

City of Mount Vernon, New York

1 ROOSEVELT SQ. RM. 104
CITY HALL, MOUNT VERNON, NEW YORK 10550
& VIA [FACEBOOK.COM/MOUNTVERNONNY](https://www.facebook.com/mountvernonny)



Referral Packet - Final

Monday, December 8, 2025

7:00 PM

City Council Chambers

City Council Work Session

NICOLE BONILLA, MBA
City Clerk

JORDAN A. RIULLANO, JD
Deputy City Clerk

PRESENTATION

22 West 1st Street

LEGISLATION AND PUBLIC WORKS

1. **Mayors Office:** Office of the Mayor: An Ordinance Amending Chapter 126, Article VI of the Code of the City of Mount Vernon Establishing Updated Sewer Rents and Refuse Sustainability Fees

Code: LPW

Attachments: [Amendment to the Sewer Rents and Refuse Sustainability Fee Chapter 126 Article VI](#)

2. **Public Works:** Department of Public Works: An Ordinance Authorizing the Commissioner of Public Works to Complete the Project Management Institute (PMI) Authorized On-Demand PMP Exam Purchase

Code: LPW

Attachments: [PMI Exam Request](#)

3. **Public Works:** Department of Public Works: An Ordinance Authorizing the Establishment of a "Red Tag" Bulk Item Disposal Program Administered by the Department of Public Works

Code: LPW

Attachments: Red Tag Bulk Disposal
Bulk waste

4. **Public Works:** Department of Public Works: An Ordinance Amending Chapter 140, Article I, Section 140-4 of the Code of the City of Mount Vernon entitled "Garbage and Rubbish Collection" to Authorize a Bulk Waste Item Disposal Service Section

Code: LPW

Attachments: Amendment to Section 140-4, Garbage and Rubbish Collection, Authorizing Red Tag Bulk Item Disposal Section
Bulk waste
Trash Collection Amendment

5. **Public Works:** Department of Public Works: An Ordinance Authorizing the Mayor to Accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) - Project No. C3-5694-02-00 / Grant No. 2344 for the Brush Park Green Infrastructure Project (Award up to \$4,400,00)

Code: LPW

Attachments: [GRG Brush Park Authorize 12.2.25](#)
[NYS Grant No. 2344 Brush Park Green Infrastructure Part1](#)

6. **City Clerk:** City Council: An Ordinance Authorizing the Transfer of Funds to Cover the Costs of Contracted Outside Services

Code: LPW

Attachments: [Budget transfer request 12.10.2025](#)

HUMAN RESOURCES

7. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, NY, Honoring Dr. Glenn A. Davis, MD

Code: HR

Attachments: [Dr. Davis Resolution](#)

8. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, NY Recognizing and Honoring New York State Majority Leader Andrea Stewart Cousins

Code: HR

Attachments: [Stewart Cousin Resolution](#)

9. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, NY, Recognizing and Celebrating the 60th Birthday of Reverend Dr. Stephen W. Pogue

Code: HR

Attachments: [Pogue 60th Bday 2025](#)

PUBLIC SAFETY AND CODES

10. **Building:** Department of Buildings: An Ordinance Amending Ordinance No. 6, Adopted by the City Council on November 12, 2025, Entitled “AN ORDINANCE AUTHORIZING THE ACCEPTANCE AND AWARD OF REQUEST FOR PROPOSALS (RFP) #004 FOR THIRD-PARTY CONSTRUCTION INSPECTION AND CONSULTING SERVICES TO LABELLA ASSOCIATES”

Attachments: [Building Dept Amendment](#)

11. **Consumer Protection:** Consumer Protection: November 2025 Monthly Report

Code: PSC

Attachments: [November 2025 Monthly Report](#)

12. **Fire Department:** Fire Department: An Ordinance Authorizing the Provisional Appointment of Captain Roderick Hines to the Position of Deputy Fire Chief within the Mount Vernon Fire Department

Code: PSC

Attachments: [Agenda Letter -Provisional Appointment 12-4-25](#)

13. **Public Safety:** Department of Public Safety: An Ordinance Authorizing the Mayor to Enter Into an Agreement with Citizens Observer, LLC (TIP411) for Subscription Services from April 1, 2026, through March 31, 2027

Code: PSC

Attachments: [Tip411 Referral Letter](#)

FINANCE AND PLANNING

14. **Assessor:** Office of the Assessor: An Ordinance Authorizing the Issuance of a Revised Tax Bill for 60 West First Street, Mount Vernon, New York (Parcel ID: 165.70-3068-1 - (pertaining to tax years 2022-2025)

Code: FP

Attachments: [Referral letter 60 West First Street](#)

-
15. **Comptroller:** Comptroller: An Ordinance Authorizing the Adoption of an Austerity Budget Framework and Establishing Centralized Expenditure Controls for Travel, Membership Dues, Training, and Education
- Code:** FP
- Attachments:** [COMP2025-23 - Austerity Budget Framework and Centralized Expenditure Controls](#)
16. **City Clerk:** City Council: A Resolution Recognizing the Young Professionals of Mount Vernon, New York (YPMV)
- Code:** FP
- Attachments:** [YPMV](#)
17. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon Authorizing the Off-Site Parking Lease Agreement with 20 S. 2nd Square CMV LLC
- Code:** FP
- Attachments:** [Off Site Parking Lease Agreement Resolution](#)
18. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, New York Requesting the Introduction of State Legislation Authorizing the Correction of Delinquent Taxes and Interest for 22 Brookfield Road - (Section 165.26, Block-2142, Lot 4)
- Code:** FP
- Attachments:** [22 Brookfield Road Tax correctionhomerule request 12.2025](#)
19. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, New York Requesting the Introduction of State Legislation Authorizing the Correction of Delinquent Taxes and Interest for 40 North Tenth Avenue - (PARCEL ID 165.61-1078-5)
- Code:** FP
- Attachments:** [40 North Tenth Ave Tax correction homerule request 12.2025](#)
20. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, New York Requesting the Introduction of State Legislation Authorizing the Correction of Delinquent Taxes and Interest for 17 East Grand Street - (PARCEL ID 165.30-1018-16)
- Code:** FP
- Attachments:** [17 East Grand St Tax correction homerule request 12.2025](#)
-

21. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, New York Requesting the Introduction of State Legislation Authorizing the Correction of Delinquent Taxes and Interest for 58 West Seventh Street - (PARCEL ID 169.46-3061-3)

Code: FP

Attachments: [58 West Seventh Street](#)



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2362 – Fax: (914) 665-6173

MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

November 26, 2025

The Honorable City Council
City of Mount Vernon
City Hall
1 Roosevelt Square
Mount Vernon, New York 10550

Re: Amendment to the Sewer Rents and Refuse Sustainability Fee – Chapter 126, Article VI

Honorable Members of the City Council:

I respectfully submit this letter requesting an amendment to the Refuse Sustainability Fee established under Chapter 126, Article VI of the City Code, adopted on February 9, 2022, which set the initial rates of \$200 per residential unit and \$2,000 per non-residential property.

As outlined in the original legislative record the Refuse Sustainability Fee was created to provide a dedicated revenue source to stabilize sanitation operations, support capital reinvestment, and alleviate long-term structural deficits within the Department of Public Works and Sewer Bureau. The letter submitted at that time highlighted chronic underfunding, growing union wages, fleet deterioration, rising disposal costs, and historic compliance challenges.

Need for Adjustment in 2026

Since the fee's original adoption, the City continues to face:

- Significant increases in disposal costs, equipment parts, and fuel
- Inflationary pressures impacting sanitation operations, recycling contracts, and landfill/export costs via Westchester County
- Continued EPA and DEC compliance requirements at the DPW Canal Street Facility
- Fleet replacement demands to maintain safe and reliable collection services
- Increased waste generated by both residential and commercial properties

Neighboring municipalities across Westchester have also adjusted their refuse fees to reflect rising operational costs and sustainability requirements, many exceeding current Mount Vernon levels.

| City | Residential Fee (Most Recent) |
|------------------|---|
| Mount Vernon, NY | \$200 per dwelling unit / year (\$17/month) |
| New Rochelle, NY | \$313 per dwelling unit / year (\$26/month) |
| Rochester, NY | \$399 per single family / year (\$33/month) |
| Troy, NY | \$254 per unit / year (\$21/month) |
| Buffalo, NY | \$265 per unit / year (\$22/month) |



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MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

The City must remain aligned with regional standards to maintain service quality, safeguard workers' safety, and responsibly fund compliance obligations.

Requested Legislative Action

I respectfully request that the City Council adopt an ordinance amending Chapter 126, Article VI – Sewer Rents and Refuse Sustainability Fees as follows:

| Updated Fee Schedule (2026) | |
|--|---------------------------|
| Type of Fee | Amount |
| Sanitary Sewer Fee | \$1.25 per 100 cubic feet |
| Sanitary Sewer Fee Minimum Charge (up to 1500 Cubic Feet) | \$18.75 |
| Residential Refuse Fee (per unit) | \$225.00 |
| Low Income Senior Residential Fee (per Unit) | \$110.00 |
| Non-Residential Refuse Fee | \$2,350.00 |
| Non-Profit Refuse Fee (0.5 acre or less) | \$725.00 |
| Non-Profit Refuse Fee (0.51 or more) | \$1,200.00 |
| Non-Profit Dormitory (Family) Refuse Fee | \$110.00 |
| Non-Profit Dormitory (SRO) Refuse Fee | \$55.00 |

These adjustments ensure continued operational stability without placing an undue burden on taxpayers. The revised rates remain competitive within the region and are essential to sustaining long-term sanitation and environmental compliance initiatives. **Currently, there is no increase to the Sanitary Sewer Fee charges.**

Purpose and Fiscal Impact

The updated fee structure will:

- Continue to support dedicated sanitation and refuse capital fund
- Allow DPW to maintain full operations without interruption
- Support ongoing compliance with federal and state regulatory requirements
- Improve fleet reliability and reduce emergency repairs
- Offset increases in export, disposal, and recycling contracts
- Ensure residents and businesses receive consistent and safe sanitation services

Conclusion

Implementing this moderate adjustment will strengthen the City's financial capacity to maintain a safe, efficient, and environmentally compliant refuse system. I respectfully urge the City Council to move this amendment forward for adoption.

Thank you for your consideration.

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.

Mayor Office

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Mount Vernon, NY. 10550
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MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

In Service,

Shawyn Patterson-Howard, Mayor
City of Mount Vernon, NY

Cc: Comptroller
City Assessor



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD

Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH

Commissioner

JOHN NUCULOVIC

Deputy Commissioner

November 24, 2025

Honorable City Council Members
of The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Request for Authorization to Complete PMP Exam

Dear Honorable City Council Members,

I respectfully request the City Council's approval to finalize the purchase of the Project Management Institute (PMI) Authorized On-Demand PMP Exam, as reflected in Order No. 30010318134 with the Project Management Institute (PMI). The total cost of the exam is \$675.00.

As Commissioner of Public Works, I currently oversee over \$40 million in active grants and capital projects that are critical to modernizing and improving the City's infrastructure. The PMP (Project Management Professional) certification is a globally recognized standard for project leadership and will directly strengthen my ability to deliver these projects on time, within scope, and with optimal fiscal accountability.

This professional development investment will:

- Enhance the City's project delivery capacity, ensuring efficient execution of large-scale capital initiatives.
- Equip me with industry-standard project management methodologies that align with federal, state, and grant requirements.
- Support greater transparency, cost control, and resource optimization across all DPW-managed projects.

Funding for the acquisition is available via **A1490.417** – DPW Commissioners Office – Education/Training.

I kindly request the Council's authorization to process payment for this order so I may complete certification process without delay. This investment in leadership development will have a direct and measurable return in safeguarding the City's substantial infrastructure investments.



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD

Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH

Commissioner

JOHN NUCULOVIC

Deputy Commissioner

Thank you for your continued support of the Department of Public Works and its mission to deliver high-quality service and infrastructure for the residents of Mount Vernon.

Respectfully,

A handwritten signature in blue ink, appearing to read "Damani L. Bush", with a long horizontal flourish extending to the right.

Damani L. Bush
Commissioner of Public Works
DLB/db

Cc: File



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

RYAN ULRICH
Deputy Commissioner

November 3rd, 2025

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Authorization to Establish a 'Red' Tag Bulk Item Disposal Program

Dear Board Members,

The Department of Public Works ("DPW") respectfully requests that the above-referenced item be placed on the agenda for consideration at the next scheduled City Council meeting.

Project Background

Oversized household items such as furniture, mattresses, and appliances create operational and cost challenges for the City. These materials cannot be compacted in standard refuse trucks, require additional labor and equipment to collect, and generate higher tipping fees at disposal facilities.

Currently, the cost of collecting and disposing of bulky waste is absorbed within the general tax base, creating an inequitable system where all residents subsidize disposal costs for a small portion of users.

The proposed Red Tag Bulk Item Disposal Program introduces a fair, user-pays model similar to programs in peer municipalities across New York and the region. Under this program, residents will be required to purchase and affix a red disposal tag to any oversized item placed at the curb. The program ensures cost recovery, encourages responsible disposal, and supports a cleaner, more efficient sanitation operation.

Program Structure

The Red Tag Program will utilize a simple, tiered pricing structure to reflect the true handling cost of bulky items:

- **\$12 Tag** – For general household bulky items such as chairs, tables, rolled carpets, bicycles, large furniture, sofas, dressers, and mattresses.
- **\$25 Tag** – For appliances and specialty items such as air conditioning units, snow blowers, and grills (no propane).

Tags will be available for purchase at the Department of Public Works Office. Online purchasing options may also be introduced to enhance accessibility.

This structure is modeled after similar successful programs in nearby localities including Schenectady (NY), Springfield (MA), and Lancaster (PA), which have demonstrated measurable reductions in illegal dumping and improved sanitation efficiency.

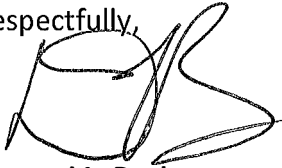
Requested Action

The Department of Public Works respectfully requests that the City Council:

- **Authorize** the establishment of the Red Tag Oversized Item Disposal Program as an official municipal policy for oversized waste disposal.
- **Approve** the proposed fee schedule as outlined above and in the attached program document.
- **Authorize** the Department of Public Works to coordinate the public rollout, including outreach, notice, and tag distribution.
- **Direct** DPW to report back to Council after one year of implementation with data on program participation, revenues, and operational outcomes.

This action will enable the City to recover actual disposal costs, improve fairness in sanitation billing, and promote cleaner neighborhoods through responsible waste management practices.

Respectfully,

A handwritten signature in black ink, appearing to read 'Damani L. Bush', written over a circular stamp or seal.

Damani L. Bush

Commissioner of Public Works

DB/db

Ordinance Update 140.1

§ _____. Bulk Waste (Oversized Items).

A. Definition.

For purposes of this section, “Bulk Waste” shall mean any item of rubbish, refuse, or discarded material that exceeds the capacity of a standard thirty-five (35) gallon receptacle or bundle, or that, by reason of its weight, size, or shape, cannot be safely and conveniently handled by one (1) sanitation worker. Bulk Waste shall include, but shall not be limited to:

1. Items weighing more than thirty (30) pounds;
2. Items exceeding four (4) feet in length, width, or height;
3. Items of irregular or non-containerizable dimension, including but not limited to sofas, mattresses, box springs, appliances (including Freon-containing units), rolled carpeting, large furniture, bicycles, and similar household goods.

B. Exclusions.

Bulk Waste shall not include trade waste, commercial meat waste, or construction and demolition debris, all of which shall be disposed of in accordance with separate regulations and fee schedules adopted by the City.

§ _____. Bulk Waste Collection Fee; Red Tag Requirement.

