



**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  
JANUARY 7, 2026**

**AGENDA**

A regular meeting of the City Planning Board will be held on Wednesday, January 7, 2026, at 6:30 PM in the City Council Chambers, on the 2<sup>nd</sup> floor of Mount Vernon City Hall. The Planning Board Work Session will be held on Tuesday, January 6, 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**

- September 9, 2025
- October 8, 2025
- November 5, 2025

**ITEM #3 PUBLIC HEARINGS**

**Continued Public Hearing**

**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.**

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 December 24, 2025, a sign was posted at the site giving notice of the Planning Board's January 7, 2026 meeting. The Board also received

photographs showing that the sign posting on the property provided notice of today's meeting.

The owner is 136 E. Third Street Holdings and is represented by Mr. Vladimir Levin, the lead design professional. to allow 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.

**SEQRA- The proposed action is an Unlisted action pursuant to SEQRA. The Planning Board should determine if they intend to serve as Lead Agency for the application.**

### **Continued Public Hearing**

#### **3.2 Case No. PB-24-2: 55 Pondfield Parkway (Section 159.71, Block 2253, Lot 1) in the R1-7: Single Family Residence 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.

The Board also received an Affidavit of Sign Posting stating that on December 18, 2025, a sign was posted at the site giving notice of the Planning Board's January 7, 2026 meeting. The Board also received photographs showing that the sign posting on the property has been updated providing notice of today's meeting.

The owner is MAD Real Properties, LLC and is represented by John Iannacito, AIA. The applicant is requesting a Subdivision Approval to subdivide the existing 20,000-square foot lot into two parcels of 10,000 square feet each and demolish the existing residence. The applicant eventually plans to construct two new single-family residences on the newly divided lots (Parcel 1 and Parcel 2).

The subject property is 20,000 square feet, is located on located on Pondfield Parkway off of Douglas Place and is located in the R1-7: Single Family Residence Zone.

**SEQRA- The proposed subdivision is an Unlisted action under SEQRA. The Planning Board voted to declare Lead Agency for this application at the June 5, 2024 Planning Board meeting.**

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**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, February 3, 2026 at 6:30 pm - work session of the Planning Board**
- **Wednesday, February 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