

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL
ADOPTING THE ENVISION MOUNT VERNON COMPREHENSIVE PLAN**

WHEREAS, the City of Mount Vernon has the authority and responsibility to undertake comprehensive planning in the City and to regulate land use for the purpose of protecting the public health, safety, and general welfare of its citizens; and

WHEREAS, in 2022, recognizing the need to update the 1968 Comprehensive Plan, and in accordance with New York General City Law (“GCL”) Section 28-a, the City Council appointed a Comprehensive Plan Advisory Committee (“Committee”), comprised of a diverse group of community stakeholders, for the purposes of assisting City staff (including the Department of Planning and Community Development) and a consultant team with preparing a new Comprehensive Plan for the City entitled Envision Mount Vernon (“Comprehensive Plan”); and

WHEREAS, following an extensive community engagement process, which involved numerous conversations with the community, meetings, working sessions, interviews, roundtables, public workshops, and digital engagement, the Committee, City Planning staff, and the City’s consultant team prepared a draft Comprehensive Plan; and

WHEREAS, the City Council is appreciative of its Planning staff and consultants’ efforts, and is also grateful to the Committee and the Mount Vernon community-at-large for participating in the planning process; and

WHEREAS, a copy of the Comprehensive Plan can be viewed in the office of the City Clerk, or online at: <https://www.envisionmtvernon.com>; and

WHEREAS, the adoption of the Comprehensive Plan is classified as a Type I Action (“Proposed Action”) under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 (“SEQRA”); and

WHEREAS, the Proposed Action will not require permits and approvals from any other local, regional, State, or Federal agencies prior to adoption and coordinated SEQRA review is, therefore, not required; and

WHEREAS, on September 24, 2025, the City Council designated itself as Lead Agency for the review of the Comprehensive Plan under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1); and

WHEREAS, the City Council, together with its consultants and City Planning staff, initially prepared Parts 1 and 2 of the Full Environmental Assessment Form in support of the adoption of the Comprehensive Plan (collectively, “EAF”); and

WHEREAS, City Planning staff and the City Council’s consultants assisted the City Council in its preparation and review of the EAF; and

WHEREAS, pursuant to Section 28-a(6)(a) of the GCL, on September 24, 2025, the City Council referred the Comprehensive Plan to the City of Mount Vernon Planning Board for its review and recommendation prior to its adoption; and

WHEREAS, pursuant to Section 28-a(6)(b) of the GCL, and Section 239-m of the New York General Municipal Law (“GML”), on September 24, 2025, the City Council referred the Comprehensive Plan to the Westchester County Planning Board; and

WHEREAS, City Planning staff and the City Council’s consultants presented a draft of the Comprehensive Plan at a meeting of the Westchester County Planning Board on October 7, 2025; and

WHEREAS, the City Planning Board discussed the Comprehensive Plan at its meeting on October 8; and

WHEREAS, the City Council conducted a duly noticed Public Hearing for the draft Comprehensive Plan on October 8, 2025 at 7:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

WHEREAS, the City Council conducted a duly noticed continued Public Hearing for the draft Comprehensive Plan on October 14, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

WHEREAS, by letter dated October 21, 2025, the Westchester County Planning Board, among other things, applauded the City’s efforts to update the Comprehensive Plan, and provided certain comments for the Council to consider as it finalizes the Plan and works toward its implementation, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

WHEREAS, the Westchester County Planning Board also commended the City for the numerous recommendations that are consistent with the County Planning Board’s long-range planning policies, and for engaging in significant community and stakeholder outreach throughout the process; and

WHEREAS, the Westchester County Planning Board further expressed that it is “encouraged that the City is considering a comprehensive rewrite of the zoning code following the adoption of this Plan;” and

WHEREAS, by Memo dated October 27, 2025, the City Planning Board recommended adoption of the Comprehensive Plan, and offered comments on the

Comprehensive Plan, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

WHEREAS, the City Council carefully considered all the oral and written comments on the Comprehensive Plan, and worked together with City Planning staff and its consultants to revise the Comprehensive Plan to address certain comments as the Council deemed appropriate; and

WHEREAS, on October 30, 2025, the City Council posted an updated draft Comprehensive Plan on the City’s website; and

WHEREAS, the City Council conducted a duly noticed continued Public Hearing for the updated draft Comprehensive Plan on November 10, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

WHEREAS, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

WHEREAS, the City Council, together with City Planning staff and its consultants, and in compliance with its duties under SEQRA as Lead Agency, has carefully reviewed and considered the entire record of the Proposed Action, including the draft Comprehensive Plan, all materials submitted and comments received, the EAF, the County Planning Board recommendations, and the City Planning Board recommendations, which when considered together, constitute the record which serves as the basis for a SEQRA determination, and has prepared Part 3 of the EAF, including the EAF Part 3 Supplement, dated November __, 2025 (“EAF Supplement”), which contains the City Council’s analysis of the Proposed Action as compared to the SEQRA criteria determining significance (6 NYCRR Section 617.7(c)) and its reasoned determination as to the effects of the Proposed Action on the environment; and

WHEREAS, on _____, the City Council determined that the adoption of the Comprehensive Plan would not have significant adverse environmental impacts and issued a Negative Declaration related to the SEQRA determination; and

WHEREAS, the City Council believes that the Comprehensive Plan positions the City with the best opportunity to address foreseeable challenges, recognize new opportunities, protect the environment, and foster a vibrant economy, while preserving and improving the quality of life for its residents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the Envision Mount Vernon Comprehensive Plan; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM

Assistant Corporation Counsel

Council Person

THIS RESOLUTION
ADOPTED BY CITY COUNCIL

President

Attest:

City Clerk

APPROVED

APPROVED
Dept. _____

Date

By
Mayor