



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

JANUARY 28, 2026

A work session of the Architectural Review Board will be held on Wednesday, January 28, 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 January 28, 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

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

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 has 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 has been 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.

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 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.

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.

**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**