



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

MEETING AGENDA

ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING

MARCH 25, 2026

A work session of the Architectural Review Board will be held on Wednesday, March 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 March 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
- February 25, 2026 Minutes

ITEM #3 PUBLIC MEETINGS

New Public Hearing

3.1 – ARB-25-35: 500 East Sanford Boulevard (Section 169.42, Block 4078, Lot 2.101) in the CB: Commercial Business Zoning District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 13, 2026, a sign was posted at the site giving notice of the Architectural Review Board's March 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 Doug Ramsay, represented by Jun Zhang and JD Design, the lead design professional. The subject property is on East Sandford Boulevard, in the CB: Commercial Business District. The Applicant is requesting a certificate of appropriateness for an exterior sign package for the new Fun City Adventure Park tenant, replacing the former Bed, Bath & Beyond tenant, that includes the following four (4) signs: one over the storefront facing East Sandford Boulevard, one over the attached parking garage also facing East Sandford Boulevard, one atop the tower in the commercial complex facing East Sandford Boulevard, and one on the wall facing the Hutchinson River Parkway, in line with the other signage for the businesses included in the existing East Sandford Boulevard commercial complex.

SEQRA – The proposed action is a Type II action based on 6 NYCRR 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore ending the SEQRA process.

New Public Hearing

3.2 – ARB-26-9: 20 South West Street (Section 164.67, Block 1057, Lot 16) in the Mount Vernon West TOD MVW-H Zoning District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 9, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 Joseph Apicella of Macquesten Station Takeover LLC, represented by Lawless & Mangione Architects & Engineers, the lead design professional. The subject property is on South West Street in the Mount Vernon West TOD MVW-H Zoning District. The Applicant is requesting a certificate of appropriateness to construct a 13-story tower on podium, mixed-use building with 100 residential units, 2,635 sq. ft. of commercial space with seven parking spaces and a 48,810 square foot parking garage with 73 residential spaces.

SEQRA – The proposed action is an Unlisted action pursuant to SEQRA. The SEQRA review of the application will be conducted by the City Council as a component of the Expedited Review process for Site Plan Review.

New Public Hearing

3.3 – ARB-26-8: 155 Union Avenue (Section 165.79, Block 3158, Lot 18) in the NB: Neighborhood Business District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 10, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 Cobilco Realty LLC, represented by Carlos Sosa Streber as well as by Peter Klein, the lead design professional. The subject property is on Union Avenue, in the NB: Neighborhood Business District. The Applicant is requesting a certificate of appropriateness to place 2 new exterior wall signs, on the front and one side of the building façade.

SEQRA – The proposed action is a Type II action based on 6 NYCRR 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore ending the SEQRA process.

New Public Hearing

3.4 – ARB-25-45: 366 Hawthorne Terrace (Section 165.41, Block 2124, Lot 2) in the R1-4.5: Single Family Residence District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 11, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 Rose Luanguisa, represented by Tom Abillama, the lead design professional. The subject property is on Hawthorne Terrace, in the R1-4.5: Single Family Residence District. The Applicant is requesting a certificate of appropriateness to make a series of alterations to the existing 2-story, single-family residence, including an alteration of the front platform, an alteration of the existing sidewalk to align with the updated entry configuration, installation of a new concrete handicap ramp on the south side of the building to enhance accessibility, the addition of a railing to the existing rear porch for safety and consistency with the home’s architectural character, new pavement of the driveway to improve visual quality and durability,

and the installation of new awnings to the side and rear facades to provide weather protection and introduce a visually balanced exterior element.

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

3.5 – ARB-26-3: 759-767 South Columbus Avenue (Section 169.56, Block 3138, Lot 1) in the I: Industrial District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 10, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 South Columbus Realty LLC, represented by Danny Porco. The subject property is on South Columbus Avenue, in the I: Industrial District. The Applicant is requesting a certificate of appropriateness to improve the exterior to an existing Dunkin Donuts building and associated signage.

SEQRA – The proposed action is a Type II action based on 6 NYCRR 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore ending the SEQRA process.

New Public Hearing

3.6 – ARB-26-5: 759-767 South Columbus Avenue (Section 169.56, Block 3138, Lot 1) in the I: Industrial District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 10, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 South Columbus Realty LLC, represented by Danny Porco. The subject property is on South Columbus Avenue, in the I: Industrial District. The Applicant is requesting a

certificate of appropriateness for the removal of the existing MID (Main Identification Display) sign and the installation of a new MID sign at the above-referenced property in accordance with current Mobil/Exxon brand standards and corporate signage requirements.

SEQRA – The proposed action is a Type II action based on 6 NYCRR 617.5(c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls*”, therefore ending the SEQRA process.

New Public Hearing

3.7 – ARB-26-7: 408-412 South Seventh Avenue (Section 169.38, Block 3063, Lots 3 & 6) in the RMF-6.75 Multifamily Residence Zoning District.

The Architectural Review Board has received an Affidavit of Sign Posting stating that on March 14, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s March 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 Nelson Berroa of 404-414 SOUTH 7TH LLC and is represented by Mr. Shahin Badaly, the lead design professional. The applicant is requesting a Certificate of Appropriateness to construct six new three-story attached dwelling unit townhouses in one structure on the combined existing vacant lots.

The subject property is 10,553 square feet, is located on South Seventh Avenue, and is located in the RMF-6.75: Multifamily Residence Zoning District.

SEQRA – The proposed action is an Unlisted action pursuant to SEQRA. The Planning Board assumed the role of Lead Agency and conducted the SEQRA review, which resulted in a Negative Declaration issued on March 4, 2026, 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