A. Tag Requirement.

No Bulk Waste shall be placed for municipal collection unless each item is affixed with a valid Bulk Waste Disposal Tag (“Red Tag”) issued by the City, or the resident has completed the required Bulk Waste Pick-Up Form.

B. Tag Purchase.

Bulk Waste Disposal Tags shall be available for purchase at City Hall or through the City’s authorized online portal.

C. Fees.

The fee for Bulk Waste Disposal Tags shall be as follows:

1. Standard Bulk Waste Item: \$_12__ per two (2) items;
2. Freon-Containing Appliance: \$_25__ per item;
3. Items designated by the Department of Public Works as requiring special handling: \$_25__ per item.

D. Adjustment of Fees.

The fees established herein may be amended by resolution of the City Council to reflect changes in disposal, processing, or administrative costs.

§ _____. Enforcement.

A. Prohibited Acts.

It shall be unlawful for any person to place Bulk Waste at curbside for municipal collection without:

1. Affixing a valid Bulk Waste Disposal Tag to each Bulk Waste item; or
2. Completing and submitting the required Bulk Waste Pick-Up Form.

B. Non-Collection.

Bulk Waste items placed without a valid tag shall not be collected by the Department of Public Works.

C. Violations; Penalties.

Violation of this section shall be subject to penalties, summonses, or removal charges as provided elsewhere in this Code.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

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email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

RYAN ULRICH
Deputy Commissioner

November 3rd, 2025

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Amendment to Section 140-4, Garbage and Rubbish Collection, Authorizing a Red Tag Bulk Item Disposal Section

Dear Board Members,

The Department of Public Works ("DPW") respectfully requests that the above-referenced item be placed on the agenda for consideration at the next scheduled City Council meeting.

Purpose of the Amendment

This amendment formally codifies Bulk Item Disposal within the City's sanitation code, providing the legal framework necessary for program implementation, enforcement, and fee collection. The addition would authorize DPW to designate oversized items as a separate waste stream requiring a disposal tag and to establish fees by Council resolution.

Program Structure

Under the Red Tag Oversized Item Disposal Service:

- **\$12 Tag** – For general household bulky items such as chairs, tables, rolled carpets, bicycles, large furniture, sofas, dressers, mattresses, and toilets.
- **\$25 Tag** – For appliances and specialty items such as air conditioning units, snow blowers, and grills (no propane).

Requested Action

The Department of Public Works respectfully requests that the City Council:

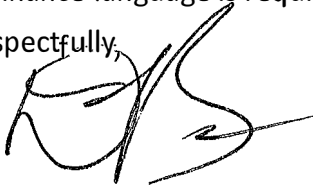
- Authorize DPW to begin drafting the amendment of Section 140-4 ("Garbage and Rubbish Collection – Additional Services") to include provisions and penalties for a Red Tag Bulk Item Disposal Service.
- Authorize the Department of Public Works and The Procurement and Purchasing Manager to publish notice of the amendment and coordinate rollout upon approval.

This amendment will ensure the City's sanitation code reflects modern, sustainable collection practices and provides the necessary authority for DPW to implement a fair and efficient bulky-item disposal service.

- Authorize the Office of the Comptroller to create a revenue code for any fore casted revenue

Thank you for your consideration. Please let me know if additional documentation or draft ordinance language is required for legal review.

Respectfully,



✓
Damani L. Bush
Commissioner of Public
Works DB/db

Attachments

- **Draft Amendment Language – Section 140-4, Garbage and Rubbish Collection**

BULK WASTE (Oversized Items)

Any item of rubbish, refuse, or discarded material that exceeds the capacity of a standard thirty-five (35) gallon receptacle or bundle, or that by reason of its weight, size, or shape cannot be safely and conveniently handled by one sanitation worker. Bulk Waste shall include, but not be limited to:

- Items weighing **more than thirty (30) pounds**, or
- Items exceeding **four (4) feet in length, width, or height**, or
- Items of irregular dimension not suitable for containerization (e.g., sofas, mattresses, box springs, appliances, rolled carpeting, large furniture, bicycles, toilets, and similar household goods).

Bulk Waste does not include trade waste, commercial meat waste, or construction/demolition debris, which shall be managed in accordance with separate regulations.

Ordinance Update 140.1

§ _____. Bulk Waste (Oversized Items).

A. Definition.

For purposes of this section, “Bulk Waste” shall mean any item of rubbish, refuse, or discarded material that exceeds the capacity of a standard thirty-five (35) gallon receptacle or bundle, or that, by reason of its weight, size, or shape, cannot be safely and conveniently handled by one (1) sanitation worker. Bulk Waste shall include, but shall not be limited to:

1. Items weighing more than thirty (30) pounds;
2. Items exceeding four (4) feet in length, width, or height;
3. Items of irregular or non-containerizable dimension, including but not limited to sofas, mattresses, box springs, appliances (including Freon-containing units), rolled carpeting, large furniture, bicycles, and similar household goods.

B. Exclusions.

Bulk Waste shall not include trade waste, commercial meat waste, or construction and demolition debris, all of which shall be disposed of in accordance with separate regulations and fee schedules adopted by the City.

§ _____. Bulk Waste Collection Fee; Red Tag Requirement.

A. Tag Requirement.

No Bulk Waste shall be placed for municipal collection unless each item is affixed with a valid Bulk Waste Disposal Tag (“Red Tag”) issued by the City, or the resident has completed the required Bulk Waste Pick-Up Form.

B. Tag Purchase.

Bulk Waste Disposal Tags shall be available for purchase at City Hall or through the City’s authorized online portal.

C. Fees.

The fee for Bulk Waste Disposal Tags shall be as follows:

1. Standard Bulk Waste Item: \$_12__ per two (2) items;
2. Freon-Containing Appliance: \$_25__ per item;
3. Items designated by the Department of Public Works as requiring special handling: \$_25__ per item.

D. Adjustment of Fees.

The fees established herein may be amended by resolution of the City Council to reflect changes in disposal, processing, or administrative costs.

§ _____. Enforcement.

A. Prohibited Acts.

It shall be unlawful for any person to place Bulk Waste at curbside for municipal collection without:

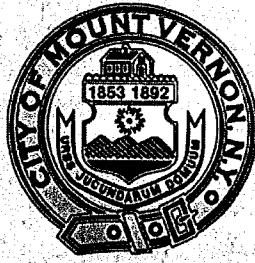
1. Affixing a valid Bulk Waste Disposal Tag to each Bulk Waste item; or
2. Completing and submitting the required Bulk Waste Pick-Up Form.

B. Non-Collection.

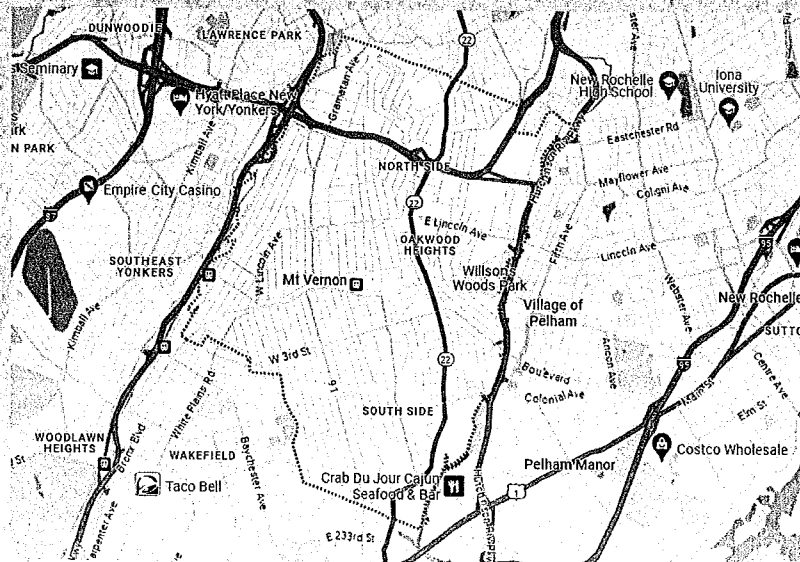
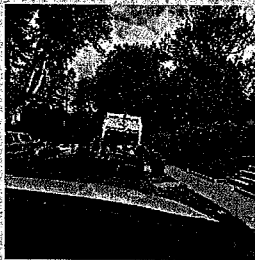
Bulk Waste items placed without a valid tag shall not be collected by the Department of Public Works.

C. Violations; Penalties.

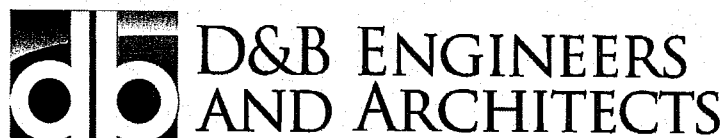
Violation of this section shall be subject to penalties, summonses, or removal charges as provided elsewhere in this Code.



City of Mount Vernon
Department of Public Works
Refuse Sustainability Fee Study



June 2024



**CITY OF MOUNT VERNON DEPARTMENT OF PUBLIC WORKS
REFUSE SUSTAINABILITY FEE STUDY**

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1.0 BACKGROUND

1.1 City of Mount Vernon Municipal Solid Waste and Recyclables Collection System

The City of Mount Vernon Department of Public Works collects, transports and disposes of municipal solid waste(MSW) and recyclables from all real properties located in the City, including residential and commercial properties. The MSW and recyclables are brought to Westchester County's solid waste and recycling facilities for processing/disposal.

Mount Vernon had an estimated population of 71,714 people on July 1, 2022 and an estimated 28,778 households based on U.S. Census data and a total area of approximately 4.39 square miles. See **Appendix A**.

MSW is collected twice per week, generally on a Monday/Thursday or Tuesday/Friday schedule.

Recyclables are collected weekly on an alternating basis with commingled containers picked up one week and mixed paper picked up the following week. See **Appendix B** for pick-up schedules, rules and regulations, and sanitation routes.

Historically, there was no dedicated fund for providing these essential services and they were paid for out of the general annual budget from taxes based on a property's assessed value. This resulted in significant shortfalls of funds to pay for maintenance and replacement of sanitation vehicles, tools, equipment and sanitation related initiatives needed to make the City cleaner and safer for all residents, business owners and visitors.

To fund the cost of providing these services a Refuse Sustainability Fee(RSF) was established in 2022 based on a flat fee per single family dwelling unit and the funds raised from the RSF are dedicated to supporting the Refuse and Recyclables Collection Program.

2.0 MOUNT VERNON'S MSW AND RECYCLABLES COLLECTION PROGRAM

2.1 Present MSW and Recyclables Collection Practices and Statistical Data

MSW, including bulk items, is collected twice per week, generally on a Monday/Thursday or Tuesday/Friday schedule, utilizing eight sanitation routes with three person crews per route utilizing eight 2022 rear load packer trucks. The number of stops per route range from a low of 364 stops to a high of 969 stops per day. The total number of stops per week is 22,326 for an average of 698 stops per day per crew. See **Appendix C**. This average is consistent with industry standards.

Appended to this report are copies of several references utilized for comparing Mount Vernon's statistical data to state and national data. See Benchmarking References document appended to this report.

Recyclables are collected weekly on an alternating basis with commingled containers picked up one week and mixed paper picked up the following week.

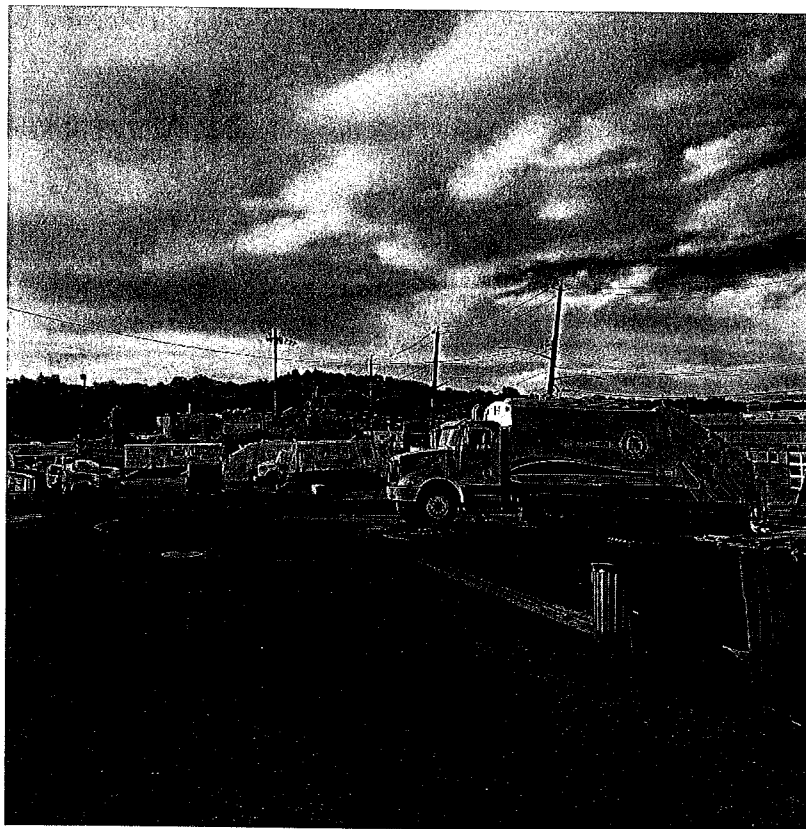
In addition, yard waste is picked up weekly, from April 1 through December, and appliances and electronics are picked up by appointment.

In 2022 a total of 30,472 tons of MSW was collected and transported to the Mount Vernon Transfer Station by the Mount Vernon DPW via a total of 4243 loads at an average of 7.2 tons per load. Based on 22,326 stops per week the average pounds per stop was 52.5 pounds of garbage per stop in 2022. For comparison purposes, in a prior study for the City of New Rochelle performed by D&B, the average pounds per stop was 59.0 pounds in 2013.

In 2022 a total of 3407 tons of commingled containers and mixed paper were collected by the Mount Vernon DPW from its residents. As per the US Census the estimated population of Mount Vernon in July 2022 was 71,714. Utilizing that population and the 3407 tons of recyclables equates to 95 pounds of recyclables per person per year or 0.26 lbs. per person per day. For

2.2 MSW Collection Vehicles

Currently MSW is collected in eight 2022 rear load packer trucks. These trucks were purchased with grants replacing an aging and worn-out fleet of collection vehicles. It is critical to the efficient and effective operation of the MSW collection program that these vehicles are maintained in accordance with the manufacturer's recommendations throughout their design useful life and replaced when they reach their design useful life.

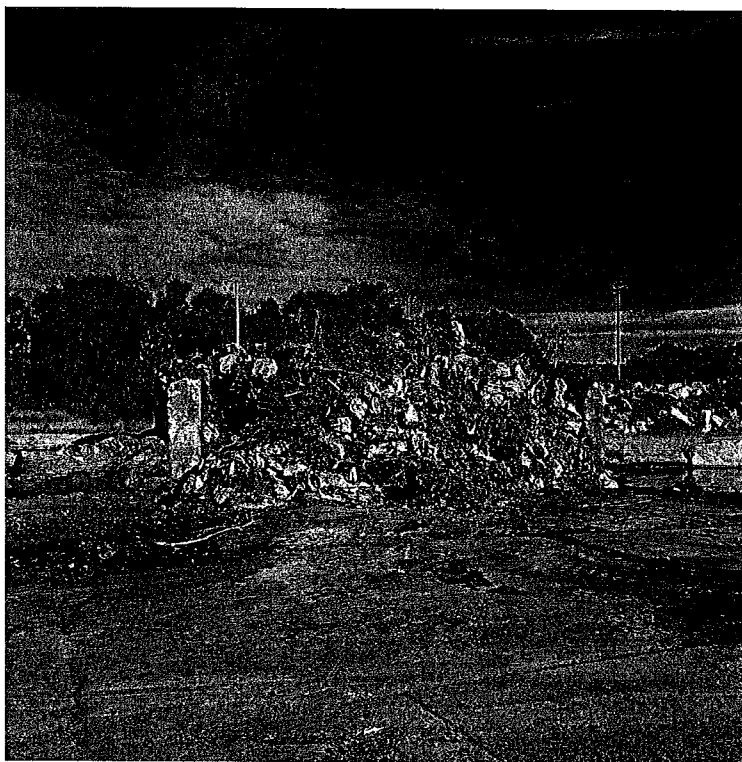


2022 MSW Collection Vehicle

Since the cost to replace the MSW collection vehicles is significant, it is recommended that a multiyear capital replacement plan be developed and implemented to ensure that this fleet of vehicles is maintained in the state of readiness necessary to ensure the efficient and effective collection of the MSW for the City in a safe manner.

