



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 February 4, 2026**

A regular meeting of the City Planning Board was held on February 4, 2026 beginning at 6:30 PM in City Council Chambers on the 2nd 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, and Mr. Charles Whites.

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

- December 3, 2025
- January 7, 2026

The Chair made a motion to table the minutes of December 7, 2025 and January 7, 2026, to the February 4, 2026 meeting, seconded by Commissioner Whites, and approved by a vote of 4-0.

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 is requesting a special permit approval 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 prepared as requested by the Planning Board and reviewed at the meeting.

Commissioner Whites made a motion to approve the resolution, seconded by Commissioner Thompson, and approved by a vote of 4-0.

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 in the I: Industrial Zoning District.

A resolution for a site plan and special permit was prepared as requested by the Planning Board and reviewed at the meeting.

The Chair made a motion to approve the resolution, seconded by Commissioner Whites, and approved by a vote of 4-0.

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 was received 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.

Mr. Shahin Badaly, the design professional for the project, explained that the parking was increased with one outdoor space per tenant. He also included plantings rather than erecting a fence; the plantings will include azaleas and tall grass. Small lights will be installed in the front with flood lights in the back.

Commissioner Salmon asked if there was any striping for the parking spots.

Mr. Badaly said that there will be parallel parking striping.

Chair Selsey commented that it would be more desirable to have a patio or deck included so tenants can access outdoor space. He also requested that a percolation test be done.

Mr. Badaly said that he would provide a more robust landscaping plan as well as order a percolation test.

Chair Selsey said that a condition of approving the application is the percolation test and also advised that the ARB should determine if a roof top terrace rather than individual balconies would be more appropriate.

The application was then adjourned to the March 4, 2026 meeting.

The Chair then advised the Planning Board that, going forward, work sessions will now precede the Planning Board meetings. Work sessions will no longer be conducted via Zoom to comply with the requirement for in-person attendance under the New York State Open Meetings Law and applicable City legislation.

The Chair then made a motion to adjourn the meeting, seconded by Commissioner Whites, and approved by a vote of 4-0.

The meeting ended at 7:24 PM.

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, March 4, 2026, at 6:00 pm – work session & 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