



**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 April 27, 2022**

A regular meeting of the Architectural Review Board was held on Wednesday, April 27, 2022, at 6:30 PM in the Memorial Room on the Second Floor of City Hall.

**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 not present.**

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

With a quorum present, the Chair opened the meeting at 6:50 PM.

Deputy Commissioner Molina started the live streaming of the meeting.

**APPROVAL OF MINUTES**

Chair asked if there were any comments regarding the minutes. There were no comments. With no objection, the minutes of the ARB meeting of March 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 a public hearing. 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 and materials for the stairs that will be used for the enclosure of the porch.**

**The Chair indicated that the applicant has provided renderings showing various views of the porch enclosure including the steps, risers, foundation and corners of the porch. Applicant has provided samples of the materials to the ARB meeting. The ARB already has the architect's plans that were previously provided.**

**The Chair asked the architect to review the renderings with the Board.**

**Mr. Fernandez, the Architect, showed the renderings on an easel for the board members. He went through the sample materials and described the porch enclosure, the treatment of the steps, risers and foundation which match the corners of the porch enclosure. He also reviewed the new white railing going up the stairs and around the landing at the top of the stairs. He also showed the foundation landscape on the renderings.**

**The Chair asked if there were any questions from the Commissioners.**

**Commissioner Woods asked if there were any lights in front of the house?**

**Mr. Fernandez indicated there are lights inside the porch which provide lighting to the stairs and outside.**

**Mr. Bisulca, the owner, also explained that there is low level lighting outside.**

**There were no further questions from the board members.**

**The Chair asked if there was any public comment. There was none. He then asked for a motion to close the public hearing and approve the application for 312 Hutchinson Blvd.**

**Commissioner Woods made a motion to close the public hearing and approve the application, seconded by Commissioner Myers and carried by a vote of 3-0.**

### **Continued 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** indicated that the 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.

**The Applicant** explained that he and his contractor had looked at a more architectural shingle. He showed the board the new proposed shingles and color.

**The Chair** reviewed several factors relating to the application. The Board should consider that a number of roofs on the block have already been converted to shingle roofs; the design of the house has a relatively flat roof which is high off the ground and not so apparent visually.

The other members of the board agreed with the Chair and indicated that they were ready to approve the application.

**The Chair** asked if there was any public comment. There being none, he asked for a motion to close the public hearing and approve the application to install the new shingle roof.

**Commissioner Woods** made a motion to close the public hearing and approve the application, 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. 14-2022 1 Beechwood Avenue (Section 165.73, Block 4008, Lot 21) located in the Commercial Business (CB) Zoning District.

**The Chair** indicated that Ziad Jaber, the owner of the 6,300-sf subject property, is requesting a 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 Chair** indicated that the Planning Board confirmed the proposed action as a Type II action on November 3, 2021. Therefore, ending the SEQRA review.

**The Chair** introduced the architect for the project, Mr. Carlos Sosa Streber.

**Mr. Streber** provided revised plans with changes requested by the Planning Board. He reviewed the changes which included 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 plans provide 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. There will also be an irrigation system for the landscaping in the front. He described the building's stucco façade and provided the color samples. He also showed the lighting and fixtures proposed and the enclosure materials for the trash enclosure.**

**The Chair asked if there were any questions from the board members.**

**Commissioner Myers asked if the property was on a corner?**

**Mr. Streber indicated it is at the intersection of Beechwood and North Columbus Avenue with the railroad tracks at the rear.**

**Commissioner Woods asked about the entrance and egress from the site?**

**Mr. Streber explained that the circulation is not changing. Traffic is two-way on Beechwood.**

**The Chair asked if there was any public comment. There being none, he asked for a motion to close the public hearing and approve the application.**

**Commissioner Myers made a motion to close the public hearing and approve the application, seconded by Commissioner Woods, and carried by a vote of 3-0.**

### **New Public Hearing**

**The Chair read the description of the application: Case No 16 – 2022 521 Westchester Avenue (Section 159.79, Block 2010, Lot 16) in the R1.4-5 Residential District**

**The Chair stated that the Applicant is Juan Contreras, the owner of the residence. Anthony Nanna of Michael DePasquale, Architects and Planners represents the applicant. The project consists of 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. Architect 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 Chair read the 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.**

**The Chair introduced the architect, Mr. Anthony Nanna and asked him to explain the project.**

**Mr. Nanna showed the photographs of the residence and the plans. He said that the house needs lots of work. It is set back from the road and there is no side or back yard. They are proposing to replace the leaking roof with new asphalt shingle roof. They will be painting the house white,**

replacing windows, putting a porch off the living room and changing from 2 door garage to one door garage.

**The Chair** asked if the board members had any questions.

**Commissioner Woods** asked if an SUV could fit in the garage?

**Mr. Nanna** indicated that yes, an SUV would fit in the garage. He also indicated that there are two exits on the second floor, one to the second floor and one to the first-floor apartment. They will be adding an exterior door.

**Commissioner Myers** recommended a shed roof over the entry doorway. Also consider exterior lighting over the door and over the archway. She asked what is happening with the driveway?

**Mr. Nanna** indicated that they will be placing paving, gravel or Belgian block along the side of the driveway.

**Commissioner Myers** asked about landscaping?

**Mr. Nanna** said not yet, but they plan on doing this. Applicant wants to fix the exterior first and get into the house.

**The Chair** stated that he would like a rendering including the recommendations to provide to the board members.

**The Chair** asked if there was any public comment. There being none, he asked for a motion to close the public hearing and approve the application with conditions.

**Commissioner Myers** made a motion to close the public hearing and approve the application with the following conditions: *revised plan showing the Board's recommendations including details on exterior wall light sconces around the archway door, patio doors and above the new entry door, shed roof over entry door, cobble harbor stone walkway from patio along driveway to new first floor entrance, and existing driveway to remain gravel. Note on the plan in the area of the driveway indicating "that the driveway, patio and landscaping to be determined and filed under separate building permit at a later date.* The motion was seconded by Commissioner Woods and carried by a vote of 3-0.

**Mr. Galvin, the Planning Administrator,** indicated that staff would provide the revised plans to each of the board members.

### **New Public Hearing**

**The Chair read the description of the application: 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 Chair indicated that this is a new public hearing. He stated that 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.**

**The Chair continued with the description of the project. The 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.**

**The Chair asked the commissioners if they had any questions.**

**Commissioner Myers asked if the electrical wires could be buried.**

**Mr. Jonathan Gertman, the VP for the NRP Group indicated that the overhead wires will be buried and is a condition of the Planning Board approval.**

**The Chair asked if there were any additional questions from the board members. The Chair then asked if there was any public comment. There being none, he asked for a motion to close the public hearing and approve the application.**

**Commissioner Myers made a motion to close the public hearing and approve the application, seconded by Commissioner Woods, and carried by a vote of 3-0.**

**The Chair asked if there was any new business. There being none, he asked for a motion to adjourn.**

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

**The meeting was adjourned at 7: 54 PM**

**Maria Pace  
Secretary to the Planning Board**

**Bob Galvin, AICP  
Planning Administrator**