Numerous DPW functions are being performed at the DPW Yard including the following:

1. Storing, maintaining and repairing the various fleets of DPW vehicles and equipment;
2. Road salt storage;
3. Yardwaste, street sweepings and commingled container storage;



Yardwaste Storage



6. Review the various functions being performed at the DPW Yard and develop a master plan to improve the overall efficiency and effectiveness of the use of the site.

3.2 Comparison of the RSF System Approach to a Tax System Approach for Typical Property Owners for Funding Mount Vernon's Sanitation Services

A comparison of the RSF methodology versus use of property taxes to fund these necessary services was performed to assess the financial impact on typical properties.

The median assessed values of one, two and three family homes were utilized to calculate what the amount of additional property taxes that would need to be paid that would be equivalent to the amount raised by the RSF. The median assessed values utilized for this comparison were provided by the City.

This comparison shows that the RSF methodology resulted in a lower cost for the median one and two family homes versus the use of property taxes to raise an equivalent amount of money. See **Appendix G** detailing the comparison.

3.3 Comparison of Mount Vernon's RSF to Other Municipal RSFs and Costs for Similar Services in Other Municipalities

A comparison of Mount Vernon's RSF to other municipal RSFs and to the costs of providing these services in other municipalities by both municipal and private collection programs was prepared.

This comparison showed that the current RSF of \$200.00 per unit per year is lower than the costs for these services in other municipalities such as New Rochelle where they have a similar program and their RSF is \$276.00 per unit per year and several municipalities in Rockland County where the cost of these services with either municipal service or private service or a combination of the two range from a low of \$295 per year with a lower level of service to over \$630 per year for the same level of service as provided in Mount Vernon for a single family home. See **Appendix H** with the summary of these costs.



A capital replacement plan should be developed for the sanitation collection vehicles to provide for the timely replacement of these vehicles when they reach their design useful life in order to ensure that a safe, effective and efficient fleet is available for providing these essential services.

A concerted effort should be made to increase the curbside recycling rate, which is below the County average. Increasing the recycling rate will reduce the tipping fees the City has to pay for disposal of MSW at the Transfer Station and the amount of waste that has to be transported to disposal, reduce the average pounds per stop the sanitation crews have to load into the sanitation collection vehicles and increase the beneficial reuse of these resources.

QuickFacts


Mount Vernon city, New York


QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

| PEOPLE | |
|--|-----------|
| Population | |
| Population estimates, July 1, 2023, (V2023) | △ NA |
| Population Estimates, July 1, 2022, (V2022) | △ 71,714 |
| Population estimates base, April 1, 2020, (V2023) | △ NA |
| Population estimates base, April 1, 2020, (V2022) | △ 73,905 |
| Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023) | △ NA |
| Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022) | △ -3.0% |
| Population, Census, April 1, 2020 | 73,893 |
| Population, Census, April 1, 2010 | 67,292 |
| Age and Sex | |
| Persons under 5 years, percent | △ 4.9% |
| Persons under 18 years, percent | △ 19.3% |
| Persons 65 years and over, percent | △ 17.0% |
| Female persons, percent | △ 55.4% |
| Race and Hispanic Origin | |
| White alone, percent | △ 17.5% |
| Black or African American alone, percent (a) | △ 62.4% |
| American Indian and Alaska Native alone, percent (a) | △ 0.6% |
| Asian alone, percent (a) | △ 1.9% |
| Native Hawaiian and Other Pacific Islander alone, percent (a) | △ 0.0% |
| Two or More Races, percent | △ 7.3% |
| Hispanic or Latino, percent (b) | △ 17.2% |
| White alone, not Hispanic or Latino, percent | △ 15.6% |
| Population Characteristics | |
| Veterans, 2018-2022 | 1,596 |
| Foreign born persons, percent, 2018-2022 | 32.5% |
| Housing | |
| Housing units, July 1, 2022, (V2022) | X |
| Owner-occupied housing unit rate, 2018-2022 | 39.8% |
| Median value of owner-occupied housing units, 2018-2022 | \$446,400 |
| Median selected monthly owner costs -with a mortgage, 2018-2022 | \$3,324 |
| Median selected monthly owner costs -without a mortgage, 2018-2022 | \$1,388 |
| Median gross rent, 2018-2022 | \$1,461 |
| Building permits, 2022 | X |
| Families & Living Arrangements | |
| Households, 2018-2022 | 28,778 |
| Persons per household, 2018-2022 | 2.50 |
| Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022 | 91.9% |
| Language other than English spoken at home, percent of persons age 5 years+, 2018-2022 | 25.2% |
| Computer and Internet Use | |
| Households with a computer, percent, 2018-2022 | 91.6% |
| Households with a broadband Internet subscription, percent, 2018-2022 | 77.9% |
| Education | |
| High school graduate or higher, percent of persons age 25 years+, 2018-2022 | 84.4% |
| Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022 | 34.1% |
| Health | |
| With a disability, under age 65 years, percent, 2018-2022 | 9.3% |
| Persons without health insurance, under age 65 years, percent | △ 7.7% |

About datasets used in this table

| Value Notes | Population estimates, July 1, 2023, (V2023) | |
|-------------|---|--|
|-------------|---|--|

 Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TAI learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2022 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, Statistical Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.





CITY OF MOUNT VERNON SANITATION PICK-UP SCHEDULE

2023 NORTH SIDE TUESDAY & FRIDAY



| JANUARY 2023 | | | | | | | FEBRUARY | | | | | | | MARCH | | | | | | |
|--------------|---|----|---|---|---|----|----------|---|---|---|---|---|---|-------|---|---|---|---|---|---|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | H | 3 | | G | P | 6 | 5 | | | | | | | 9 | | | | | | |
| 8 | | | G | C | | 14 | 12 | | | | | | | 19 | | | | | | |
| 15 | H | 17 | | G | P | 21 | 18 | | | | | | | 25 | | | | | | |
| 22 | | | G | C | | 28 | 26 | | | | | | | 30 | | | | | | |
| 29 | | | | | | | | | | | | | | | | | | | | |

| APRIL | | | | | | | MAY | | | | | | | JUNE | | | | | | |
|-------|---|---|---|---|---|---|-----|---|---|---|---|---|---|------|---|---|---|---|---|---|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | | | | | | | 7 | | | | | | | 4 | | | | | | |
| 8 | | | | | | | 14 | | | | | | | 11 | | | | | | |
| 15 | | | | | | | 21 | | | | | | | 18 | | | | | | |
| 22 | | | | | | | 28 | | | | | | | 25 | | | | | | |
| 29 | | | | | | | | | | | | | | | | | | | | |

| JULY | | | | | | | AUGUST | | | | | | | SEPTEMBER | | | | | | |
|------|---|---|---|---|---|---|--------|---|---|---|---|---|---|-----------|---|---|---|---|---|---|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | | | | | | | 8 | | | | | | | 5 | | | | | | |
| 8 | | | | | | | 15 | | | | | | | 12 | | | | | | |
| 15 | | | | | | | 22 | | | | | | | 19 | | | | | | |
| 22 | | | | | | | 29 | | | | | | | 26 | | | | | | |
| 29 | | | | | | | | | | | | | | | | | | | | |

| OCTOBER | | | | | | | NOVEMBER | | | | | | | DECEMBER | | | | | | |
|---------|---|---|---|---|---|---|----------|---|---|---|---|---|---|----------|---|---|---|---|---|---|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | | | | | | | 5 | | | | | | | 3 | | | | | | |
| 8 | | | | | | | 12 | | | | | | | 10 | | | | | | |
| 15 | | | | | | | 19 | | | | | | | 17 | | | | | | |
| 22 | | | | | | | 26 | | | | | | | 23 | | | | | | |
| 29 | | | | | | | | | | | | | | 30 | | | | | | |

CURBSIDE RECYCLING PICK-UP

BUSINESS HOURS 7:30 AM TO 3:30 PM

DO NOT PUT ANY RECYCLABLES IN PLASTIC BAGS.

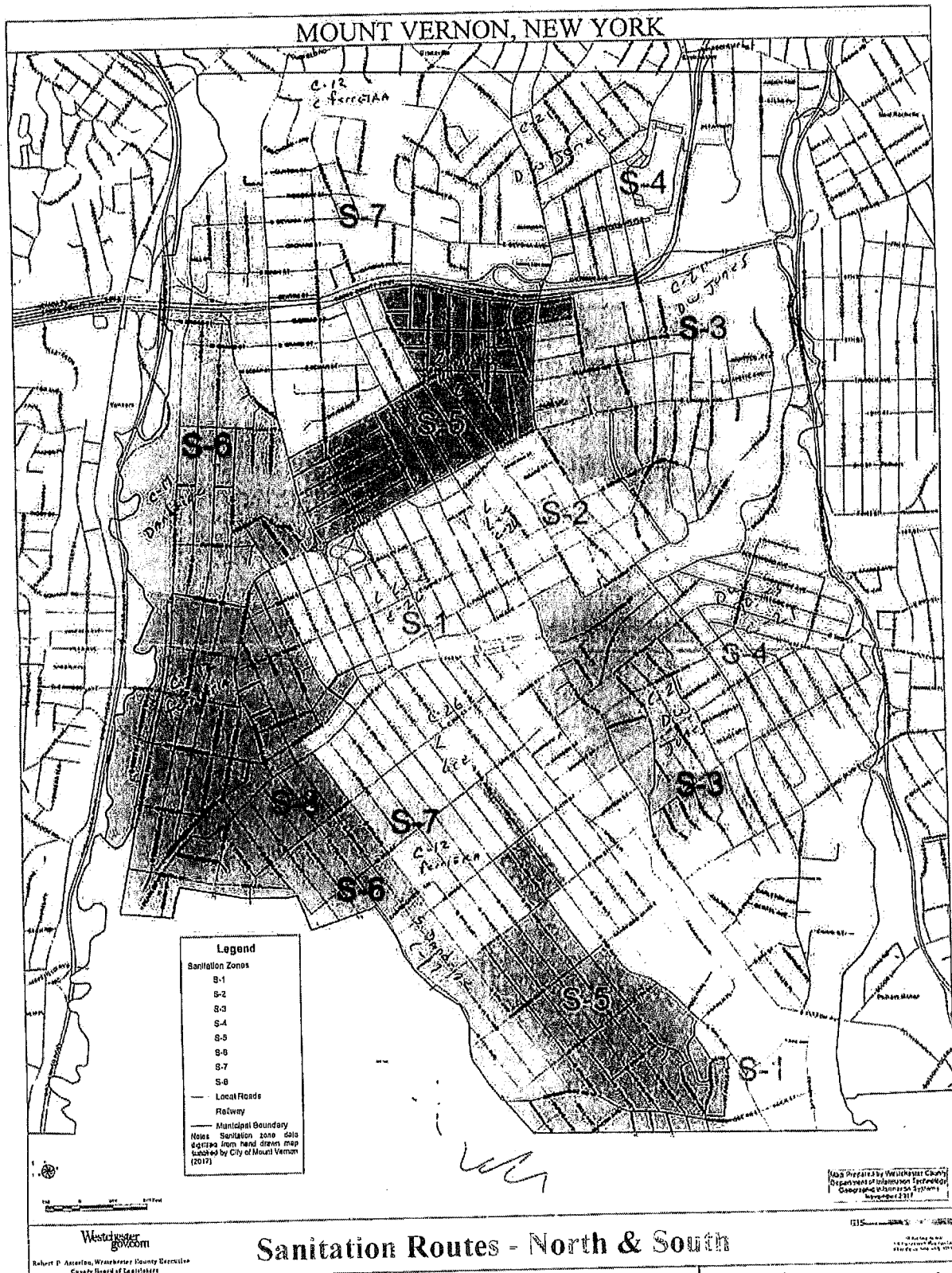
PLACE ALL RECYCLABLES IN A RECYCLING BIN.

NEWSPAPERS CAN BE PLACED IN BROWN PAPER BAGS
OR CORRUGATED CARDBOARD BOXES.RECYCLABLE CARDBOARD MUST BE
BROKEN DOWN, BUNDLED AND TIED UPNOTE: MATTRESSES AND BOX SPRINGS MUST BE
WRAPPED IN PLASTIC FOR CURBSIDE PICK UP.

PLACE AT CURBSIDE BEFORE 7:30 AM ON SCHEDULED DAY OF PICKUP.

Appointments/Complaints: 914-665-2465 · 24 Hour/Emergency: 914-665-2719 · Commissioner's Office: 914-665-2343

FOLLOW US ON SOCIAL MEDIA @MOUNTVERNONDPW



C.26- S-1 | S-2 (L. Lee) C.17 S-5 | S-6 (S. Dandridge)

C.21 S-3 | S-4 (D. Jones) C.12 S-7 | S-8 (C. Ferreira)



CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall
One Roosevelt Square – Room 108
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner
ROBERT L. HACKETT
Deputy Commissioner

Sanitation Routes and Stops Per Route

S1

North = 404

South = 846

S2

North / South = 890

S3

North = 884

South = 969

S4

North = 751

South = 932

S5

North = 723

South = 887

S6

North = 716

South = 812

S7

North = 721

South = 364

S8

North / South = 1,264

Material Usage

Page 97 of 97

From Material: 101 | Municipal Solid Waste -
To Material: 101 | Municipal Solid Waste -

