

[REDACTED]

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**From:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh

**Sent:**

Wednesday, September 6, 2023 12:30 PM

**To:**

Lee Ellman;Christine Carney

**Subject:**

FW: Council Action Required - 221-223 Buena Vista Avenue

**Attachments:**

PETITION.Final.w.Exhibits.pdf

[REDACTED]

[REDACTED]

Jim

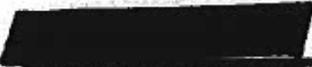
Jim Cavanaugh

Acting Commissioner, Planning and Development

City of Yonkers

914-377-6651

[REDACTED]



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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 7, 2023 8:36 PM  
**To:** Christina Gilmartin; Lee Ellman  
**Cc:** Christine Carney  
**Subject:** RE: Journal News reporter writing an update about the Target store coming to Cross County Center



Alexandra Bisesi

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Friday, September 8, 2023 10:07 AM  
**To:** Lee Ellman  
**Cc:** Christine Carney  
**Subject:** MGM

[REDACTED]

[REDACTED]

Thanks

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[REDACTED]

[REDACTED]

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Monday, September 11, 2023 10:35 AM  
Lee Ellman  
FW: SEQRA/Project Review for Bond Resolution

Lee,

[REDACTED]

Jim

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Monday, September 11, 2023 10:46 AM  
**To:** Lee Ellman  
**Cc:** Dider Monteiro;Christine Carney  
**Subject:** FW: Planning Board/ 407 Saw Mill River Road

[REDACTED]

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651  
[REDACTED]

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Monday, September 11, 2023 10:53 AM  
**To:** Christine Carney; Lee Ellman  
**Cc:** Dider Monteiro  
**Subject:** RE: Planning Board/ 407 Saw Mill River Road

[REDACTED]

Thanks

Jim



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**From:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh

**Sent:**

Tuesday, September 12, 2023 10:56 AM

**To:**

Lee Ellman

**Subject:**

FW: REVISION AND TIME CHANGE - REAL ESTATE COMMITTEE MEETING

**Attachments:**

DOC064.pdf



Jim

[Redacted]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Tuesday, September 12, 2023 10:59 AM  
**To:** Lee Ellman; Mary Alice Brady; Sam Borrelli; James Gibbons  
**Subject:** RE: Notification to Municipality (2132 Central Park Ave)

[Redacted]

[Redacted]

Jim

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 14, 2023 10:50 AM  
**To:** Lisa Reyes;Lee Ellman  
**Cc:** Christina Gilmartin  
**Subject:** RE: Please add me

[REDACTED]

Jim



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**From:**  
**Sent:**  
**To:**  
**Subject:**



Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Thursday, September 14, 2023 10:56 AM  
Lee Ellman  
RE: 76 Rutland

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[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 14, 2023 11:56 AM  
**To:** Shannon Imbraguglio; Lee Ellman  
**Subject:** Brancato

[REDACTED]

Thanks

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651  
[REDACTED]

**From:**  
**Sent:**  
**To:**  
**Cc:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Friday, September 15, 2023 9:27 AM  
Lee Ellman  
Mary Alice Brady  
RE: Application Referral: 127 S. Terrace Avenue, Mount Vernon, NY

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Monday, September 18, 2023 10:06 AM  
**To:** Lee Ellman  
**Subject:** MGM

[REDACTED]

Thanks

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[REDACTED]

[Redacted]

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Tuesday, September 19, 2023 10:10 AM  
**To:** Lee Ellman;Denise Egiziaco  
**Subject:** RE: AHO

[Redacted]

Jim

**From:**  
**Sent:**  
**To:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Tuesday, September 19, 2023 11:06 AM  
Lee Ellman  
RE: ZBA reports

Jim

[Redacted]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 20, 2023 9:39 AM  
**To:** Lee Ellman  
**Cc:** Caitriona Harley;Christine Carney  
**Subject:** FW: Nelson pope meetings on woodworth scoping

[Redacted]

Thanks  
Jim

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 20, 2023 4:47 PM  
**To:** Lee Ellman  
**Cc:** Martha Soto  
**Subject:** RE: vacation REQUEST

[REDACTED]

[REDACTED]

[REDACTED]

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**From:**  
**Sent:**  
**To:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Wednesday, September 20, 2023 6:18 PM  
Lee Ellman  
RE: LANDMARKS

[REDACTED]

Thanks  
Jim

[REDACTED]



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**From:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh

**Sent:**

Thursday, September 21, 2023 10:57 AM

**To:**

Denise Egiziaco;Lee Ellman;Caitriona Harley

**Subject:**

RE: Jeni Wallace



Thanks

Jim

**From:**  
**Sent:**  
**To:**  
**Cc:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Thursday, September 21, 2023 2:38 PM  
Lee Ellman  
Anthony Landi  
RE: Omid Dallal - CAC Strategies

