



**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

**MEETING MINUTES  
PLANNING BOARD  
REGULAR MEETING  
For January 7, 2026**

A regular meeting of the City Planning Board was held on January 7, 2026 beginning at 6:30 PM in City Council Chambers on the 2<sup>nd</sup> floor of City Hall. Applicants and members of the public were permitted to attend and make public comments via in-person attendance and Zoom.

The Chair asked the staff to start the live streaming of the meeting on Facebook. The Chair read the meeting notice into the record then indicated that the roll call was the first item on the agenda.

**ITEM #1 ROLL CALL**

The Chair called the roll; in addition to Chairman Darryl Selsey were the following Commissioners: Ms. Vivien Salmon, Mr. Jamael Thompson, Mr. Frank Trolio, Mr. Charles Whites, and Ms. Helene Njenga (arrived after start of meeting).

Also attending were Lukas Herbert, Assistant Planning Commissioner, Maria Pace, Land Use Boards Secretary, Will Hyland, Senior Planner, and Karl Scully, Land Use Counsel.

The Chair indicated that a quorum was present and opened the meeting at 6:30 pm.

**ITEM #2 APPROVAL OF MINUTES**

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

**The Chair** asked the Commissioners if they had an opportunity to review the meeting minutes of September 9, 2025, October 8, 2025, and November 5, 2025. With no further changes, Commissioner Whites made a motion to approve the minutes for September, October, and November 2025, seconded by Commissioner Salmon, and carried by a vote of 5-0.

### **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.

**SEORA- The proposed action is an Unlisted action pursuant to SEORA. The Planning Board declared its intent to serve as Lead Agency at the December 3, 2025 meeting.**

**Mr. Vladimir Levin**, the design professional, explained that there is an existing floor drain and no contaminants in the sewer system.

**The Chair** asked if cars were being washed at the other location in Pelham.

**Mr. Jason Rudolph**, the applicant, explained that cars are washed in Pelham, but will not at the 136 E. 3<sup>rd</sup> St. location.

**The Chair** then noted that the sidewalk is in bad shape and asked what will be done to correct that.

**Mr. Rudolph** stated that someone was supposed to look at the sidewalks to determine what work needs to be done.

**The Chair** then made a motion that the Planning Board should serve as lead agency for this application, seconded by Commissioner Njenga, and approved by a vote of 6-0.

**Asst. Commissioner Lukas Herbert** then reviewed the questions in the EAF, Part 2.

**The Chair** made a motion to adopt the Negative Declaration, seconded by Commissioner Whites, and approved by a vote of 6-0.

**The Chair** then made a motion to close the public hearing, seconded by Commissioner Whites, and approved by a vote of 6-0.

**The Chair** then made a motion requesting that a draft resolution be prepared, including language regarding the sidewalk repair, for the February 4 meeting, seconded by Commissioner Salmon, and approved by a vote of 6-0.

### **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 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.

**Chair Selsey** recused himself from further discussion of the application, per the request of the neighbors of 55 Pondfield Road. The Planning Board then designated Commissioner Whites as Acting Chair.

**Mr. Mark Blanchard**, the owner's attorney, stated that he submitted a rebuttal letter this

afternoon in response to the opposition letter that was received January 5 from the neighbors' attorney.

Mr. Hennessey, the attorney for the neighbors, stated that he submitted a letter on January 5 asking that the Planning Board review all parts of the application, not just the original request for subdivision approval. He stated that the demolition of the current home, the blasting of the bedrock, and other elements must be considered when reviewing the project.

The Chair then asked if there were any public comments but limited it to only providing new information.

Ms. Joanne Zach said that three environmental studies that were originally identified as necessary to evaluate the project were never completed and argued that they are needed to determine how bedrock removal, renovation, stormwater, etc. will be properly addressed.

Other neighbors expressed concern about valid SEQRA determination regarding the bedrock as well as the environmental studies that should be done, asking that approval be deferred until the studies are reinstated. Mold and mildew and asbestos issues were also raised as concerns with the proposed demolition.

Mr. Blanchard stated that all elements of compliance with the Building Department as well as New York State requirements have been met.

Mr. Phil Geraci said that he heard lots of things that aren't true and that there has been a lack of transparency. He also felt that it is unethical to not think and consider how approval of the application will impact the neighbors.

Mr. Blanchard stated that the demolition of the current home will not impact Hunts Woods.

Commissioner Whites expressed that the Planning Board has given great thought to this application.

Mark and Debbie Baumann reiterated the same concerns as their neighbors. Mr. Baumann expressed concern about the amount of toxic mold in the house and said it would be irresponsible to approve the demolition permit as it presents a health concern to both the neighbors and workers.

Asst. Commissioner Herbert then read into the record comments provided by Mr. Vincent Ferrandino.

Commissioner Whites then asked Asst. Commissioner Herbert what the next steps are to

close the public hearing.

**Asst. Commissioner Herbert** advised that the Board needs to review the SEQRA EAF, Parts 2 and 3, which were prepared by staff in advance.

**Commissioner Njenga** then made a motion to accept the EAF, Parts 2 and 3 as prepared by staff seconded by Commissioner Salmon and approved by a vote of 6-0.

**Commissioner Njenga** then made a motion to adopt a Negative Declaration, seconded by Commissioner Thompson, and approved by a vote of 6-0.

**Commissioner Whites** then made a motion to close the public hearing, seconded by Commissioner Njenga, and approved by a vote of 6-0.

**Commissioner Whites** asked if the Planning Board commissioners had an opportunity to review the draft resolution for this application; they said they had. He then asked Asst. Commissioner Herbert to read the resolution into the record.

**Asst. Commissioner Herbert** then read the draft resolution into the record in full.

**Commissioner Thompson** then made a motion to approve the resolution as written, seconded by Commissioner Njenga, and approved by a vote of 6-0.

**Commissioner Whites** then made a motion to adjourn the meeting, seconded by Commissioner Trolio, and approved by a vote of 6-0.

The meeting ended at 8:07 PM.

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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

City of Mount Vernon  
Planning Board Meeting Minutes

Meeting Date  
January 7, 2026

cc: Shawyn Patterson-Howard, Mayor  
Building Department  
Corporation  
Counsel  
City Clerk