From: 01/01/2022
To: 12/31/2022

Print Date: 7/20/2023
Print Time: 11:33 AM

| Truck ID | Ticket | | Material--(tn)----- | Revenue | | | | |
|---|-----------|----------|---------------------|----------------------|---------------------|-----|---------------|---------------------|
| | Date | Number | | Net | Mat'l | Tax | Other | Total |
| M68097 | AK-2137 | 12/29/22 | 30159423 | 8.920 tn | \$293.56 | | \$0.00 | \$293.56 |
| BE9777 | BE9777-NY | 12/29/22 | 30159424 | 9.170 tn | \$301.78 | | \$0.00 | \$301.78 |
| BE8769 | BE8769 NY | 12/29/22 | 30159427 | 9.120 tn | \$300.14 | | \$0.00 | \$300.14 |
| BE9739 | BE9739-NY | 12/29/22 | 30159434 | 8.830 tn | \$290.60 | | \$0.00 | \$290.60 |
| BE8763 | BE8763 NY | 12/29/22 | 30159437 | 9.640 tn | \$317.25 | | \$0.00 | \$317.25 |
| AL1900 | AL1900-NY | 12/29/22 | 30159439 | 0.810 tn | \$26.66 | | \$0.00 | \$26.66 |
| BE9739 | BE9739-NY | 12/29/22 | 30159445 | 1.680 tn | \$55.29 | | \$0.00 | \$55.29 |
| M68097 | AK-2137 | 12/29/22 | 30159451 | 3.490 tn | \$114.86 | | \$0.00 | \$114.86 |
| BE9741 | BE9741-NY | 12/29/22 | 30159454 | 3.530 tn | \$116.17 | | \$0.00 | \$116.17 |
| BE9776 | BE9776-NY | 12/29/22 | 30159458 | 3.420 tn | \$112.55 | | \$0.00 | \$112.55 |
| BE8769 | BE8769 NY | 12/29/22 | 30159459 | 2.910 tn | \$95.77 | | \$0.00 | \$95.77 |
| BE8763 | BE8763 NY | 12/29/22 | 30159464 | 3.030 tn | \$99.72 | | \$0.00 | \$99.72 |
| BE9772 | BE9772-NY | 12/29/22 | 30159468 | 9.160 tn | \$301.46 | | \$0.00 | \$301.46 |
| AL1820 | AL1820-NY | 12/30/22 | 30159505 | 9.540 tn | \$313.96 | | \$0.00 | \$313.96 |
| BE8769 | BE8769 NY | 12/30/22 | 30159511 | 8.490 tn | \$279.41 | | \$0.00 | \$279.41 |
| BE8763 | BE8763 NY | 12/30/22 | 30159520 | 7.840 tn | \$258.01 | | \$0.00 | \$258.01 |
| BE9741 | BE9741-NY | 12/30/22 | 30159521 | 9.240 tn | \$304.09 | | \$0.00 | \$304.09 |
| BE9776 | BE9776-NY | 12/30/22 | 30159524 | 8.910 tn | \$293.23 | | \$0.00 | \$293.23 |
| BE9777 | BE9777-NY | 12/30/22 | 30159525 | 9.050 tn | \$297.84 | | \$0.00 | \$297.84 |
| BE9772 | BE9772-NY | 12/30/22 | 30159527 | 11.260 tn | \$370.57 | | \$0.00 | \$370.57 |
| AL1900 | AL1900-NY | 12/30/22 | 30159528 | 6.250 tn | \$205.69 | | \$0.00 | \$205.69 |
| BE9739 | BE9739-NY | 12/30/22 | 30159530 | 6.600 tn | \$217.21 | | \$0.00 | \$217.21 |
| BE9776 | BE9776-NY | 12/30/22 | 30159543 | 3.460 tn | \$113.87 | | \$0.00 | \$113.87 |
| MT. VERNON CITY Totals | | | | 30,471.920 tn | \$955,327.42 | | \$0.00 | \$955,327.42 |
| Tickets: 4,243 | | | | | | | | |
| Municipal Solid Waste - (Garbage) Totals | | | | 30,471.920 tn | \$955,327.42 | | \$0.00 | \$955,327.42 |
| Tickets: 4,243 | | | | | | | | |
| Incoming Totals | | | | 30,471.920 tn | \$955,327.42 | | \$0.00 | \$955,327.42 |
| Tickets: 4,243 | | | | | | | | |

[illegible]

[illegible]

[illegible]

Comparisons of Mt. Vernon and New Rochelle

| | Mt Vernon | New Rochelle |
|---|---|--|
| Population * | 71,714 (2022) | 82,288 (2022) |
| 2024 Adopted Refuse Collection and Disposal Budget | \$5,266,205 (\$925,000 dumping costs) | \$8,331,515 (\$1,300,000 dumping costs) |
| Residential Refuse Fee 2024 | 1 – Family \$200.00 2 – Family \$400.00 3 – Family \$600.00 | \$276.00 \$552.00 \$828.00 |
| No. of Refuse Collection Employees (2024) | 52 | 53 |
| Disposed Waste (2022) ** | 30,472 tpy | 28,741 tpy |
| Recycled Waste (2022) | 14,908 tpy (32.9%) | 42,299*** |
| Total Waste | 45,380 tpy total solid waste generated (recycled and disposed) | |
| Lbs. per person per day | 2.33 lbs./p/d - disposed waste 1.14 lbs./p/d - recycled waste**** 0.26 lbs./p/d – commingled containers and mixed paper | 1.91 lbs./p/d – disposed waste |

*US Census

**Westchester County Annual Report

***Includes Estimated Organics Recycled

****Includes 3407 Tons of Commingled Containers and Mixed Paper

APPENDIX D

WESTCHESTER COUNTY 2022 ANNUAL REPORT DIVISION FOR SOLID WASTE MANAGEMENT RECYCLING OFFICE

Table of Contents

2022 ANNUAL REPORT

WESTCHESTER COUNTY DEPARTMENT OF ENVIRONMENTAL FACILITIES DIVISION OF SOLID WASTE MANAGEMENT and RECYCLING OFFICE

Executive Summary

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1. Material Recovery Facility (MRF)
2. Charles Point Waste-to-Energy Facility
3. County Transfer Stations
4. Household-Material Recovery Facility (H-MRF)

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5. Recycling Education
6. Medication Take-Back Program
7. Mobile Shredder Program
8. Boat Wrap Recycling Program
9. Westchester County's Recycling HelpLine
10. Electronic Waste Recycling Program
11. Organic Yard Waste Transfer Station IMA Program
12. Recycling Enforcement
13. Household Recycling Days

Growing Initiatives

14. Residential Food Scrap Transportation and Disposal Program (RFSTAD)
15. CompostED Facility
16. Expanded Textile Recycling Program

Refuse Disposal District #1

17. Refuse Disposal District Advisory Board

Attachments

18. 2022 Westchester County Recycling Rate
19. 2022 Municipally Collected Waste & Recyclables

DEF/Recycling & Solid Waste Facilities

1. Material Recovery Facility (MRF):

The MRF, located in Yonkers, serves as the primary recycling facility for the municipalities in the RDD. The items delivered and processed at the MRF and then sold to recyclers include: aluminum (cans and foil), ferrous metals, food and beverage cartons (gable top and shelf-stable aseptic), plastics (coded 1–7), plastic boat wrap, newspaper, corrugated cardboard, and assorted paper, including office paper and paper collected by the County's two Mobile Shredders. In 2022, the MRF processed 66,953 tons of recyclables.

2. Charles Point Waste-to-Energy Facility:

Operated by Wheelabrator Technologies, the Charles Point Waste-to-Energy Facility, located in the City of Peekskill, processes up to 2,250 tons of household and commercial waste per day. Refuse collected from Westchester municipalities and commercial customers is delivered to this fully enclosed facility, where it is transferred to utility-type boilers that recover thermal energy in the form of high-pressure steam. The steam-powered turbines generate 63 MW of electricity an hour—enough to power over 30,000 homes. Additional steam not required for electricity generation is marketed to a nearby commercial customer, White Plains Linen, for use as a clean, reliable, and renewable energy source.

In 2022, the facility processed 655,824 tons of solid waste to generate electricity, while 8,822 tons of ferrous metal were extracted from the ash residue and properly recycled.

In 2022, 359,053 tons of waste generated by RDD municipalities were delivered to the facility and 2,002 tons were delivered by Non-RDD municipalities.

3. County Transfer Stations:

Three County Transfer Stations located in White Plains, Mount Vernon, and Yonkers offer RDD municipalities reduced costs for delivering the solid waste they collect by significantly reducing their travel time. The County provides transport of the waste from the transfer stations to the Charles Point Facility in Peekskill. In 2022, RDD municipalities in the northern part of the County delivered 74,379 tons of solid waste directly to Charles Point, while District municipalities in the southern part of the County delivered 277,960 tons of solid waste to these three transfer stations.

4. Household-Material Recovery Facility (H-MRF):

The H-MRF, located on the County's Grasslands Campus in Valhalla, opened in April 2012 to provide a geographically centralized location for residents to dispose of hard-to-get-rid-of household wastes, including hazardous chemicals, cleaning products, tires, rechargeable batteries, Freon-containing appliances, electronic waste, propane tanks, expired or unwanted medications and textiles. The H-MRF also offers confidential document shredding services. RDD residents are able to use the facility at no cost, while Westchester County residents that do not reside within the RDD are required to pay a small fee based on the type and amount of materials they deliver.

RECYCLING PROGRAMS

5. Recycling Education:

Typically, the MRF Education and Conference Center allows visitors to observe the operation of a municipal solid waste and recyclables transfer station. Due to the ongoing pandemic tours were suspended for most of 2022, but resumed in October. In total, 12 tours were given in 2022. MRF tours are free of charge and provide participants an opportunity to learn about the management of solid waste and recyclables in Westchester. Tours allow participants to see the equipment that separates, sorts, and prepares materials for sale to third party recyclers. From an observation tower, visitors can see the tipping floor, where truckloads of recyclables are delivered. Tours are offered to students and persons of all age groups (kindergarten and above) and typically lasted an hour.

Continued recycling education occurs daily as DEF staff regularly answer questions from the public via email and social media. These interactions provide an opportunity to share educational resources with County residents. Staff attending the six Household Recycling Days in 2022 also passed out educational recycling flyers, including the Recycle Right pamphlets and information about the H-MRF in Valhalla.

6. Medication Take-Back Program:

Residents are able to drop off unwanted or expired medications at the H-MRF on the first Tuesday of every month. Following the close of business, Westchester County Department of Public Safety personnel supervise transportation of the collected medications to the Waste-to-Energy Facility in Peekskill for destruction.

A total of 169 households delivered 1,130 lbs. of medications directly to the H-MRF. In addition, 38 Westchester County Police Departments participated in the Medication Take-Back Program by hosting MedReturn Units at their stations. These MedReturn Units allow residents to drop off unwanted medications confidentially and conveniently, 24/7. The Police Departments deliver the collected medications to the H-MRF. In 2022, 5,583 lbs. of medications were collected by Police Departments and brought to the H-MRF on the first Tuesday of each month. In total, Westchester County collected 6,713 lbs. of medications at the H-MRF. An additional 3,660 lbs. of medications were collected across six HRD events and contributed to a total of 9,243 lbs. of medication waste disposed of in 2022.

7. Mobile Shredder Program:

In 2022, DEF continued to operate two Mobile Shredders, conducting shredding events at various locations throughout the County. Residents are permitted to bring up to four file-size boxes of personal papers to these events to be shredded and recycled. In 2022, over 11,588 households utilized the Mobile Shredder and over 203 tons of paper were shredded and sold to recyclers. The Mobile Shredders were also available to residents that attended one of the County's six different Household Recycling Day (HRD) events in 2022. Across the six events, 1,275 residents delivered over 23 tons of paper for shredding.

8. Boat Wrap Recycling Program:

12. Recycling Enforcement:

In 2022, DEF inspectors continued to inspect loads tipped at both private and municipal transfer stations located within Westchester, looking for improperly mixed loads of garbage and recyclables in violation of the Source Separation Law (SSL). They also continued to inspect businesses, schools, multi-tenant facilities, and other institutions throughout the County to ensure compliance with the SSL.

In 2022, DEF issued 54 Notices of Hearing to haulers and waste generators for recycling violations. Of the violations issued, 21 were issued to municipal haulers, 10 were issued to private haulers, and 23 were issued to waste generators.

13. Household Recycling Days:

In 2022, Westchester County held six Household Recycling Days (HRDs) which were tremendously popular. Events were held at Franklin D. Roosevelt State Park in Yorktown Heights, Sprain Ridge Park in Yonkers, Mount Vernon, Charles Point Resource Recovery Facility in Peekskill and at Rye Playland, attracted over 3,887 households who delivered over 193.7 tons of hazardous waste, paint, medications, electronic waste and other difficult to dispose of items for proper recycling/disposal.

Growing Initiatives

14. Residential Food Scrap Transportation and Disposal Program (RFSTAD):

In Fall 2020, the County established RFSTAD to assist municipalities seeking to start or maintain food scrap programs. The District saw the need to establish a program that would ease the financial burden for local municipalities to connect with local food scrap programs, and recognized that the transportation to and disposal of food scraps constituted the largest barrier to these programs in many communities.

Under RFSTAD, District municipalities pay a subsidized rate for the transportation and disposal of food scraps collected by the municipality either through drop-off or curbside collections. This subsidized rate makes the processing of food scraps cost neutral or provides a cost savings when compared with municipal costs to process municipal solid waste. RFSTAD also allows for the bulking of food scraps with a goal of reducing greenhouse gasses created during the transportation of the food scraps to an organics recycler.

2021 marked the first full year of the program with 19 municipalities contributing 812 tons of food scraps. Last year, 22 participating municipalities recycled 1,034 tons of food scraps.

15. CompostED

DEF broke ground on the CompostED facility in December 2020 and it officially opened on Earth Day 2021. The facility is located across from the H-MRF on the Grasslands Campus in Valhalla, and is the County's first small-scale food scrap composting demonstration and education site. The site has the capacity to process up to two tons of food scraps a week while also serving as a valuable educational resource for County residents, students, and municipal officials. Educational tours are

REFUSE DISPOSAL DISTRICT #1

16. Refuse Disposal District Advisory Board:

County law requires the Board to be composed of 14 volunteers and 2 ex officio members to advise the RDD on solid waste issues and policy. Six members are designated to represent the County's cities; five members are designated to represent the towns; and four to represent the villages.

The 2022 board members were:

1. Benedict Salanitro—Town of Rye - Chair
2. Thomas Meier—City of Yonkers
3. George Mottarella—City of Rye
4. Jeffrey Coleman—Village of Scarsdale
5. Peter Liguori—Town of Greenburgh
6. Peter Sciliano—Town of Mt. Pleasant
7. Stephen Altieri—Town of Mamaroneck
8. Rocco Circosta—Village of Ossining
9. Michael Gunther—Village of Hastings-on-Hudson
10. Rick Hope— City of White Plains

Attachment 2: 2022 Municipally Collected Waste & Recyclables

| Municipality | Recycled Waste | Disposed Waste | Total Solid Waste Generated (Recycled + Disposed) | Percent Recycled (Total) |
|--------------------------|----------------|----------------|---|--------------------------|
| ARDSLEY | 3,316 | 2,148 | 5,464 | 61% |
| BEDFORD | 27,489 | 11,657 | 39,146 | 70% |
| BRIARCLIFF | 2,881 | 2,828 | 5,709 | 50% |
| BRONXVILLE | 5,005 | 2,104 | 7,109 | 70% |
| BUCHANAN | 605 | 1,255 | 1,860 | 33% |
| CORTLANDT | 8,158 | 14,125 | 22,283 | 37% |
| CROTON-ON-HUDSON | 2,886 | 3,444 | 6,331 | 46% |
| DOBBS FERRY | 2,941 | 4,582 | 7,523 | 39% |
| EASTCHESTER | 10,875 | 8,212 | 19,087 | 57% |
| ELMSFORD | 1,068 | 1,671 | 2,739 | 39% |
| GREENBURGH | 25,835 | 16,085 | 41,920 | 62% |
| HARRISON | 10,003 | 8,529 | 18,532 | 54% |
| HASTINGS-ON-HUDSON | 1,775 | 3,313 | 5,088 | 35% |
| IRVINGTON | 3,025 | 2,826 | 5,851 | 52% |
| LARCHMNT/M'MARNCK | 8,189 | 7,941 | 16,130 | 51% |
| LEWISBORO | 1,591 | 2,685 | 4,276 | 37% |
| MAMARONECK- VILLAGE | 5,028 | 8,363 | 13,390 | 38% |
| MT. KISCO | 33,249 | 4,026 | 37,274 | 89% |
| MT. PLEASANT | 11,889 | 9,067 | 20,956 | 57% |
| MT. VERNON | 14,908 | 30,472 | 45,380 | 33% |
| NEW CASTLE | 4,669 | 6,129 | 10,798 | 43% |
| NEW ROCHELLE * | 42,299 | 28,741 | 71,040 | 60% |
| NORTH CASTLE | 13,599 | 4,975 | 18,574 | 73% |
| NORTH SALEM | 1,481 | 1,788 | 3,268 | 45% |
| OSSINING - TOWN | 1,406 | 1,965 | 3,370 | 42% |
| OSSINING - VILLAGE | 4,459 | 9,314 | 13,773 | 32% |
| PEEKSKILL | 3,050 | 8,457 | 11,507 | 27% |
| PELHAM | 3,839 | 2,818 | 6,658 | 58% |
| PELHAM MANOR | 6,360 | 2,145 | 8,505 | 75% |
| PLEASANTVILLE | 4,450 | 2,209 | 6,658 | 67% |
| PORT CHESTER | 10,044 | 12,767 | 22,811 | 44% |
| POUND RIDGE | 1,526 | 2,055 | 3,582 | 43% |
| RYE BROOK | 3,847 | 3,288 | 7,135 | 54% |
| RYE CITY | 11,429 | 5,428 | 16,856 | 68% |
| SCARSDALE | 11,362 | 7,080 | 18,442 | 62% |
| SLEEPY HOLLOW | 2,033 | 4,277 | 6,311 | 32% |
| SOMERS | 2,736 | 6,700 | 9,436 | 29% |
| TARRYTOWN | 3,597 | 3,758 | 7,355 | 49% |
| TUCKAHOE | 6,340 | 2,574 | 8,914 | 71% |
| WESTCHESTER CO. PROGRAMS | 10,781 | 51 | 10,832 | |
| WHITE PLAINS | 22,219 | 27,445 | 49,663 | 45% |
| YONKERS | 27,983 | 85,668 | 113,651 | 25% |
| YORKTOWN | 18,950 | 13,412 | 32,362 | 59% |
| TOTALS | 399,174 | 388,379 | 778,731 | 51% |

Westchester County Municipal Report Card - 2022

| Municipality | Municipal Recycling Programs | | | | | | | Totals | | | |
|-------------------|---|-------------------------|----------------------|-------------------|---------------------------------|---------------------------|-----------------|--------------------------|-----------------------------|---|--------------------------------|
| | Curbside Commingled Containers and Mixed Paper (tons) | Organic Waste (tons) | Bulk Metal (tons) | E-Waste (tons) | Deposit Containers (tons) | C&D & Sludge (tons) | MISC. (tons) | Recycled Waste (tons) | Disposed Waste (tons) | Total Solid Waste Generated (Recycled + Disposed) (tons) | Percent Recycled (Total) |
| MT. VERNON - 2022 | 3,407 | 2,187 | 13 | 15 | 915 | 8,370 | | 14,908 | 30,472 | 45,380 | 33% |
| MT. VERNON - 2021 | 3,726 | 2,425 | | 19 | 915 | 6,196 | | 13,280 | 33,170 | 46,450 | 29% |
| MT. VERNON - 2020 | 3,820 | 3,862 | 446 | 26 | 1,182 | | 2 | 9,338 | 32,461 | 41,799 | 22% |

Remember to follow us at <https://www.facebook.com/WestchesterCountyDEF>
for updates and additional recycling information!

