



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

Robin Myers
Chair

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FOR FEBRUARY 25, 2026

A regular meeting of the Architectural Review Board was held on Wednesday, February 25, 2026 at 6:30 PM in the Memorial Room on the 2nd Floor in Mount Vernon City Hall.

ITEM #1 - ROLL CALL – Commissioner Riley called the roll; in addition to Commissioner Riley, Commissioners Sylvia Woods and Linda Sanchez were present. Chair Robin Myers arrived after the start of the meeting.

Also attending were Assistant Planning Commissioner Lukas Herbert, Senior Planner William Hyland, Maria Pace, Land Use Boards Secretary, and Karl Scully, Land Use Counsel.

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

The meeting was live streamed on CMVNY Facebook.

ITEM #2 APPROVAL OF MINUTES

- **January 28, 2026 Minutes**

At the request of Commissioner Riley, the minutes for January 28, 2026 were tabled until the March 25 meeting.

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 – ARB-25-16: 90 Overhill Road (Section 159.82, Block 2152, Lot 3) in the R1-7: Single Family Residence District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on February 9, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s February 25, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner is Peter Nguyen, represented by Joseph Sultana, the lead design professional. The subject property is on Overhill Road, in the R1-7: Single Family Residence District. The Applicant is requesting a certificate of appropriateness for as-built changes to the exterior walls and façade of an existing single-family residence, including windows, dormers, roof fascia boards, roofing shingles, entry steps at the rear yard and the façade base above grade.

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) “*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*”, ending the SEQRA process.

Mr. Joseph Sultana, the lead design professional, explained that he had sat down with the contractor and owner to review the ARB’s comments from the January 28 meeting and focus on the façade of the house so that it looks more like a Tudor. The side of the house was pulled forward and the dormer was built out and redesigned. They are keeping the interior wall but will be building it out with stucco. The window will be deeper and accentuated with wood trim.

Mr. Sultana stated that these were all the adjustments to be made. He also added that the landscaping was not updated but could be with the addition of native plants and/or trees.

The Chair then made a motion to approve the application, seconded by Commissioner Riley, and approved by a vote of 4-0.

Continued Public Hearing

3.2 – ARB-24-54: 248 North Terrace Avenue (Section 165.53, Block 1090, Lot 8) in the RMF-10: Multifamily Residence District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on February 6, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s

February 25, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner is Rafael Hernandez, represented by Carlos Sosa Streber, the lead design professional. The subject property is on North Terrace Avenue, in the RMF-10: Multifamily Residence District. The Applicant is requesting a certificate of appropriateness for a proposed renovation of the existing 2-story, single-family residence.

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) “*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*”, ending the SEQRA process.

Mr. Carlos Sosa Streber, the lead design professional, reviewed the plans that include landscaping, and provided samples of the roof and stucco (lariat color).

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

New Public Hearing

3.3 – ARB-26-1: 27 Beach Street (Section 164.83, Block 3002, Lots 5 & 8) in the I: Industrial District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on January 23, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s February 25, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner is 23-27 Beach Street Realty LLC, represented by Shahin Badaly, the lead design professional. The subject property is on Beach Street, in the I: Industrial District. The Applicant is requesting a certificate of appropriateness to construct a 2-story concrete industrial building on the property, as well as a new driveway paving for off-street parking and landscaping. The proposed building will serve as a heavy equipment/auto repair storage facility on the first floor and a parking garage on the second floor. The project will involve building over an existing foundation structure that was completed two decades ago without ever constructing a full building.

SEQRA – The proposed action is an Unlisted action pursuant to SEQRA. The Planning Board declared its intention to serve as Lead Agency at the November 5, 2025 Planning Board Meeting and made a Negative Declaration pursuant to SEQRA at its December 3, 2025 Meeting, ending the SEQRA process.

Mr. Shahin Badaly, the lead design professional, explained that a new building is proposed on a lot that currently has just a foundation. The first floor will be for storage, and there will be two lights in the front along with lights in the back. A landscaping plan has also been submitted.

The Chair asked what the profile of the brick is.

Commissioner Riley then suggested that a red or red/brown brick would look better than a light color.

The Chair suggested that a traditional brick veneer be used rather than an aggregate, since it would better complement the neighboring buildings.

Commissioner Riley then requested that a rendering be submitted with the red brick color. The applicant was then asked to come back to the March 25 meeting with the rendering.

