



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
APRIL 8, 2026**

AGENDA

A regular meeting of the City Planning Board will be held on Wednesday, April 8, 2026, at 6:30 PM in the Mayor's Conference Room, Room 107A, on the 1st floor of Mount Vernon City Hall. The Planning Board Work Session will be held on Wednesday, April 8, 2026 at 6:00 PM in the Mayor's Conference Room directly before the regular meeting.

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

The work session and meeting will be streamed live on the following services:

Facebook: <https://www.facebook.com/mountvernonny>

YouTube: <https://www.youtube.com/@CMVNYTV/streams>

ITEM #1 ROLL CALL

ITEM #2 APPROVAL OF MINUTES

- March 4, 2026

ITEM #3 ADMINISTRATIVE ITEMS

3.1 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.

The owner is Nelson Berroa of 404-414 SOUTH 7TH LLC and is represented by Mr. Shahin Badaly, the lead design professional. The applicant was requesting a Site Plan Approval to construct six new three-story attached dwelling unit townhouses in one structure on the combined existing vacant lots.

A draft resolution with conditions regarding revised plans that show 6 foot high solid sound dampening walls between the roof terraces, granite curbing along the entire frontage of the property, and that a percolation test to be performed to ensure the proposed subsurface stormwater treatment devices will properly function was requested at the Planning Board Meeting on March 4 , 2026. The Board should now vote on to determine whether that application is ready for final approval.

ITEM #4 PUBLIC HEARINGS

New Public Hearing

4.1 Case No. PB-26-1: 550 North Columbus Avenue (Section 165.25, Block 2037, Lot 31 in the R1-4.5: Single Family Residence Zoning District.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on March 23, 2026, notice was mailed to property owners within a 500-foot radius of the site;

An Affidavit of Sign Posting stating that on March 24, 2026, a sign was posted at the site giving notice of the Planning Board’s April 8, 2026 meeting. The Board also received photographs showing that the sign posting on the property provided notice for today’s meeting.

Proof of publication was submitted showing that notice was published in the Journal News on March 20, 2026, and on March 23, 2026.

The owner is the Sinai Free Synagogue and is represented by Demetrios A. Comodromos, RA, the lead design professional. The applicant is requesting a Special Permit Approval in order to operate a New York State Section 4410 Special Education Preschool program, to serve children with disabilities. The program is currently fully licensed as a daycare by New York State Office of Children and Family Services (OCFS). The nonprofit organization operating the program with funding from the New York State Education Department, Rising Ground, intends to lease existing classroom space from Sinai Free Synagogue as currently configured and permitted under the existing Certificate of Occupancy. No construction, renovations or alterations to the building or classroom spaces are proposed, with the existing spaces to be used as is. The subject property is located on North Columbus Avenue in the R1-4.5: Single Family Residence Zoning District.

SEQRA Determination- The proposed action appears to be a Type II action based on 617.5(c)(10) *“routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.”*

New Public Hearing

4.2 Case No. PB-26-3: 21 East Prospect Avenue (Section 165.62, Block 1136, Lot 20 in the DB: Downtown Business Zoning District.

Regarding public notice, the Board has received:

An Affidavit of Mailing stating that on March 23, 2026, notice was mailed to property owners within a 500-foot radius of the site.

An Affidavit of Sign Posting stating that on March 25, 2026, a sign was posted at the site giving notice of the Planning Board's April 8, 2026 meeting. The Board also received photographs showing that the sign posting on the property provided notice for today's meeting.

Proof of publication was submitted showing that notice was published in the Journal News on March 25, 2026, and on March 27, 2026.

The owner is JPMorgan Chase Bank and is represented by Matt Checca, the lead design professional. The applicant is requesting a Site Plan Special Permit Approval to redevelop a portion of the approximately 2.1-acre parcel with certain site improvements and to convert a portion of an existing one-story masonry building on the property into a bank, a new Chase Bank branch that will include three (3) walk-up ATMs. The proposed project will be taking the place of the existing Rite Aid pharmacy that previously operated on site, a higher-intensity retail use with greater delivery activity and peak-hour customer volumes than the proposed bank branch would bring in. It additionally involves the repaving of six existing parking stalls adjacent to the branch, reconstructing concrete sidewalks to provide compliant accessible routes, and upgrading the lighting on site to be compliant and consistent with necessary ADA and City lighting requirements. The subject property is located on East Prospect Avenue in the DB: Downtown Business Zoning District.

SEQRA Determination- The proposed action appears to be a Type II action based on 617.5(c)(18) *“reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4.”*

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

- **Wednesday, May 6, 2026 at 6:00 pm - work session of the Planning Board**
- **Wednesday, May 6, 2026, at 6:30pm – regular meeting of the Planning Board**

James Rausse, Planning Commissioner

Lukas Herbert, Assistant Commissioner of Planning

cc: Shawyn Patterson-Howard, Mayor

Building Department

Corporation Counsel

City Clerk