APPENDIX E

MOUNT VERNON – COMPARISON OF MSW DISPOSAL RATES AND RECYCLING RATES

APPENDIX F

ADDITIONAL INFORMATION ON REFUSE SUSTAINABILITY FEE

Single Room Occupancies (SRO's/Rooms for rent) by private homeowners are prohibited in the City.

Commercial Properties who Choose to Opt out?

Any commercial properties whom choose to opt out of the refuse collection fees must submit a Refuse Sustainability Fee – Commercial Property – Opt Out Form to the DPW Commissioners Office via mail or e-mail - DPWConcerns@cmvny.com.

Additional Information

Residents may contact the City Assessors Office at: (914) 665-2325 for any disputes with classification of real property status or qualification for exemptions (ex: Enhanced Star, Disability, Low Income Senior)

All payments are to be submitted to the City of Mount Vernon Comptroller's Office in person or via web at:

Pay Property Tax | Mount Vernon, NY

Only questions regarding payment or balance of taxes and fees, should be directed to the City Comptroller at (914) 665-2442

For More Information:

City Council Ordinance

Phone Contact # (914) 665-2300

E-Mail – DPWConcerns@cmvny.com

When will it begin?

The billing has already begun with the adoption of the City's 2022 Adopted Annual Budget and is included in the City's 1st half Property Tax Bills. The bill can be paid in two installments along with the property tax schedule. For most residents the fee is equivalent to \$17 per month.

Rates for Property Owners (Co-Ops fall into this category)

- Residential Refuse Fee (per unit) - \$200.00
- Low Income Senior Residential Fee (per unit) - \$50.00 (Owners Only)
- Persons w/ Disability Fee - \$50.00
- Non-Residential Refuse Fee - \$2,000.00 (Commercial / Business)
- Non-Profit Refuse Fee - \$650.00
- Non-Profit Dormitory (Family) Refuse Fee - \$100.00 (Shelters)
- Non-Profit Dormitory (SRO) Refuse Fee - \$50.00 (YMCA or Salvation Army Housing)
- Vacant Lots / Land - \$0.00

Rates for Landlords / Renters

All rented apartments are subject to the \$200 per unit fee, regardless of age/disability/income of the lessee. Landlords may be passing this fee on to the tenants in the form of a rent increase or one-time flat fee. This is between the tenant and the landlord/property owner.

Single Room Occupancies (SRO's/Rooms for rent) by private homeowners are prohibited in the City.

Commercial Properties who Choose to Opt out?

Any commercial properties whom choose to opt out of the refuse collection fees must submit a formal letter to the DPW Commissioners Office via mail or e-mail (DPWConcerns@cmvny.com) and complete the annual **Refuse Sustainability Fee – Commercial Property – Opt Out Form**.

Additional Information

Residents may contact the City Assessors Office at: **(914) 665 – 2325** for any disputes with classification of real property status or qualification for exemptions (ex: Enhanced Star, Disability, Low Income Senior)

All payments are to be submitted to the City of Mount Vernon Comptroller's Office in person or via web at:
[Pay Property Tax | Mount Vernon, NY \(cmvny.com\)](https://www.mountvernonny.com/Pay-Property-Tax)

Only questions regarding payment or balance of taxes and fees, should be directed to the City Comptroller at **(914) 665 – 2442**

For More Information

City Council Ordinance - [02232022-1406 \(cmvny.com\)](#)

Phone Contact # (914) 665 – 2300

E-Mail – DPWConcerns@cmvny.com

SANITATION FEE OPT OUT
THIS PAGE IS FOR CITY USE ONLY

PUBLIC WORKS OFFICE

Property added to the NO-PICKUP LIST Date _____

Copy of Private Carting Service Agreement Received ☐

Signature: _____
Public Works Supervisor

Date _____

Signature: _____
DPW Commissioner

Date _____

***** FORWARD ALL COPIES TO THE ASSESSORS OFFICE*****

ASSESSOR'S OFFICE

Property Location: _____

Tax Map # _____

Applicant is owner? Yes _____ No _____

of Commercial Units _____

Signature: _____

Date ____ / ____ / ____

***** FORWARD ALL COPIES TO THE COMPTROLLERS OFFICE*****

COMPTROLLER'S OFFICE

Application Approval: Yes _____ No _____

Date Received _____

Signature: _____
City Comptroller

Date _____

***** FORWARD ALL COPIES TO THE PUBLIC WORKS OFFICE*****

DISTRIBUTION: (1) Property Owner, (1) DPW-Commissioners Office, (1) Comptroller's Office.
Return Completed original to Assessors Office

MOUNT VERNON REFUSE SUSTAINABILITY FEE IMPACT ANALYSIS

Assumptions: Median Full Value of 1, 2 and 3 Family Homes in Mount Vernon. See Attachment No. 1.

- 1 - Family Median Full Value = \$546,511.63
- 2 - Family Median Full Value = \$554,868.47
- 3 - Family Median Full Value = \$604,651.16

Assumption: Conversion Factor from Full Value to Assessed Value is 49.75

Therefore, Assessed Values for Median 1, 2 and 3 Family Homes in Mount Vernon are as Follows:

- 1 - Family Median Assessed Value = \$10,985
- 2 - Family Median Assessed Value = \$11,153
- 3 - Family Median Assessed Value = \$12,154

Based on the above assessed values compare annual city tax bills for 2021(without refuse fee) to 2022 through 2024(with refuse fees) to annual city tax bills without refuse fees.

Assume annual budgets for 2021, 2022, 2023 and 2024 are as adopted.

Budgeted Refuse Fees for 2022 were \$6,700,000, for 2023 were \$6,000,000 and for 2024 were \$6,200,000.

Tax rates for 2021 were \$426.67/\$1000 AV, for 2022 were \$440.64/\$1000 AV plus Refuse Fee of \$200/unit, for 2023 were \$465.39/\$1000 AV plus Refuse Fee of \$200/unit and for 2024 were \$501.26/\$1000 AV plus Refuse Fee of \$200/unit.

Attachment No. 2 is a Mount Vernon Public Works Budget Comparison for 2020 – 2024.

Attachment No. 3 is a comparison of City Taxes for the Median Assessed Value 1, 2 and 3 Family Homes with and without the Refuse Sustainability Fees for the Years 2021(No Refuse Sustainability Fee) – 2024 assuming the Public Works Department Budgets would be as per the adopted budgets for each of those years.



CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall
One Roosevelt Square – Room 108
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner
ROBERT L. HACKETT
Deputy Commissioner

February 8, 2023

Median Value of 1, 2 and 3 Family Homes in
Mount Vernon Ny 10550

1 Family Median Value = \$546,511.63

2 Family Median Value = \$554,868.47

3 Family Median Value = \$604,651.16

Mount Vernon D.P.W. Budget Comparisons 2020 – 2024

| 2022 Adopted Budget 02/28/22 | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|--|
| 2023 Adopted Budget 12/30/22 | | | | | | |
| 2024 Adopted Budget 12/18/23 | | | | | | |
| Appropriations Account Number | 2024 | 2023 | 2022 | 2021 | 2020 | |
| A1440 | \$337,994 | \$278,338 | \$401,938 | \$243,404 | \$231,329 | |
| A1490 | \$1,276,465 | \$991,217 | \$1,293,226 | \$1,014,892 | \$780,305 | |
| A1620 | \$1,664,585 | \$1,412,272 | \$1,320,484 | \$1,034,518 | \$1,036,597 | |
| A1640 | \$2,728,360 | \$2,546,794 | \$2,529,908 | \$2,398,874 | \$2,525,961 | |
| A5110 | \$4,217,247 | \$3,880,108 | \$2,640,702 | \$2,263,695 | \$1,274,837 | |
| A5120 | \$25,000 | \$25,000 | \$110,000 | \$10,000 | \$10,000 | |
| A5142 | \$325,000 | \$400,000 | \$400,000 | \$400,000 | \$350,000 | |
| A5182 | \$820,630 | \$807,814 | \$813,882 | \$117,123 | \$117,123 | |
| A5410 | \$45,000 | \$45,000 | \$45,000 | \$45,000 | \$50,000 | |
| A7111 | \$1,948,066 | \$1,697,808 | \$1,457,719 | \$1,216,820 | \$1,304,189 | |
| A8120 | \$1,472,192 | \$1,401,155 | \$1,837,174 | \$1,909,744 | \$1,320,386 | |
| A8160 | \$5,266,205 | \$4,764,021 | \$4,634,859 | \$3,186,286 | \$3,370,725 | |
| A8170 | \$1,282,465 | \$1,119,006 | \$882,561 | \$2,653,505 | \$2,361,877 | |
| A8560 | \$15,000 | \$15,000 | \$15,000 | \$15,000 | \$20,000 | |
| TOTAL | \$21,424,209 | \$19,383,533 | \$18,382,453 | \$16,508,861 | \$14,753,329 | |
| REVENUE: REFUSE AND GARBAGE CHARGES, A2130 | \$6,200,000 | \$6,000,000 | \$6,700,000 | \$0 | \$0 | |

ATTACHMENT 3

**COMPARISONS OF REFUSE SUSTAINABILITY FEE METHODOLOGY TO CITY
TAX METHODOLOGY FOR FUNDING THE SANITATION SERVICES PROVIDED
BY THE D.P.W.**

APPENDIX H

SUMMARY OF GARBAGE AND RECYCLABLES COLLECTION COSTS

ROCKLAND COUNTY



**Annual Residential 1, 2 And 3 Family Garbage and Recyclables Collection Costs
Rockland County (5 Towns and 19 Village)**

| | Monthly | Annual |
|-----------------|------------------------|-------------------------------|
| Clarkstown: | \$40.28/mo. | \$483.36 includes bulk |
| Haverstraw: | \$24.61/mo. – 1 family | \$295.32/yr. – No bulk |
| | \$30.50/mo. – 2 family | \$366.00/yr. – No bulk |
| | \$26.50/mo. – 3 family | \$438.00/yr. – No bulk |
| Orangetown | \$42.22/mo. | \$506.64/yr. – Including bulk |
| Ramapo | \$43.33/mo. | \$519.96/yr. |
| Stony Point | \$40.50/mo. | \$486.00/yr. |
| | | |
| Airmont | \$51.47/mo. | \$617.64/yr. |
| Chestnut Ridge | \$31.64/mo. | \$379.68/yr. |
| Grandview | \$44.71/mo. | \$536.52/yr. |
| Haverstraw | \$44.57/mo. | \$534.84/yr. |
| Hillburn | | |
| Kaser | | |
| Montebello | \$42.50/mo. | \$510.00/yr. |
| New Hempstead | \$50.00/mo. | \$600.00/yr. |
| New Square | | |
| Nyack | | |
| Piermont | | |
| Pomona | | |
| Sloatsburg | \$38.00/mo. | \$456.00/yr. |
| South Nyack | | |
| Spring Valley | \$52.50/mo. | \$630.00/yr. |
| Suffern | | |
| Upper Nyack | \$39.50/mo. | \$474.02/yr. |
| Wesley Hills | \$50.17/mo. | \$602.04/yr. |
| West Haverstraw | | |

*See attached spreadsheet with additional details.

| VILLAGES | Hauler for Garbage | Hauler for Recycling | Curbside/Backdoor | Leaf Collection | Price per Unit per Month |
|----------------|---|----------------------|-------------------|-----------------|---|
| AIRMONT | Carlo Minuto | Carlo Minuto | Back Door | Carlo Minuto | \$51.47 |
| CHESTNUT RIDGE | IMS | IMS | Back Door | IMS | \$51.64 Village Reimburse dumping costs |
| GRANDVIEW | Menchetti | Capasso | Back Door | Menchetti | Garbage \$57.86 - Recycling \$7.85 = \$44.72 per unit |
| HAVESTRAW | Hlep | Hlep | Curbside | DPW | Garbage \$57.86 - Recycling \$7.85 = \$44.72 per unit |
| MASS | DPW | DPW | Curbside | DPW | \$44.57 for illegal Family 2x pickup - \$68.09 for two family 2x pickup - \$862.8 for 2 family 2x pickup - \$131.42 for mixed use 2x pickup - \$55.21 illegal Family 3x pickup - \$86.46 two Family 3x pickup - \$98.65 for 3 Family 3x pickup - \$123.81 mixed use 3x pickup |
| MONTBELLO | Carlo Minuto | Carlo Minuto | Curbside | Carlo Minuto | N/A |
| NEW HEMPSTEAD | Carlo Minuto | Carlo Minuto | Back Door | Carlo Minuto | \$42.50 |
| NEW SQUARE | DPW | DPW | Curbside | DPW | \$50.00 for illegal Family - \$100.00 for two family and \$550.00 for Multi Family (3 or more) |
| PERMONT | DPW | Capasso | Curbside | DPW | N/A |
| POMONA | IMS | IMS | Curbside | DPW | Recycling \$7.85 per unit |
| ROCKY HILLS | Carlo Minuto | Capasso | Curbside | Carlo Minuto | Recycling \$7.85 per unit |
| SPRING VALLEY | Carlo Minuto | Capasso | Curbside | Carlo Minuto | \$38.00 for illegal Family - \$76.00 for two family - \$114.00 for 3 family - \$152.00 for 4 family |
| UPPER NYACK | DPW | DPW | Curbside | DPW | \$7.00 for recycling |
| WESLEY HILLS | Carlo Minuto | Capasso | Curbside | DPW | \$52.50 |
| WEST HAVESTRAW | DPW | DPW | Curbside | DPW | N/A |
| | DPW | DPW | Curbside | DPW | Garbage \$12.00 - Recycling \$7.87 = \$93.50 |
| | DPW | DPW | Curbside | DPW | \$50.37 for illegal Family - \$100.50 for two family - \$52.67 for Mixed Use Unit |
| | DPW | DPW | Curbside | DPW | N/A |
| TOWNS | | | | | |
| CLARKSTOWN | Hlep, Nazzaro, DeLuca, Minuto, IMS | Capasso | Curbside | Highway/DPW | \$28.16 for Trash - \$4.47 for Bulk - \$2.67 for recycling - Total \$40.28 |
| HAVESTRAW | String | Capasso | Curbside | Highway/DPW | \$5.50 Recycling - Garbage \$13.11 for 1 family - \$24.00 for 2 family - \$31.00 for 3 family (Bulk not included as its done by DPW) |
| HARTSTOWN | Private - DeLuca, Marang, Hlep | Capasso | Back Door | Highway/DPW | Garbage \$35.22 (Tax Included) - Recycling \$7.00 = \$42.22 (including Bulk) |
| RAMAPO | IMS | IMS | Curbside | IMS | \$43.83 |
| STONY POINT | Private - Carlo Minuto & Virginia Centing | Capasso | Curbside | Highway/DPW | Garbage \$32.85 - Recycling \$7.85 = \$40.50 (Plus Tax) |



