



City Planning Board
Department of Planning & Community Development
City Hall - Roosevelt Square
Mount Vernon, New York 10550-2060
(914) 699-7230

Shawyn Patterson-Howard
Mayor

Darryl Selsey
Chair

**PLANNING BOARD
WORK SESSION and
MEETING
FEBRUARY 4, 2026**

AGENDA

**REVISED ON
FEBRUARY 4, 2026**

**CONSIDERATION OF THE PROPOSED SETTLEMENT STIPULATION
UNDER ITEMS 5 & 6 ARE ADJOURNED AND WILL NOT BE PLACED ON A
FUTURE AGENDA**

A regular meeting of the City Planning Board will be held on Wednesday, February 4, 2026, at 6:30 PM in the Memorial Room on the 2nd floor of Mount Vernon City Hall. The Planning Board Work Session will be held on Tuesday, February 3, 2026 at 6:30 PM on Zoom and the City's livestream.

Applicants and members of the public will be permitted to attend and make public comments via in-person attendance and Zoom.

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- December 3, 2025
- January 7, 2026

ITEM #3 ADMINISTRATIVE ITEMS

3.1 Case No. PB-25-15: 136 East Third Street (Section 165.79, Block 3157, Lot 12 in the NB: Neighborhood Business Zoning District.

The owner is 136 E. Third Street Holdings and is represented by Mr. Vladimir Levin, the lead design professional. The applicant was requesting for an existing 2 bay garage currently operating as a car detail shop to be utilized in part as a 1 bay car repair space. The subject property is 10,773 square feet, is located on East Third Street, and is located in the NB: Neighborhood Business Zoning District.

A draft resolution, with conditions regarding information for the proposed repair of the sidewalk, was requested at the Planning Board Meeting on January 7, 2026. The Board should now vote on to determine whether that application is ready for final approval.

3.2 Case No. PB-25-5: 27 Beach Street (Section 164.83, Block 3002, Lots 5 & 6) in the I: Industrial District.

The owner is 23-27 Beach Street Realty LLC and is represented by Mr. Shahin Badaly, the lead design professional. The applicant is requesting a Site Plan and Special Permit Approval 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 subject property is 6,692 square feet, is located on Beach Street, and is located in the I: Industrial Zoning District.

A resolution has been prepared as requested for the Planning Board, who should now vote to determine whether the application can receive final approval.

ITEM #4 PUBLIC HEARINGS

Continued Public Hearing

4.1 Case No. PB-25-3: 408 South Seventh Avenue (Section 169.38, Block 3063, Lots 3 & 6 in the RMF-6.75: Multifamily Residence Zoning District.

Regarding public notice, the Board previously received proof of mailing, proof of publication in the Journal News, and proof of initial sign posting for the application.

An Affidavit of Sign Posting stating that on January 9, 2026, a sign was posted at the site giving notice of the Planning Board's February 4, 2026 meeting. The Board also received photographs showing that the sign posting on the property provided 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 Site Plan Approval 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

declared Lead Agency at its December 3, 2025 Meeting.

ITEM 5: EXECUTIVE SESSIONS

5.1 Executive Session under Section 105(d) of NY Public Officers Law regarding current litigation involving Bronxville Field Club

~~The Board should make a motion to go into executive session to discuss this matter with City and Special Land Use / Litigation Counsel.~~

ITEM 6: ADMINISTRATIVE ITEMS

6.1 Consideration of a draft resolution authorizing settlement of current litigation involving Bronxville Field Club

~~The Board should discuss and consider voting on the draft resolution.~~

Note: Work Sessions will be open to the public but closed to public participation subject to the Open Meetings Law, [Section 105 of New York State Public Officers Law, Article 7].

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

Upcoming Dates

- **Tuesday, March 3, 2026 at 6:30 pm - work session of the Planning Board**
- **Wednesday, March 4, 2026, at 6:30pm – regular meeting of the Planning Board**

James Rause, Planning Commissioner

Lukas Herbert, Assistant Commissioner of Planning

cc: Shawyn Patterson-Howard, Mayor

Building Department

Corporation Counsel

City Clerk