



**Architectural Review Board**  
**Department of Planning & Community Development**  
City Hall - Roosevelt Square  
Mount Vernon, New York 10550-2060  
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Shawyn Patterson-Howard  
Mayor

John Humbach  
Chair

**MEETING AGENDA**

**ARCHITECTURAL REVIEW BOARD**

**PUBLIC MEETING**

A regular meeting of the Architectural Review Board will be held on, Wednesday, February 23, 2022, at 6:30 PM via ZOOM (<https://zoom.us/>), at which time the Board shall consider the following:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81166674981?pwd=OGdlb0p4YXBBa2N0SWVFRi90dDUwZz09>

Meeting ID: **811 6667 4981**

Dial In: **(646) 876-9923**

Password: **181121**

**ITEM #1 ROLL CALL**

**ITEM #2 APPROVAL OF MINUTES**

- January 26, 2022

**ITEM #3 PUBLIC MEETINGS**

**New Public Hearing**

**3.1 Case No. 2 - 2022 1 Bradford Road (Section 165.66, Block 2204, Lot 1&4) located in the Planned Adjacent Park (PAP) Zoning District**

On October 27, 2021, the City Council voted to adopt an amended Planned Adjacent Park (PAP) zoning district as well as SEQRA Findings and a Negative Declaration.

As a result of the City Council's SEQRA review, the Findings Statement addressed certain activities at the subject property including a formerly proposed daycare center, outdoor storage and commercial vehicle parking as well as specifying other site plan requirements.

**The City Council conducted a coordinated SEQRA review that included comments from Westchester County and the City of Mount Vernon Planning Board. The Council issued a Negative Declaration closing out the SEQRA review and adopted a Findings Statement.**

**Planning Board reviewed the site plan application and approved the site plan on December 8, 2021. The applicant is now before the ARB requesting a certificate of appropriateness for the renovation of an existing two-story building to support its corporate headquarters and additional “non-affiliated” tenant office space.**

**Subject property is 3.108 acres (155,092 sf) located at 1 Bradford Road at its intersection with Wilson Woods Road. The subject property has a vacant, deteriorated 2-story building on the premises which has been vacant for some time. The property is also overgrown and surrounded by Westchester County's Wilson Woods Park. The existing building would be expanded by adding a new third story penthouse. A new 1,200 square foot accessory building is also proposed in the southwest corner of the Site. The Applicant proposes to add 146 parking spaces where formerly 131 spaces were proposed. Two loading spaces are being provided at the rear of the building.**

**In the penthouse, there will be private offices, restrooms, open area cubicles, kitchenette/lunch area and green space on roof. The parking lot in the front will be improved with concrete curbs and landscaped islands to add greenery. The blacktop will be reinstalled in the parking areas. An ornamental black metal fencing will be installed in the front area of the property. Black chain link fencing will be installed in rear area; lighting will be installed in the parking area. The useable open space is estimated to be 28,652 sf or 19 percent of the total site. Applicant is working with the County to increase tree plantings on the County property and create safe pedestrian crossings from the neighborhood into the park including improvements at the trestle.**

### **New Public Hearing**

#### **3.2 Case No. 55-2021 312 Hutchinson Boulevard (Section 165.35, Block 2190, Lot 14) in the R1-4.5 Residential District.**

**The Applicant is Joseph Fernandez, Architect, acting as the agent for the owner, Diane Biscula of 312 Hutchinson Blvd. Applicant is requesting a certificate of appropriateness for the enclosure of the front porch and conversion into a three season room. The subject property is a single-family residence in the R1-4.5 residential zone. The residence is located across the street from the wooded right of way for the Hutchinson River Parkway.**

**Project includes the enclosure of the front porch for a new three season room. There will be a new entry door to this room and new knee walls will be installed under the new windows in the existing porch. There will be a new stair landing at the front door.**

**SEQRA Determination – The proposed action is a “Type II” action under SEQRA based on DEC 617.5 (c) (12) "*construction or expansion of a single family, a two-family or a three-family residence on an approved lot .....*” therefore, ending the SEQRA process.**

**Reminder to Applicants:**

Sample of exterior finish materials must be presented at the meeting. Please be advised that approval from the Architectural Review Board does not constitute approval from the Buildings Department. Moreover, no work may be performed until a Building Permit is granted and conspicuously posted at the work site.

Bob Galvin, AICP  
Planning Administrator

Maria Pace  
Land Use Secretary

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