SOURCES OF THE REFUSE SUSTAINABILITY FEE (RSF)

One Family House (21 O): 4299 houses@ \$200/unit = \$859,800

Two Family House (220): 2795 houses(two units each)@ \$200/unit = \$1,118,000

Three Family House (230): 1131 houses(three units each)@ \$200/unit = \$678,600

Total units from one, two and three family houses = 13,282 units @ \$200/unit = \$2,656,400

US Census Report indicates there were 26,260 households in Mount Vernon in 201 O with an average household size of 2.53 people. Deducting the 13,282 units from one, two and three family houses noted above leaves 12,978 other household units@ \$200/unit = \$2,595,600

Based on the above the total RSF from households = \$5,252,000

In 2022 the total RSF collected= \$5,474,667 from Financial Report for period ending 12/31 /22

In 2023 the total RSF = \$6,211,065 from Financial Report for period ending 12/31 /23

Balance of RSF would come from commercial and institutional properties

It should be noted that another section of US Census Report indicated there were 28,778 households in 2022 although some of the units may have been vacant. 28,778 households @ \$200/unit = \$5,755,600.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

RYAN ULRICH
Deputy Commissioner

December 2nd, 2025

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Authorization for the Mayor to Accept the NYS Environmental Facilities Corporation Green Resiliency Grant (GRG) – Project No. C3-5694-02-00 | Grant No. 2344 – Brush Park Green Infrastructure (Award up to \$4,400,000)

Dear Honorable City Council Members:

The Department of Public Works respectfully submits this request for the City Council to authorize Mayor Shawyn Patterson-Howard to accept a Green Resiliency Grant awarded to the City of Mount Vernon by the New York State Environmental Facilities Corporation. As detailed in the attached award letter, the City has been approved for an amount not to exceed \$4.4 million to support green infrastructure improvements at Brush Park.

This award provides a significant opportunity to address persistent drainage and flooding issues within the park and the surrounding neighborhood. The project will incorporate porous pavement, bioretention features, and other stormwater management practices that will enhance water quality in the Hutchinson River and strengthen the City's overall resiliency efforts. Brush Park serves as a central recreational space for residents, and these improvements will contribute to long-term environmental and public health benefits.

To move forward, the City must formally accept the award and execute a Grant Agreement with EFC. The State has set a deadline of December 31, 2026 for finalizing the agreement to maintain eligibility.

Upon Council approval, the Department of Revenue/Office of the Comptroller will be required to establish a dedicated capital project code for the accounting and administration of this grant. This capital line will be used to properly record the receipt of funds and track all associated expenditures in accordance with City financial procedures and State reporting requirements. Establishing this code will ensure accurate accounting, full compliance with EFC guidelines, and clear documentation of all project-related financial activity.

Thank you for your consideration of this request. Please feel free to contact my office if further information is needed.

Respectfully,

A handwritten signature in black ink, appearing to read 'Damani L. Bush', with a long horizontal flourish extending to the right.

Damani L. Bush
Commissioner of Public Works
DB/db



Environmental Facilities Corporation

KATHY HOCHUL
Governor

MAUREEN A. COLEMAN
President and CEO

November 10, 2025

The Honorable Shawyn Patterson-Howard
Mayor
City of Mount Vernon
One Roosevelt Square
Mount Vernon, NY 10550

Re: Project No. C3-5694-02-00 | Grant No. 2344
Brush Park Green Infrastructure
City of Mount Vernon
Westchester County
Award Letter

Dear Mayor Patterson-Howard:

Thank you for your application to Round 2 of the Green Resiliency Grant (GRG) program.

On behalf of Governor Kathy Hochul, I am pleased to inform you that your application has been selected to receive a NYS Environmental Facilities Corporation (EFC) GRG award for the above referenced project. Your project has been awarded in an amount not to exceed \$4,400,000 for the planning, design, and construction of bioretention and porous pavement practices to improve water quality in the Hutchinson River. The EFC will determine the actual amount of your grant when the project is complete and final project costs have been confirmed. Your grant may be reduced if total eligible project costs are less than anticipated or if your project receives funds from another source.

As means of advancing this project, members of our EFC team will contact you to guide you through the program requirements and related processes, and to answer any of your questions. To remain eligible for these funds, a Grant Agreement must be executed for the above project by **December 31, 2026**.

Please confirm your acceptance of the grant award and intent to proceed with this project by completing and signing the enclosed form and e-mailing it to GRG@efc.ny.gov no later than **December 5, 2025**. Without your confirmation, we may bypass your project and award these grant funds to another applicant.

We appreciate your interest in the GRG program and look forward to working with you on your resiliency and water quality improvement project.

Sincerely,

Maureen A. Coleman
President & CEO

Enclosure



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

December 10, 2025

City Council of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Transfer of funds

Dear Honorable City Council President Browne and esteemed members,

This letter comes to request your approval of legislation which authorizes the transfer of funds from the budget lines noted on the chart below, totaling \$95,000 to A 1010.405 (Contacted Outside Services). This transfer is necessary to cover costs of outside services.

| Account Code - Name | Amount |
|--|--------------|
| A1010.101 - City Council Salaries - Attorney | \$ 95,000.00 |

TO: Account Code – Name

A 1010.405 - Contacted Outside Services

If this meets with the City Council's approval, I respectfully ask for the passage of the legislation for this requested budget transfer.

Thank you for your consideration.

Sincerely,

Legislative Assistant to the
Mount Vernon City Council

CITY COUNCIL OF MOUNT VERNON



RESOLUTION

WHEREAS, the Westchester Community Health Center stands as a pillar of health, equity, and care for the residents of our communities, and tonight gathers to celebrate its theme Still We Rise: Caring, Courageous, Resilient; and

WHEREAS, Dr. Glenn A. Davis, M.D., has served the Westchester Community Health Center with steadfast dedication, compassion, and clinical excellence for more than 36 years, becoming a trusted, respected, and beloved physician to countless patients and families; and

WHEREAS, Dr. Davis has distinguished himself as Deputy Medical Officer and leader of the medical team at the Greenburgh site, consistently demonstrating integrity, patience, and respect in the treatment of all individuals entrusted to his care; and

WHEREAS, throughout his career, Dr. Davis has guided and mentored physicians and clinical staff, championed high standards of medical practice, and advanced the mission of community health with humility and purpose. Dr. Davis is a graduate of Cornell University and Meharry Medical College, with residency and fellowship training completed at Columbia University's College of Physicians and Surgeons at Harlem Hospital, culminating in board certification in Internal Medicine and years of respected service at multiple regional medical institutions; and

WHEREAS, his legacy is reflected not only in the lives he has healed, but also in the compassionate culture he has helped to build - one rooted in dignity, respect, and excellence for all; NOW, THEREFORE, BE IT

RESOLVED, that the City Council proudly recognizes and commends Dr. Glenn A. Davis, M.D. for his extraordinary service to the community, his leadership in healthcare, and his lifelong commitment to improving the wellness of others. We extend heartfelt congratulations on his selection as the WCHC Legacy of Care Award recipient, and expresses deepest gratitude for his caring, courageous, and resilient service in advancing community health.



Councilperson



Councilperson



Councilperson



Councilperson



City Council President

Authenticated this 9th day of DECEMBER, 2025



City Clerk

CITY COUNCIL OF MOUNT VERNON



RESOLUTION

WHEREAS, the Westchester Community Health Center gathers for its Still We Rise: Caring, Courageous, Resilient Gala to honor leaders whose work strengthens the health, dignity, and future of our communities; and

WHEREAS, Majority Leader Andrea Stewart-Cousins has made history as the first woman to lead a conference in the New York State Legislature and the first woman to serve as Senate Majority Leader in the history of New York State, blazing a trail for leadership grounded in equity, vision, and service; and

WHEREAS, Senator Stewart-Cousins represents the 35th Senate District - including Mount Pleasant, Greenburgh, and much of Yonkers - while her advocacy and support extend with great impact throughout Westchester County, including the City of Mount Vernon; and

WHEREAS, her leadership in Albany has strengthened access to healthcare, expanded community resources, and supported the continued growth and sustainability of the Westchester Community Health Center’s network of care, including its Mount Vernon site and affiliated locations. She has remained a steadfast partner in ensuring that families in Mount Vernon and beyond have access to compassionate, affordable, high-quality healthcare, recognizing that strong communities are built when every resident has the ability to live healthy, safe, and supported lives; and

WHEREAS, her leadership continues to inspire generations, proving that progress, representation, and resilience rise from a commitment to serve others and to open doors for those who follow; and

NOW, THEREFORE, BE IT

RESOLVED, that the City Council proudly recognizes and honors Senate Majority Leader Andrea Stewart-Cousins for her extraordinary achievements, her unwavering support of the Mount Vernon community, and her advocacy for the essential healthcare services provided by Westchester County.

On this evening of celebration, we acknowledge her continued partnership and dedication to ensuring that communities across Westchester, including Mount Vernon, rise together with strength, courage and resilience.



Councilperson



Councilperson



Councilperson



Councilperson



City Council President

Authenticated this 9th day of DECEMBER, 2025



City Clerk

CITY COUNCIL OF MOUNT VERNON



RESOLUTION

WHEREAS, we gather in joy and gratitude to celebrate the 60th birthday of Reverend Dr. Stephen W. Pogue, a beloved pastor, teacher, and community servant whose life is a testament to faith, leadership, and compassion; and

WHEREAS, Dr. Pogue has dedicated his ministry to inspiring others, uplifting families, and building stronger and more united communities both within and beyond church walls; and

WHEREAS, through his dynamic preaching, visionary leadership, and heart for service, he has touched countless lives, encouraged hope, and helped strengthen the spiritual foundation of the Mount Vernon community; and

WHEREAS, his commitment to justice, healing, and humanity continues to shine as an example of what it means to live with purpose, integrity, and love; and

WHEREAS, today we honor not only his accomplishments, but his character, his kindness, his wisdom, his faith, and his unwavering dedication to God and to the people he serves; and

NOW, THEREFORE, BE IT

RESOLVED, that the City Council of the City of Mount Vernon proudly recognizes Reverend Dr. Stephen W. Pogue on the joyous occasion of his 60th birthday, celebrating a life of impact, influence, and grace. We extend heartfelt thanks and warmest wishes for continued blessings, good health, and many more years of service, laughter, and love.

HAPPY 60TH BIRTHDAY, REVEREND DR. STEPHEN W. POGUE!
WE HONOR YOU, WE THANK YOU, AND WE CELEBRATE YOU TODAY AND ALWAYS.



Councilperson



Councilperson



Councilperson



Councilperson



City Council President

Authenticated this **29th** day of **NOVEMBER, 2025**



City Clerk



SHAWYN PATTERSON-HOWARD
Mayor

CITY OF MOUNT VERNON, NY

Patrick G. Holder, R.A.
Commissioner

DEPARTMENT OF BUILDINGS
City Hall – One Roosevelt Square, Mount Vernon, NY 10550

December 2, 2025

Honorable City Council Members
1 Roosevelt Square North
Mount Vernon, New York 10550

Re: Amendment to Approved Legislation No. 6 RFP #004 – DOB Construction Inspection and Consulting Services

Honorable Council Members:

This letter respectfully requests that the City Council approve legislation to allow the amendment to legislation passed on November 12, 2025, No. 6 authorizing LaBella Associates to provide timely, professional and code compliant construction inspection services for a 2-year contract with a renewal option based on project need and mutual consent of the parties. The two-year contract will bring the project in line with the 24-month construction schedule for the project at 115 Mac Questen Parkway. Current Legislation states the contract is for one-year.

Thank you in advance for your consideration and cooperation with this matter.

Respectfully,

Patrick G. Holder
Commissioner of Buildings

CITY OF MOUNT VERNON, NY
OFFICE OF CONSUMER PROTECTION
BUREAU OF WEIGHTS AND MEASURES



Monthly Report
November 2025

Shawyn Patterson-Howard, Mayor
Michael Paulercio, Director

Office of Consumer Protection Weights and Measures
Monthly Report - November 2025

| | |
|--------------|---|
| Wholesale | 2 |
| Shipping | 2 |
| Supermarkets | 6 |
| Gas Stations | 3 |
| Auto supply | 1 |

| Device | Total | Over Registering | Under Registering | Other | Passed | Sealed |
|----------------------|--------|---------------------|----------------------|-------|--------|--------|
| Computing Scales | 51 | | | | 51 | 1 |
| Pre Pack | 34 | | | | 34 | |
| Customer Platform | 7 8 | | | 1 | 6 8 | |
| Blende Pumps | 12 | | | | 12 | 2 |
| Diesel | 2 | | | | 2 | |

Office of Consumer Protection Weights and Measures Monthly Report - November 2025

The Office of Consumer Protection Weights and Measures spent most of the month in supermarkets. Scales in all departments were inspected as well as register scales and smart carts. The actual week of Thanksgiving fresh turkeys were inspected for net weight, expiration and packaging deductions. Dairy items commonly used for baking were looked at for expiration or within proximity of expiration. Produce, appetizers and desert platters were looked at for all the same requirements.

The Office of Consumer Protection at the request of Cannabis Management put a task force together for inspections at 89 Gramatan Ave. and 667 Lincoln Ave with Buildings, Police and Fire. The Office of Cannabis Management found a large quantity of illegal cannabis items in both locations leading to the seizure and shut down of both locations pending a hearing.

A scanner accuracy audit was conducted in Advanced Auto on 100 items for their Item pricing waiver renewal. The store scored within the required 98% of 100 items and was granted a one-year renewal.

Citywide gas price averages remained steady at around \$3 cash on 87 blend the cheapest station is 135 East 3rd St. at \$2.83. There are currently 10 stations under \$3 for 87 blend, cash price.

Deposits:

Inspection Fees: \$1,580.00



CITY OF MOUNT VERNON, N.Y.
FIRE DEPARTMENT

SHAWYN PATTERSON-HOWARD
Mayor

Fire Headquarter – 470 East Lincoln Avenue
Mount Vernon, NY. 10550
(914) 665-2611 – Fax: (914) 665-2631

Kevin B. Holt
Fire Commissioner
Theodore W. Beale Jr.
Deputy Fire Commissioner
Juan A. Peralta
Chief of Operations

December 4, 2025

Honorable Member of the City Council
Through the Office of the Mayor, City Hall
Mount Vernon, NY 10550

Re: Provisional Appointment

Dear Honorable City Council Members,

On Friday, December 12, 2025, we will provisionally appoint Captain Roderick Hines to the rank of Deputy Fire Chief.

This statistical promotion is pending the tentative retirement of Deputy Fire Chief Edward Stevenson on February 27, 2026.

This will assist our department in reducing or eliminating overtime expenses in the ranks of Deputy Fire Chief, Fire Captain, and Fire Lieutenant.

Funds for this promotion will be available in budget code A3410.101 (wages).

Respectfully submitted:

Kevin B. Holt
Fire Commissioner

"The Jewel of Westchester"



MOUNT VERNON POLICE DEPT
DEPARTMENT OF PUBLIC SAFETY
ROOSEVELT SQUARE - MOUNT VERNON, NY 10550

P - (914) 665-2500

SHAWYN PATTERSON-HOWARD
MAYOR

MARCEL OLIFIERS
ACTING COMMISSIONER/CHIEF OF OPERATIONS
JENNIFER LACKARD
DEPUTY COMMISSIONER OF WELLNESS & REFORM
GREGORY ADDISON
DEPUTY CHIEF

11/25/2025

Honorable Members of the City Council
Through the Office of the Mayor
City Hall – Roosevelt Square
Mount Vernon, New York 10550

Subject: Legislation for Citizens Observer LLC, Tip411 (April 1, 2026 – March 31, 2027)

Dear Council Members:

This letter comes to request that legislation be enacted that will enable the Mayor to enter into an agreement with Citizen Tip411. This is a renewal of the current agreement, with the **cost of \$3,890.00** for the subscription. Funds will be satisfied from **Budget Line A1680.216** (Applications Services).

Tip411 is the computer software program utilized by the department that allows civilians to anonymously text tips. These tips are then given to the division within the department that is best suited to investigate and remediate. We have received numerous helpful tips via the product, allowing us to solve crimes.

We respectfully request legislation from Your Honorable Body authorizing the above agreement.

Requested: Contract renewal – Citizen Observer, LLC – tip411 (April 1, 2026 to March 31, 2027)
Cost: \$3,890.00 (Total) from Budget Line A1680.216 Application Services

Sincerely,


Marcel Olifiers
Acting Commissioner/Chief of Dept


Juan Perez
Management Services Commissioner

cc: Mayor
Law Department
Comptroller



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

November 24, 2025

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

(Through the Office of the Mayor)

Dear Honorable City Council Members:

Re: Revised tax bill for 60 West First Street Mount Vernon, Ny 10550/ 165.70-3068-1.

Please see attached application for refund or credit of real property taxes (RP-556), approved by The Westchester County Tax Commissioner Victor L. Mallison.

Due to a clerical error, an incorrect assessed value of \$115, 280 was billed and placed onto the exemption roll section 8 which is tax exempt status from all property taxes, except for County refuse, Sewer and City refuse fees.

The corrected assessed value of \$23,000 was placed on to the taxable roll section #1 which is responsible to pay all tax levies for City, County and Mount Vernon School District.

Please be advised The CMV IDA agency will re-issue the corrected tax bills for payment for all tax levies from years of 2022-2025 for City, County and Mount Vernon School District.

Below is the tax amount due:

- 2025 City Town Tax \$11,943.93
- 2024 Mt. Vernon School Tax \$ 21,256.83
- 2024 Mt. Vernon Library Tax \$ 747.27
- 2024 City Town Tax \$11,528.98
- 2023 Mt. Vernon School Tax \$ 21,229.04



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

- 2023 Mt. Vernon Library Tax \$ 746.29
- 2023 City Town Tax \$10,703.97
- 2022 Mt. Vernon School Tax \$21,383.10
- 2022 Mt. Vernon Library Tax \$ 751.70
- 2022 City Refuse Fee \$ 6,468.00 (if paid by 12/31/25)
- 2022 City Town Tax \$10,134.72
- Total amount due \$116,893.83

Overpayments on County Levies

- 2024 County Tax \$791.66
- 2023 County Tax \$533.96
- 2022 County Tax \$14.80

Total \$1,340.42

Total amount due \$116,893.83
Overpayments - \$ 1,340.42

GRAND TOTAL to be billed \$ 115,553.41

I have attached all additional documentation to the subject matter.

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

Sincerely,

Stephanie Vanderpool

Stephanie Vanderpool
Commissioner of Assessment
City-Hall One Roosevelt Square
Mount Vernon, NY 10550
Email: SVanderpool@mountvernonny.gov

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.
OFFICE OF THE COMPTROLLER

Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2303

December 2, 2025

Honorable Members of the Mount Vernon City Council

City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Re: COMP2025-23 – Austerity Budget Framework and Centralized Expenditure Controls

Dear Honorable Members of the City Council,

In light of persistent revenue shortfalls, declining sales and use tax receipts, and the continued inability of prior fiscal operations to realize projected revenues, the Comptroller's Office recommends the adoption of an Austerity Budget Framework for the upcoming fiscal year. Under this framework, departmental spending shall be strictly limited to essential and mission-critical operations necessary to maintain core municipal services.

To strengthen fiscal discipline and ensure greater oversight of discretionary spending, the Comptroller further recommends the removal of individual departmental budget lines for Travel, Membership Dues, Training and Education, and a more closely monitored tracking of other budget lines, such as overtime and equipment. These former categories should be consolidated into a single, centralized budget line—similar in structure to the contingency account—under the direct oversight of the Board of Estimates and Contracts.

Under this revised procedure, any departmental request for expenditures in Travel, Membership Dues, Training and Education must be submitted to the Finance Office for review and recommendation prior to consideration by the Board of Estimates and Contracts. During the period of austerity budgeting operations, the City Council will authorize the Board of Estimates and Contracts to convene meetings and act on such submissions for travel, membership dues, training and education, in accordance with the City's procurement policies.

These measures will enable the City to closely monitor discretionary expenditures, improve the efficiency and purposefulness of spending, and provide a clearer foundation for evaluating departmental needs and formulating future budgetary allocations. This quasi-centralized approach strengthens fiscal controls and supports the City's efforts to restore financial stability while maintaining essential public services.

Respectfully submitted,

Darren M. Morton, Ed.D., CMFO, CPRP
Comptroller, City of Mount Vernon

CITY COUNCIL OF MOUNT VERNON



RESOLUTION

WHEREAS, the City of Mount Vernon is strengthened by the vision, energy, and dedication of emerging leaders who are committed to advancing the social, economic, and cultural vitality of our community; and

WHEREAS, the Young Professionals of Mount Vernon, New York (YPMV) have established themselves as a dynamic force for positive change - engaging residents, supporting local initiatives, and cultivating leadership among the next generation of civic-minded individuals; and

WHEREAS, YPMV has consistently fostered opportunities for service, mentorship, professional development, and community engagement, empowering young adults to contribute their skills, talents, and ideas to the betterment of Mount Vernon. Through volunteerism, partnerships with local organizations, and participation in civic projects, the Young Professionals of Mount Vernon have demonstrated a deep commitment to uplifting neighborhoods, supporting economic growth, and strengthening the social fabric of the city; and

WHEREAS, the organization has played an important role in inspiring collaboration, promoting educational advancement, and providing a platform for emerging leaders to work collectively toward a brighter and more equitable future for the residents of Mount Vernon; and

WHEREAS, the dedication and service of YPMV reflect the values of leadership, integrity, innovation, and community pride - qualities that contribute to a stronger, more engaged, and forward-moving Mount Vernon; NOW, THEREFORE, BE IT

RESOLVED, that the City Council extends its deepest appreciation to the members, volunteers, and partners of YPMV for their continued efforts to inspire, uplift, and empower the next generation of Mount Vernon leaders.

Councilperson

Councilperson

Councilperson

Councilperson

City Council President

Authenticated this 9th day of DECEMBER, 2025

City Clerk

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON
AUTHORIZING THE OFF-SITE PARKING LEASE AGREEMENT
WITH 20 S. 2ND SQUARE CMV LLC**

WHEREAS, the City of Mount Vernon (“City”) and 20 S. 2nd Square CMV LLC (“Owner”) entered into a Land Disposition Agreement, dated July 2, 2021, as amended (“LDA”), in connection with the development of certain City-owned parcels having an address of 20 South Second Avenue, Mount Vernon, New York and 25 South Third Avenue, and known and designated on the Tax Map of the City of Mount Vernon as Section 165.70, Block 3112, Lot 11, 13, 37, and 39 (together, the “Development Site”); and

WHEREAS, the LDA provides, among other things, for the City to transfer the Development Site to Owner based upon certain terms and conditions in furtherance of the development of the Development Site; and

WHEREAS, Owner intends to construct on the Development Site approximately 307,932 s.f. of mixed residential development and other amenities in two, 12-story buildings, including 272 mixed-income residential apartments, approximately 15,630 s.f. of community facility space (including outdoor courtyard space for the arts), and 109 parking spaces (“Development Project”); and

WHEREAS, in furtherance of the Development Project, Owner submitted a Zoning Petition for Zoning Map and Text Amendment, dated December 3, 2021, to the City Council of the City of Mount Vernon, seeking to rezone approximately forty-one tax parcels between East 1st and East 2nd Streets and between South 1st and South 3rd Avenue, including the Development Site, as a new, transit oriented district to be called the Downtown Transit Oriented Arts District (“Rezoning”); and

WHEREAS, on March 26, 2025, the City Council, as Lead Agency, adopted a Findings Statement pursuant to the New York State Environmental Quality Review Act and its implementing regulations (“SEQRA”), which completed the SEQRA environmental review process for the Rezoning (“SEQRA Findings Statement”); and

WHEREAS, also on March 26, 2025, the City Council adopted an ordinance amending Chapter 267 of the Code of the City of Mount Vernon to effectuate the Rezoning and establish the new Downtown Transit Oriented Arts District; and

WHEREAS, as set forth in the SEQRA Findings Statement, the Development Project includes 59 parking spaces on-site, and requires 40 parking spaces off-site within the City-owned parking lot (“Off-Site Spaces”) located at the corner of Prospect Avenue and North 3rd Avenue (Section 165.62, Block 1116, Lots 5 & 6) (“City-Owned Parking Lot”), and 10 parking spaces through the Payment in Lieu of Parking (“PILOP”) provisions within the DTOAD zoning; and

WHEREAS, as described in the SEQRA Findings Statement, the City Council determined that the Off-Site Spaces and PILOP, together with the on-site spaces, satisfy the parking demand and DTOAD zoning requirements for the Development Project given its transit-oriented

characteristics, and that no significant adverse parking impact would result from the Development Project; and

WHEREAS, the SEQRA Findings Statement, and the City Council’s Resolution adopting the SEQRA Findings Statement, require the Owner and City to enter into an Off-Site Parking Lease Agreement governing the Off-Site Spaces and PILOP consistent with the terms of the SEQRA Findings Statement (“Parking Agreement”); and

WHEREAS, the Parties are desirous of entering into this Parking Agreement to set forth their respective rights and obligations with respect to the Off-Site Spaces and PILOP; and

WHEREAS, a form of the Parking Agreement has been presented to the members of the City Council for their consideration.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Mount Vernon approves the Off-Site Parking Lease Agreement; and

BE IT FURTHER RESOLVED, the City Council authorizes the Mayor of the City of Mount Vernon to execute the Off-Site Parking Lease Agreement on behalf of the City; and

BE IT FURTHER RESOLVED, the Mayor is authorized to do all things necessary, convenient or appropriate for the accomplishment of the purposes of this Resolution; and

BE IT FURTHER RESOLVED, the City Council determines that the Off-Site Parking Lease Agreement is a Type II Action pursuant to SEQRA, involving “continuing agency administration,” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 N.Y.C.R.R. §617.5(c)(26)) and therefore no findings or determination of significance are required under SEQRA; 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



**CITY COUNCIL
CITY OF MOUNT VERNON**
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

December 4, 2025

Honorable City Council Members
Mount Vernon City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members.

This correspondence is submitted in reference to a letter dated November 3, 2025, from the Commissioner of Assessment, requesting approval for the correction of delinquent taxes and interest for **22 Brookfield Road 165.26-2142-4**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 1993 City Final Assessment Roll for City taxes.

Accordingly, this letter respectfully requests that this Honorable Body pass a resolution formally requesting our State Legislators to introduce a State bill authorizing the necessary modification.

Should this meet with the City Council's approval, I further request that the appropriate legislation be enacted to reflect this correction.

Thank you for your attention and consideration of this matter.

Respectfully,

Antoinette Anderson
Legislative Assistant to City Council



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

November 3, 2025

**Re: Westchester Muslin Center, Inc.
22 Brookfield Rd
Mount Vernon, Ny 10552
165.26-2142-4**

To: Whom it May Concern:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Westchester Muslin Center, Inc., due to the following reason: As a result of “Clerical Error” the subject property having been included in the “taxable” portion of the 1993 City Final Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption (RP-420- -a/b- Rnw-II) was removed from the exempt portion of the 1993 Final City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 1994 City taxes portion only.

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment

WHEREAS, Westchester Muslin Center, Inc is the owner of the property located at 22 Brookfield Road, Mount Vernon, New York 10550, and identified as Tax Id # **165.25-2142-4** on the Official Tax Map of the City of Mount Vernon (the “Subject Property “); and

WHEREAS, delinquent taxes are now due and owing, and the Subject Property is included in the List of Delinquent Taxes, as a result of the Subject Property having been included in the “taxable” portion of the 1994 City Assessment Roll; and

WHEREAS, the Subject Property has been listed on the “exempt” portion of the City Assessment Roll for Assessment Years 1990,1991,1992 and 1993

WHEREAS, Westchester Muslin Center, Inc., is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 1994 and have the Subject Property placed on the exempt portion of the 1994 City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

WHEREAS, the City fully supports Westchester Muslin Center, Inc., efforts to pursuing special legislation from the New York State Legislature that will allow Westchester Muslin Center, Inc., to retroactively apply for an exemption for Assessment Year 1994 and have the Subject Property placed on the exempt portion of the 1994 City Assessment Roll, ***which would nullify all outstanding taxes payments and any accrued interest on the Subject Property***



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

June 2, 2025

Honorable City Council Members
City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

*Re: Westchester Muslin Center, Inc.
22 Brookfield Rd
Mount Vernon, NY 10552
165.26-2142-4*

Dear Honorable City Council Members:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Westchester Muslin Center, Inc., due to the following reason: As a result of "Clerical Error" the subject property having been included in the "taxable" portion of the 1994 City Assessment Roll for year City taxes.

Not for Profit tax exemption was removed from exempt portion of the 1994 City Assessment Roll as a result of the Subject property having been included in the "taxable" portion for the 1994 City taxes and of the County levy for sewer and refuse portion only.

