



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

Robin Myers
Chair

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

FEBRUARY 25, 2026

A work session of the Architectural Review Board will be held on Wednesday, February 25, 2026 at 6:00 PM in the Memorial Room on the second floor of Mount Vernon City Hall. The regular meeting of the Architectural Review Board will be continued at 6:30 PM on February 25, 2026. Applicants and members of the public will be permitted to attend and make public comments via in person attendance.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- January 28, 2026 Minutes

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.

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.

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.

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.

New Public Hearing

3.4 – 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.

**Lukas Herbert, AICP
Assistant Commissioner of Planning**

**Will Hyland
Senior Planner**

**Maria Pace
Land Use Secretary**

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