

Tanesia:

Please confirm receipt and enter my comments below for the record and distribute to the City Council. A copy is also being sent to the New York State Department of State:

President and Members of the City Council:

First, let me say that this proposed Code Enforcement Program appears to be a step in the right direction for the City, as it is long, long overdue. However, I have several questions/comments regarding same:

1) The New York State Department of State gave the City two (2) full months to respond to its April 15, 2024 critique of the Building Department. Yet, this proposed Code Enforcement Program was unveiled by the Mayor in her letter of August 14, 2024 more than three (3) weeks ago. Now, the public is required to respond within three (3) business days? Why is the period for the public to comment so short? Many residents were not aware of last week's public hearing and, given the length and breadth of the proposed Program's content, more time should have been allotted to comment.

2) New York State's critique contained many more issues to be addressed by the Building Department, as this proposed Code Enforcement Program is merely a start. What are the City's other responses to the State's review? and when will they become available to the public for review?

3) Much of the proposed Code Enforcement Program appears to be a "boiler plate" replica of New York State requirements. Why weren't these requirements memorialized in the City Code months/years before this "new" set of regulations? As the *Journal News* has reported, many Mount Vernon property owners have had to endure unreasonably long periods of response time from the Building Department on closing out Certificates of Occupancy, while others have experienced draconian responses, or worse, unlike the ELEVATE retail cannabis dispensary at 127 South Terrace Avenue, which has been given the equivalent of a "free ride" to this day, as that business still has no permits to operate legally in violation of the City Code.

4) On a positive note, I was pleased to see that the proposed Code Enforcement Program does not include so called "legalization fees", currently in the existing code which, in my view, is nothing more than permission for businesses to operate via a "pay for play" scenario.

5) The key in making this proposed Code Enforcement Program work is the ability of the Building Department to implement it. What benchmarks/safeguards are included to monitor this program such that it really works? That may be a component of the Program that needs further definition by New York State in it ongoing review of the Department.

Thank you.

Vince Ferrandino, AICP
45 Parkway West
Mount Vernon, New York
www.faplanners.com

On Tuesday, September 17, 2024 at 10:35:51 AM EDT, Tanesia M. Walters <twalters@mountvernonny.gov> wrote:

It ends today, please address it to the City Council and forward to me, I will place it on the record.

Kind regards,

Clerk Walters

Tanesia M. Walters, J.D., M.P.A.

City Clerk

1-914-665-2352 – Phone



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From: ferrandino@aol.com <ferrandino@aol.com>

Sent: Tuesday, September 17, 2024 10:26 AM

To: Tanesia M. Walters <twalters@mountvernonny.gov>; Vince Ferrandino <ferrandino@aol.com>

Subject: Re: Proposed Code Enforcement Program/TW

Thank you Tanesia. When does that period end? And to whom should written comments be addressed?

VJF

On Tuesday, September 17, 2024 at 10:21:59 AM EDT, Tanesia M. Walters <twalters@mountvernonny.gov> wrote:

Hello Vince, yes the public hearing is closed and a 3 day calendar period is open for written comments.

Kind regards,

Clerk Walters

Tanesia M. Walters, J.D., M.P.A.

City Clerk

1-914-665-2352 – Phone



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From: ferrandino@aol.com <ferrandino@aol.com>
Sent: Monday, September 16, 2024 6:29 PM
To: Tanesia M. Walters <twalters@mountvernonny.gov>; ferrandino@aol.com
Subject: Re: Proposed Code Enforcement Program/TW

Again, please advise.

Thank you.

VJF

On Saturday, September 14, 2024 at 06:48:39 PM EDT, ferrandino@aol.com <ferrandino@aol.com> wrote:

Good morning Tanesia,

I was out of town last Wednesday and could not attend the public hearing on the proposed Code Enforcement Program Local Law.

Was the hearing closed? And if so, is there a period for additional written comment?

Kindly advise.

Thank you.

VJF