New Public Hearing

3.4 – ARB-26-2: 402 South Third Avenue (Section 169.23, Block 3114, Lot 27) in the RMF-6.75: Multifamily Residence District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on February 9, 2026, a sign was posted at the site giving notice of the Architectural Review Board's February 25, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today's meeting.

The owner is Karl Balthazar, represented by Ana Soto Fedigan, as well as Kristen Abruzzese, the lead design professional. The subject property is on South Third Avenue, in the RMF-6.75: Multifamily Residence District. The Applicant is requesting a certificate of appropriateness to repair and patch the exterior façade of the existing 3-story 3-family dwelling and replace all the existing windows.

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) “*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*”, ending the SEQRA process.

Ms. Ana Soto Fedigan, the lead design professional, explained that the current three-family building would be renovated, the stucco redone, and the windows replaced in-kind. The kitchen and bathroom will also be renovated. The color scheme will match the current color, with a brown color for the trim to match the existing trim. One gutter will also be replaced.

Commissioner Riley expressed concern with the color of the window trim and suggested that the factory-painted color remain, since painting the gutters could result in a situation where the paint does not stick to the metal

The Chair recommended that the gutter color and trim should match.

Ms. Fedigan then said that brickwork will be repaired as needed.

Commissioner Riley asked about the awnings.

Ms. Fedigan replied that the metal awning with wood and keeping the columns.

The Chair asked if Ms. Fedigan could get a metal awning in brown, instead of using a wood awning.

Ms. Fedigan then said she would do a metal awning to match the trim, with the railing to remain black.

The Chair then recommended that the façade of the building as well as all the brickwork should be power washed all around and repainted. She also asked if there were lights above the door and if the walkway was concrete.

Ms. Fedigan responded “yes” to both questions.

Commissioner Riley asked if there was a landscape plan.

Ms. Fedigan said no, but there had been hedges on the property prior to 2012 and they could add some plantings.

Commissioner Riley suggested talking to the owner and come back with a landscape plan. This would be a good opportunity to add medium sized trees.

After some discussion, the ARB requested the following conditions:

- **Applicant shall not paint the replacement rain gutters; trim to be painted to match new factory finished brown gutters.**
- **All brick must be power washed and repointed to match exterior mortar.**
- **The replacement awning shall be solid metal, not corrugated.**
- **ARB recommends that the applicant discuss with the homeowner if landscaping will be a part of the scope of this project. If homeowner agrees that landscaping should be changed, a new landscaping plan using native plants must be submitted, with the applicant to reappear before the ARB for approval.**

Commissioner Woods then made a motion to approve the application with the conditions, seconded by Commissioner Riley, and approved by a vote of 4-0.

New Public Hearing

3.5 – ARB-26-4: 48 Ridgeway Street (Section 159.79, Block 2006, Lot 7) in the R1-7: Single Family Residence District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on February 10, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s February 25, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been provided with notice of today’s meeting.

The owner is Deidre Collins, represented by Shahin Badaly, the lead design professional. The subject property is on Ridgeway Street, in the R1-7: Single Family Residence District. The Applicant is requesting a certificate of appropriateness to legalize the existing open porch. The plan is for the porch to be enclosed to create a new insulated sunroom, that will be constructed with wood partition and finished with stucco.

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) “*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*”, ending the SEQRA process.

Mr. Kevin Munene, representing Mr. Shahin Badaly as the lead design professional, explained that the owner is trying to legalize the house, as the porch was enclosed before the current owner purchased it.

Land Use Counsel asked if the porch meets the dimensional requirements.

Mr. Munene also stated that the owner no longer wants the garage as it is too expensive to replace. Instead, the owner wants to create space for parking with landscaping.

Commissioner Riley then recommended that the owner makes sure there is turnaround space for vehicles.

After further discussion, the aesthetics of the sunroom to be legalized were approved by the ARB as submitted. The ARB also stated that the Building Department shall confirm that the existing improvements to be legalized will conform with the building code.

The ARB also agreed that the fence can be replaced if variances are granted by the Zoning Board.

Commissioner Woods then made a motion to approve the application, seconded by Commissioner Sanchez, and approved by a vote of 4-0.

Commissioner Woods then made a motion to adjourn the meeting, seconded by Commissioner Sanchez, and approved by a vote of 4-0.

The meeting was adjourned at 8:10 pm.

Lukas Herbert, AICP
Assistant Commissioner of Planning

Maria Pace
Land Use Secretary