



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2328 – Fax: (914) 665-3522

Stephanie Vanderpool
Commissioner

Cranson D. Johnson
Deputy Commissioner

September 17, 2025

Honorable City Council Members
City of Mount Vernon,
Mount Vernon, New York 10550

(Through the Office of the Mayor)

Amended
Hudson Greenwich, LLC
545 So. Fulton Ave
Mount Vernon, NY
169.40-4088-8

Dear Honorable City Council Members:

Re: Amendment to Section 1 of Ordinance No. 16 adopted September 10, 2025 as follows

I am requesting to amend Section 1 of Ordinance No. 16 adopted September 10, 2025 as follows: The Comptroller is hereby authorized and directed to issue a refund/credit to be satisfied in Budget Code A1964-492 in the amount of \$441.66 (2024 County Tax Levy).

If this meets the approval of your Honorable Body, would you kindly have the necessary legislation enacted.

Sincerely,


Stephanie Vanderpool

Commissioner of Assessment
City-Hall One Roosevelt Square
Mount Vernon, NY 10550
Email: SVanderpool@mountvernonny.gov
P (914) 665-2325 Fax (914) 665-3522
Cc: office file

SEP 10 2025

16

**AN ORDINANCE AUTHORIZING THE REFUND
OF TAXES PAID ON AN INCORRECTLY ASSESSED
PROPERTY PURSUANT TO RPTL SECTION 550**

Whereas, in correspondence dated September 9, 2025, the Commissioner of the Department of Assessment has formally requested authorization for the Comptroller of the City of Mount Vernon to issue refunds for overpaid taxes on the subject property for the 2024 and 2025 tax years; and

Whereas, pursuant to the Real Property Tax Law (RPTL) Section 550, the City of Mount Vernon recognizes that an error in an essential fact occurred in the assessment of a certain property, which was incorrectly assessed with improvements although the property was vacant; and

Whereas, such error resulted in an incorrect assessed valuation of \$3,600, rather than the correct assessed valuation of \$1,300, for the tax years 2024 and 2025; and

Whereas, the property owner, relying upon the Comptroller's Office and Infotaxonline, paid in full the 2024 and 2025 City and County tax bills, as well as the 2024 Mount Vernon School District taxes and the first installment of the 2025 School District taxes; and

Whereas, the application for correction of the error (Form RP-556) was duly submitted and approved by the Executive Director of Westchester County, thereby validating the entitlement of the property owner to a refund of overpaid taxes; and

Whereas, the City of Mount Vernon is responsible for refunding the excess City and County tax levies, and the Mount Vernon School District is responsible for refunding the excess School District tax levies, based on the corrected assessed valuation of \$1,300; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

Section 1. Authorization of Refunds – City of Mount Vernon and County of Westchester. The Comptroller of the City of Mount Vernon is hereby authorized and directed to issue refunds for overpaid taxes on the subject property for the 2024 and 2025 tax years, as follows:

- 2024 City Tax Levy: **\$1,152.90**
- 2025 County Tax Levy: **\$441.66**
- 2025 City Tax Levy: **\$1,194.40**
- 2025 County Tax Levy: **\$400.16**

Section 2. Authorization of Refunds – Mount Vernon School District. The Mount Vernon School District is hereby authorized and directed to issue refunds for overpaid school tax levies on the subject property for the 2024 and 2025 tax years, as follows:

- 2024 School Tax Levy: **\$2,200.41**
- 2025 School Tax Levy: **\$2,278.41**

Section 3. Verification Procedures. The Assessor's Office and the Comptroller's Office shall implement and maintain additional verification procedures to prevent the recurrence of errors in assessment related to vacant property and improvements.

Section 4. Funding. Funding for this refund shall be disbursed from Budget Line A1964.492 (Tax Cert Refunds).

Section 5. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/10/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

Councilperson

THE ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk