



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
MARCH 4, 2026**

AGENDA

A regular meeting of the City Planning Board will be held on Wednesday, March 4, 2026, at 6:30 PM in City Council Chambers on the 2nd floor of Mount Vernon City Hall. The Planning Board Work Session will be held on Wednesday, March 4, 2026 at 6:00 PM in City Council Chambers 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

- December 3, 2025
- January 7, 2026
- February 4, 2026

ITEM #3 ADMINISTRATIVE ITEMS

3.1 Case No. PB-24-6: 6-8 Mount Vernon Avenue (Section 165.69, Block 1068, Lots 4 & 6) in the MVW-C TOD Zoning District.

The owner is Orchaim Tam, representing 6-8 Mount Vernon Ave Ltd. and is represented by Mr.

Errol McIntosh, the lead design professional. The applicant was requesting a Site Plan Approval for the construction of a proposed 5 ½ story, mixed-use building, along with 32 proposed parking spaces to be contained in lifts on one of the two proposed lots for development.

A draft resolution with conditions regarding revised plans that include a paved bump-out area, a landscape plan and planting schedule with native noninvasive plants only, and an erosion and construction staging plan was requested at the Planning Board Meeting on July 16, 2025. The Board should now vote on to determine whether that application is ready for 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 February 13, 2026, a sign was posted at the site giving notice of the Planning Board’s March 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.

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, April 8, 2026 at 6:00 pm - work session of the Planning Board**
- **Wednesday, April 8, 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