deck. Smaller light fixtures are in the front.

Commissioner Myers said that everything looks good but maybe you could have a little more interest with the windows.

Mr. Badaly said that the windows are a little more modern but fit in with the neighborhood.

Commissioner Woods asked about the driveway.

Mr. Badaly indicated the driveway which is 10' wide.

Commissioner Woods asked if the house is being torn down.

Mr. Badaly said that only the back part of the house is being taken down.

Commissioner Myers said that there may be water in the backyard. It could be an underground stream, etc.

Mr. Badaly thanked Commissioner Myers for the information and said that he would investigate especially since he lives in the neighborhood.

Commissioner Woods indicated the building is going from a single-story to 2 ½ story multi-family. Does it need any additional approvals?

Mr. Badaly indicated that the Plan Examiner's Report states that no zoning variances are required.

The Chair asked if there was any public comment. There being none, he made a motion to close the public hearing, seconded by Commissioner Myers and carried by a vote of 3-0.

The Chair asked if the Board was ready to approve.

Commissioner Myers made the motion to approve the application for 33 Orchard Street, seconded by the Chair, and carried by a vote of 3-0.

New Public Hearing

The Chair read the description of the application: Case No. 6 – 2022 455 Bedford Avenue (Section 169.93, Block 4071, Lot 15) in the R2-4.5 Residential District.

The Chair indicated that 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 5th 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.

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.

Mr. Carlos Streber described the project. 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. He is proposing a new two-family residence. He shared his screen and showed photographs of the site and surrounding properties. He also showed an aerial view and rendering of the front view of the proposed 2 family residence. He showed the plans, brick color, exterior materials, colors and examples of timberline shingles.

Commissioner Myers asked about lighting.

Mr. Streber indicated the lighting is at the garage level and is under the soffit above the garage.

The Chair asked if there were any other questions by the Commissioners. They indicated that they had no further questions. Both Commissioners Woods and Myers indicated that they liked the look of the house.

The Chair asked if there was any public comment. There was none. Commissioner Woods made a motion to close the public hearing, seconded by Commissioner Myers, and carried by a vote of 3-0.

Commissioner Woods made a motion to approve the application for 455 Bedford Avenue, seconded by Commissioner Myers, and carried by a vote of 3-0.

New Public Hearing

The Chair read the description of the application: Case No. 9 – 2022 27 Vernon Place (Section 165.32, Block 2050, Lot 10) in the R1-4.5 Residential District.

The Chair stated that the Applicant, Mr. Courtney Bryant, 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 catalogue showing the shingles, materials and colors.

Mr. Bryant described his request. He needs to replace the existing roof which is leaking. His neighbors in the areas have the same problems and need to replace their roofs.

Commissioner Myers asked was it an original slate roof?

Mr. Bryant stated that he needs to replace the roof rather than patching it up. He has already made repairs to the roof, but it continues to leak.

Commissioner Woods supported Commissioner Myers comments about maintaining slate roofs.

The Chair stated that the Board does not look at cost as a reason to replace slate shingles. He asked how the other Commissioners felt?

Commissioner Myers indicated that it is always a concern with a shingle roof.

The Chair indicated that contractors often recommend tearing off tile or slate and replace with asphalt shingles. Slate and tile leak at the joints but proper maintenance would help prolong the roof.

Mr. Bryant indicated that there is still a supply chain issue in getting materials.

There was no public comment.

Commissioner Woods made a motion to have applicant return at next meeting and provide samples and several choices, seconded by Commissioner Myers, and carried by a vote of 3-0.

Commissioner Woods recommended that Mr. Bryant keep the color the same and look at more roofing options.

Commissioner Myers suggested that Mr. Bryant get several estimates.

The Chair asked if there was any new business. There being none, he asked for a motion to adjourn. Commissioner Woods made a motion to adjourn, seconded by Commissioner Myers and carried by a vote of 3 – 0.

The meeting was adjourned at 7: 55 PM

Maria Pace
Secretary to the Planning Board

Bob Galvin, AICP
Planning Administrator

Bob Galvin, AICP
Planning Administrator

Maria Pace
Land Use Secretary

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