[Redacted]

[Redacted]

[Redacted]

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Friday, September 22, 2023 10:30 AM  
**To:** Lee Ellman  
**Cc:** Anthony Landi  
**Subject:** RE: Omid Dallal - CAC Strategies

[Redacted]

Jim

[Redacted]

1

[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Monday, September 25, 2023 3:34 PM  
**To:** Caitriona Harley;Lee Ellman  
**Cc:** Anthony Landi;Bianca Abraham;Sam Borrelli  
**Subject:** RE: Omid Dallal - CAC Strategies

[REDACTED]

[REDACTED]

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[REDACTED]

[REDACTED]

---

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 27, 2023 1:25 PM  
**To:** Lee Ellman;'Jim Surdoval'  
**Cc:** Leo Torres;Andy Maniglia;Chris Lynch;Christine Carney;Alain Natchev  
**Subject:** RE: Bridgewater South Drawings

[REDACTED]

Thanks

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[REDACTED]

[REDACTED]

---

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 27, 2023 1:56 PM  
**To:** Bianca Abraham;Caitriona Harley;Lee Ellman  
**Cc:** Anthony Landi;Sam Borrelli  
**Subject:** RE: Omid Dallal - CAC Strategies

[REDACTED]

Jim



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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 27, 2023 2:30 PM  
**To:** Bianca Abraham;Caitriona Harley;Lee Ellman  
**Cc:** Anthony Landi;Sam Borrelli  
**Subject:** RE: Omid Dallal - CAC Strategies



Jim

[Redacted]

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Wednesday, September 27, 2023 2:44 PM  
**To:** Lee Ellman;Anthony Landi  
**Subject:** RE: Electric Owl Holdings, LLC SEQR EAF Documentation

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[Redacted]

[Redacted]

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 28, 2023 8:14 AM  
**To:** Lee Ellman  
**Cc:** Anthony Landi;Dominic Micka;'john. glv';Chris DeSantis  
**Subject:** RE: Electric Owl Holdings, LLC SEQR EAF Documentation

[Redacted]

Jim



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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 28, 2023 4:04 PM  
**To:** Lee Ellman  
**Subject:** RE: Until Oct 4th Re: 10/11/2023 Planning Board Meeting Materials Referral



[REDACTED]

**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 28, 2023 4:40 PM  
**To:** Lee Ellman  
**Subject:** RE: 900 North Broadway

[REDACTED]

[REDACTED] some thoughts on my end.

[REDACTED]

It starts by defining spot zoning as singling out a small parcel of land for a use classification that is different from the surrounding area for the benefit of the owner of said property and to the detriment of others. The comes to your proposal. The proposal does not fit the purpose of housing goals set out by the City, County and State. Nor is it a detriment to others. The proposed use is residential multi-family, which is exactly what is already to the area.

Reading up, I only become more convinced this does not even come close to the definition of spot zoning.

We can certainly look at any impact upon Intervenor Gardens, though a first glance that appears minimal. You can see 900 North Broadway once you are inside the garden.

With so we make it a right turn in and right turn out if need be.

parking. There would need to be a covenant to make sure it stays in compliance with our senior parking ratio in the zoning ordinance. Our ordinance does not speak to the income limits on senior housing, so that cannot be used as a factor.

Units and Buttar. That's a policy decision for our elected officials, and right now at the State, County and City level we want housing. We implement policy on that, not determine it.

If you feel you have a conflict on this because you are a neighbor, we can pass it off. Let me know.

Jim

Jim Cavanaugh  
Acting Commissioner, Planning and Development  
City of Yonkers  
914-377-6651

[REDACTED]

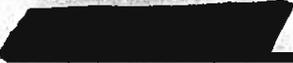
[REDACTED]

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**From:** Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
**Sent:** Thursday, September 28, 2023 4:42 PM  
**To:** Lee Ellman  
**Subject:** RE: Until Oct 4th Re: 10/11/2023 Planning Board Meeting Materials Referral

[REDACTED]

Jim



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**From:**  
**Sent:**  
**To:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Friday, September 29, 2023 1:14 PM  
Christine Carney;Lee Ellman  
RE: Absence



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**From:**  
**Sent:**  
**To:**  
**Subject:**

Jim Cavanaugh <Jim.Cavanaugh@yonkersny.gov> on behalf of Jim Cavanaugh  
Friday, September 29, 2023 2:30 PM  
Lee Eilman  
RE: Case 23-018 10 Romaine Ave

Jim