



Architectural Review Board
Department of Planning & Community Development
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Shawyn Patterson-Howard
Mayor

Robin Myers
Chair

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FOR JANUARY 28, 2026

A regular meeting of the Architectural Review Board was held on Wednesday, January 28, 2026 at 6:30 PM in the Memorial Room on the 2nd Floor in Mount Vernon City Hall.

ITEM #1 - ROLL CALL - Chair Robin Myers called the roll; in addition to the Chair, Commissioners Sylvia Woods, Linda Sanchez and Buzz Riley were present.

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, the Chair opened the meeting at 6:30 PM.

The meeting was live streamed on CMVNY Facebook.

ITEM #2 APPROVAL OF MINUTES

- **October 15, 2025 Minutes**
- **November 19, 2025 Minutes**

The minutes of October 15, 2025 and November 19, 2025 were reviewed and approved. Commissioner Sanchez made a motion to approve them, seconded by Commissioner Riley, and approved by a vote of 4-0.

ITEM #3 PUBLIC MEETINGS

Continued Public Hearing

3.1 – ARB-25-35: 38 Farrell Avenue (Section 165.82, Block 4027, Lot 46) in the R2-4.5: Two Family Residence Zoning District.

The Architectural Review Board received an Affidavit of Sign Posting stating that on November 6, 2025, a sign was posted at the site giving notice of the Architectural Review Board’s January 28, 2026 meeting. The Board also received photographs showing that the sign posting on the property was provided with notice of today’s meeting.

The owner is Denise Taylor, represented by Dennis Douglas, the lead design professional. The subject property is on Farrell Avenue, in the R2-4.5: Two Family Residence District. The Applicant is requesting a certificate of appropriateness for the reconstruction of a previously collapsed garage at the rear yard of a site containing an existing 2 ½ story residence. The reconstructed garage will be in kind with the size and materials of the original garage.

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. Wilton Jarrett, representing Dennis Douglas, the lead design professional, explained that there were three items that needed to be addressed: the gutter system, roof color and type, and drainage system for the garage. For the gutter system, an 8” x 8” wing system was created to accommodate the water and prevent leaking. Regarding the slate roof, it will be replaced in kind in the same grey shade to complement the existing roofing system. The drainage system includes a rain box to contain the water.

Commissioner Riley asked where the water is being drained and what system will be used.

Mr. Jarrett stated that new construction drainage will be added to the current system and will accommodate the water from the garage from the down spout.

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

New Public Hearing

3.2 – 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 January 7, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s January 28, 2026 meeting. The Board also received photographs showing that the sign posting on the property was 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 design professional for this project, explained that this was his first time at an ARB meeting as other staff from his office attended prior meetings to represent the owner. He said that he wanted to explain where the project is at now, and how it got to this point, and what can be done to move the project forward. He explained that the owner wanted a complete overhaul of the exterior, to be completed within a short time span. He explained that the walkways will be in bluestone; the windows will be replaced; the garage will be moved; and the eaves will be extended.

Commissioner Riley offered suggestions on how to improve the design of the exterior, since many of the defining features of this type of house had been stripped away in the course of the work that has taken place to date. Specifically, he recommended adding more timer elements to the front of the house, as well as adding more texture to the design. The plans should also be revised to only include native plants. Boxwood shrubbery is shown, which should be removed.

After some discussion, the ARB recommended that the applicant return with a more comprehensive plan to the February 25 meeting.

New Public Hearing

3.3 – 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

January 5, 2026, a sign was posted at the site giving notice of the Architectural Review Board’s January 28, 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, representing the owner, explained that they intend to renovate the one-family home, but the landscaping will remain the same.

The Chair then asked Mr. Sosa-Streber if he brought any samples for the ARB to review.

Mr. Sosa-Streber stated that he had samples, but someone had taken them.

The Chair explained that all applicants need to provide samples otherwise the ARB would not be able to review the application. She then advised him to come back to the next ARB meeting on February 25 with the requested samples.

The ARB then discussed moving the meeting dates of April 22 and July 22 to April 29 and July 29 due to conflicts with the Zoning Board meetings during those months. The ARB agreed to both date changes.

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

The meeting was adjourned at 7:15 pm.

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

**Maria Pace
Land Use Secretary**