- Taxes \$34,565.00
 - Interest \$ 194,428.13
- Total of \$ 228,993.13

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment
City Hall- One Roosevelt Square
Mount Vernon, Ny 10550
Email Svanderpool@mountvernonny.gov

Cc: Mayor office
Corporation Counsel
Comptroller's Office

"The Jewel of Westchester"

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Block.Lot.Suffix 2142.4.-0

Owner

WSTCHR MUSLIM CENTER,INC

Parcel Address: 22 BROOKFIELD RD

Mailing Address

WSTCHR MUSLIM CENTER,INC

22 BROOKFIELD ROAD

MOUNT VERNON NY 10552

Bank Code 0

Lots: 4

Acct: 046540

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| City | 1/1/94 | 17,282.50 | 97,991.78 | | | 17,282.50 | 96,436.35 | | |
| County | 4/1/94 | 2,200.00 | | 4/20/94 | Ck | | | | |
| County | 4/1/95 | 2,425.00 | 327.37 | 1/4/96 | Ck | | | | |
| County | 4/1/96 | 2,602.50 | | 4/16/96 | Ck | | | | |
| County | 4/1/97 | 2,562.50 | | 4/7/97 | Ck | | | | |
| County | 4/1/98 | 2,635.00 | | 4/20/98 | Ck | | | | |
| County | 4/1/99 | 2,597.50 | | 4/19/99 | Ck | | | | |
| City | 1/1/00 | | | | | | | | |
| County | 4/1/00 | 2,480.00 | | 4/20/00 | Ck | | | | |
| County | 4/1/01 | 2,400.00 | | 4/17/01 | Ck | | | | |
| County | 4/1/02 | 2,397.50 | | 3/29/02 | Ck | | | | |
| County | 4/1/03 | 2,707.50 | | 4/3/03 | Ck | | | | |
| County | 4/1/04 | 2,832.50 | | 4/5/04 | Ck | | | | |
| County | 4/1/05 | 3,090.00 | | 4/5/05 | Ck | | | | |
| County | 4/1/06 | 3,500.00 | | 4/5/06 | Ck | | | | |
| County | 4/1/07 | 3,615.00 | | 4/4/07 | Ck | | | | |
| County | 4/1/08 | 3,947.50 | | 4/10/08 | Ck | | | | |
| County | 4/1/09 | 4,247.50 | 127.43 | 6/2/09 | Ck | | | | |
| County | 4/1/10 | 4,485.00 | | 4/7/10 | Ck | | | | |
| County | 4/1/11 | 4,367.50 | | 4/21/11 | Ck | | | | |
| County | 4/1/12 | 4,357.50 | | 4/24/12 | Ck | | | | |
| County | 4/1/13 | 4,225.00 | | 4/23/13 | Ck | | | | |
| County | 4/1/14 | 3,890.00 | | 4/11/14 | Ck | | | | |
| County | 4/1/15 | 3,867.50 | | 4/13/15 | Ck | | | | |
| County | 4/1/16 | 3,932.50 | | 4/15/16 | Ck | | | | |
| County | 4/1/17 | 3,722.50 | | 4/19/17 | Ck | | | | |
| County | 4/1/18 | 3,820.00 | | 5/3/18 | Ck | | | | |
| County | 4/1/19 | 3,932.50 | | 4/30/19 | Ck | | | | |
| County | 4/1/20 | 4,042.50 | | 5/21/20 | Ck | | | | |
| County | 4/1/21 | 4,162.50 | | 4/16/21 | Ck | | | | |

TOTAL OWED

| | |
|---------------------------|-------------------|
| Taxes | 34,565.00 |
| Interest | 194,428.13 |
| School tax collection fee | 0.00 |
| Grand total owed | 228,993.13 |

Please Note: Interest changes
the first day of every month.

CITY OF MOUNT VERNON
COUNTY OF WESTCHESTER
STATE OF NEW YORK

A S S E S S M E N T R O L L
TAXABLE STATUS DATE 05-01-93

MT. VERNON CITY SCHOOL DISTRICT
ROLL SECT: 8 (WHOLLY EXEMPT)
PAGE 2727
SWIS CODE 550800

| OWNER/LOCATION | MAILING ADDRESS | EXEMPTIONS | DEED DATE | OTHER INFO |
|-------------------------------|--------------------------|-----------------|-----------|------------|
| SECRETLOCK-LOT | | | | |
| ROLL SECT | | | | |
| ADDITIONAL LOTS | | | | |
| 2 2135-013-000 | NEW YORK, STATE OF | 12100 \$ 200 | | |
| 8 | | | | |
| 165.033 | | | | |
| E 207157 | | | | |
| N 232278 | | | | |
| AREA: 270 OLD ACCT#: 045730 | 00000 | | | |
| ASSESSED VALUE | | | | |
| LAND VALUE | \$ 200 | | | |
| IMPROVEMENT VALUE | - 0 - | | | |
| TOTAL ASSESSED VALUE | \$ 200 | | | |
| NET TAXABLE VALUE | - 0 - | | | |
| 2 2142.004-000 | WSTCHR MUSLM CENTER, INC | 21530 \$250,000 | | |
| 3 | | | | |
| 165.026 | | | | |
| E 207461 | | | | |
| N 232724 | | | | |
| AREA: 80474 OLD ACCT#: 046540 | WSTCHR MUSLM CENTER, INC | 21530 \$250,000 | | |
| 22 BROOKFIELD RD | 23 ASHFORD AVENUE | | | |
| DOGBS FERRY, NY 10522 | | | | |
| ASSESSED VALUE | | | | |
| LAND VALUE | \$40,000 | | | |
| IMPROVEMENT VALUE | \$210,000 | | | |
| TOTAL ASSESSED VALUE | \$250,000 | | | |
| NET TAXABLE VALUE | \$250,000 | | | |
| 2 2142.007-000 | VAJIRADHAMAPADIP TEMPLE | 25110 \$5,500 | | |
| 3 | | | | |
| 165.025 | | | | |
| E 207433 | | | | |
| N 232631 | | | | |
| AREA: 13938 OLD ACCT#: 046551 | 75 CALIFORNIA ROAD | | | |
| VAC CALIFORNIA RD | MOUNT VERNON, NY 10552 | | | |
| ASSESSED VALUE | | | | |
| LAND VALUE | \$5,500 | | | |
| IMPROVEMENT VALUE | - 0 - | | | |
| TOTAL ASSESSED VALUE | \$5,500 | | | |
| NET TAXABLE VALUE | \$5,500 | | | |
| 2 2142.008-000 | VAJIRADHAMAPADIP TEMPLE | 25110 \$5,200 | | |
| 3 | | | | |
| 165.025 | | | | |
| E 207395 | | | | |
| N 232625 | | | | |
| AREA: 13319 OLD ACCT#: 046552 | 75 CALIFORNIA ROAD | | | |
| VAC CALIFORNIA RD | MOUNT VERNON, NY 10552 | | | |
| ASSESSED VALUE | | | | |
| LAND VALUE | \$5,200 | | | |
| IMPROVEMENT VALUE | - 0 - | | | |
| TOTAL ASSESSED VALUE | \$5,200 | | | |
| NET TAXABLE VALUE | \$5,200 | | | |

2025 (Next Year)

Modify Exemptions

Land: \$40,000

Tot: \$250,000

| | | | | | |
|-------------------------|---|-------------------------|---------------------------------|---|--|
| Swis\SBL | <u>165.26-2142-4</u> | Name | <u>WSTCHR MUSLIM CENTER,INC</u> | | |
| Location | <u>22 BROOKFIELD RD</u> | Last Change | <u>4/23/2025</u> | By | <u>JENNIFER</u> |
| Ownership | <input type="checkbox"/> Res % <input type="checkbox"/> | County | <u> </u> | City | <u> </u> |
| Prop Class | <u>620</u> Religious | Taxable Val | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> |
| Exemption Letter Dates: | | Senior Tot | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> |
| Approval | Renewal | | | | |
| <input type="text"/> | <input type="text"/> | Prior STAR Credit Type: | <input type="text"/> | * The school taxable value does not include STAR. | |
| | | | Enhanced IVP Status: | <input type="text"/> | Basic IVP Status: <input type="text"/> |

| Exempt Code | Amount | % | Initial Date | Ending Date | Own % | Ex Apprvd | Apprv Printed | Renew Recvd | IVP Enrolled | Remove STAR | |
|-------------|--------|---|--------------|-------------|-------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| ▶ 25110 | 250000 | 0 | 1/1/1994 | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ^ |

+

-

Close

Printed on: 11/5/2025

| | | | |
|------|--------|----------------------------|--------------------------|
| BLDG | 165-26 | OWNER | LOCATION |
| 2142 | LOT 4 | Wester. Muslim Center, Inc | 22 Brookfield Rd. |
| | | | BUILDING CLASS <i>Ch</i> |
| | | | ZONING P-114 |

[illegible]

| BUILDINGS | TYPE | YEAR BUILT | REMOD | CONDITION | REPLACEMENT COST | DEPR. PHYS. | OTHER | SOUND VALUE | ASSESSOR'S VALUE |
|-----------|------|------------|-------|-----------|--------------------|-------------|---------|-------------|------------------|
| Church | | 1955 | | 5 | 343,600 | 10 | | 282,200 | 19 |
| OUT BLDG | | SIZE | AREA | UNIT | 13,000 | 35 | 20 | 67,000 | 19 |
| | | | | | 11,850 | 12,000 | | | 19 |
| | | | | | TOTAL BLDGS / 2 | | 243,000 | | 19 |
| | | | | | TOTAL LAND & BLDGS | | 467,100 | | 19 |

| MAIN BUILDING CONSTRUCTION | | | | LAND AREA |
|----------------------------|------------|-----------------|----|-----------|
| CLASS | ROOF SHAPE | INTERIOR FINISH | | |
| ONE-FAMILY | GABLE | PLASTER | 19 | |
| TWO-FAMILY | HIP | WALBOARD | 19 | |
| THREE-FAMILY | FLAT | PANEL | 19 | |
| NO. OF ROOMS | | BMS. | 19 | |
| 1ST. | | GAMBREL | 19 | |
| 2ND | | ATTIC ROOMS | 19 | |
| 3RD | | BSMI. ROOMS | 19 | |
| | | DORMERS | 19 | |
| | | FIREPLACE | 19 | |
| | | FULL DORMER | 19 | |

[illegible]

| REMARKS | REMARKS |
|--|---------|
| 1. Initial Exam. REMARKS 2. 1st Auditor's. | |
| Chapelle's 1st Auditor's: - Charles J. (Appointed 4/27/22) | |
| Appointed 7-26-73. | |

[illegible]

[illegible]

| DEPARTMENT ASSESSMENT & TAXATION | | | | PROPERTY RECORD | | | | MOUNT VERNON, N.Y. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|-------------|------------------|------------------------------------|----------------|-------------|-------------|---------------------------|------------------|--|--|---------------|--------------------|-------------|------------------|------------------|--------------|-------------|-------------|------------------|----------|---------|-------|----------------|-------|----|------|------|-------|--------|-------|--------|---------|-----|------|-------|---------|--|----------|--------|---------|--|--|-----------|----|------|--|-----------------|------|--|--|--------------|--|--|--|--------------|------------------------|--|--|----------------|------|--|--|------------------|------|-----------|--|-------------|--|--|--|-------------|--|-------|--|------------------|--|--|--|--------|--|--|--|--------------|--|--|--|--------------|--|--|--|---------------|--|--|--|--------------|---|--|--|----------------|--|--|--|--------------------|--|--|--|----------|--|--|--|------|-----------|--|--|--------|-----|--|--|---|--|--|--|
| BLOCK 2142 | | LOT 445 | | OWNER Auto Refolos 0174. Church | | | | LOCATION Brookfield Rd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT | REAR | AV. DEPTH. | CORNER OTHER | DEPTH % | ADJ. FRONT FT. | FACTOR | ADV. ALLOW. | SOUND VALUE | ASSESSOR'S VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL LAND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BUILDINGS</th> <th>CUBIC FEET</th> <th>FACTOR</th> <th>REPLACEMENT COST</th> <th>CONDITION</th> <th>DEPR. PHYS.</th> <th>DEPR. OTHER</th> <th>SOUND VALUE</th> <th>ASSESSOR'S VALUE</th> </tr> </thead> <tbody> <tr> <td>Room</td> <td>17X64</td> <td></td> <td>7000</td> <td>F</td> <td>40</td> <td></td> <td>4400</td> <td></td> </tr> <tr> <td>Garage</td> <td>28X12</td> <td>1.27</td> <td>36400</td> <td></td> <td>75</td> <td>20</td> <td>16000</td> <td></td> </tr> <tr> <td>28X12X16</td> <td>9X16X9</td> <td></td> <td></td> <td></td> <td>70</td> <td>10</td> <td>1000</td> <td></td> </tr> <tr> <td colspan="8">TOTAL BUILDINGS</td> <td>3400</td> </tr> <tr> <td colspan="8">TOTAL LAND & BUILDINGS</td> <td>3700</td> </tr> <tr> <td colspan="8">LAND AREA</td> <td>24500</td> </tr> </tbody> </table> | | | | | | | | | | | | BUILDINGS | CUBIC FEET | FACTOR | REPLACEMENT COST | CONDITION | DEPR. PHYS. | DEPR. OTHER | SOUND VALUE | ASSESSOR'S VALUE | Room | 17X64 | | 7000 | F | 40 | | 4400 | | Garage | 28X12 | 1.27 | 36400 | | 75 | 20 | 16000 | | 28X12X16 | 9X16X9 | | | | 70 | 10 | 1000 | | TOTAL BUILDINGS | | | | | | | | 3400 | TOTAL LAND & BUILDINGS | | | | | | | | 3700 | LAND AREA | | | | | | | | 24500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDINGS | CUBIC FEET | FACTOR | REPLACEMENT COST | CONDITION | DEPR. PHYS. | DEPR. OTHER | SOUND VALUE | ASSESSOR'S VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Room | 17X64 | | 7000 | F | 40 | | 4400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage | 28X12 | 1.27 | 36400 | | 75 | 20 | 16000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28X12X16 | 9X16X9 | | | | 70 | 10 | 1000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL BUILDINGS | | | | | | | | 3400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL LAND & BUILDINGS | | | | | | | | 3700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND AREA | | | | | | | | 24500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">BUILDING DATA</th> <th colspan="2">REMARKS</th> </tr> </thead> <tbody> <tr> <td>TYPE OF BUILDING</td> <td>5-4' DORMERS</td> <td colspan="2"></td> </tr> <tr> <td>SIZE</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>NO. OF STORIES</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>AREA</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Ground</td> <td>Sq. Ft.</td> <td colspan="2"></td> </tr> <tr> <td>Total</td> <td>Sq. Ft.</td> <td colspan="2"></td> </tr> <tr> <td>HEIGHT</td> <td>Cu. Ft.</td> <td colspan="2"></td> </tr> <tr> <td>VOLUME</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>DATE BUILT</td> <td>1910</td> <td colspan="2"></td> </tr> <tr> <td>DATE ALTERED</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>CONSTRUCTION</td> <td>Brick</td> <td colspan="2"></td> </tr> <tr> <td>ELEVATORS: No.</td> <td>Type</td> <td colspan="2"></td> </tr> <tr> <td>AIR CONDITIONING</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>SPRINKLERED</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>AIR COOLING</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>ELECT.-GENERATOR</td> <td></td> <td colspan="2"></td> </tr> <tr> <td colspan="4">LAYOUT</td> </tr> <tr> <td>No. of Rooms</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>No. of Apts.</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>No. of Stores</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>No. of Baths</td> <td>1</td> <td colspan="2"></td> </tr> <tr> <td>No. of Offices</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Garage (Att.-Det.)</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Built in</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>DATE</td> <td>INSPECTOR</td> <td colspan="2"></td> </tr> <tr> <td>4/2/92</td> <td>GAT</td> <td colspan="2"></td> </tr> <tr> <td colspan="4"> 3-3' Dormers 1000 Fd4 28X-2 Bm 28X-906 194-1 245-100 </td> </tr> </tbody> </table> | | | | | | | | | | | | BUILDING DATA | | REMARKS | | TYPE OF BUILDING | 5-4' DORMERS | | | SIZE | | | | NO. OF STORIES | | | | AREA | | | | Ground | Sq. Ft. | | | Total | Sq. Ft. | | | HEIGHT | Cu. Ft. | | | VOLUME | | | | DATE BUILT | 1910 | | | DATE ALTERED | | | | CONSTRUCTION | Brick | | | ELEVATORS: No. | Type | | | AIR CONDITIONING | | | | SPRINKLERED | | | | AIR COOLING | | | | ELECT.-GENERATOR | | | | LAYOUT | | | | No. of Rooms | | | | No. of Apts. | | | | No. of Stores | | | | No. of Baths | 1 | | | No. of Offices | | | | Garage (Att.-Det.) | | | | Built in | | | | DATE | INSPECTOR | | | 4/2/92 | GAT | | | 3-3' Dormers 1000 Fd4 28X-2 Bm 28X-906 194-1 245-100 | | | |
| BUILDING DATA | | REMARKS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TYPE OF BUILDING | 5-4' DORMERS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIZE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. OF STORIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ground | Sq. Ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | Sq. Ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEIGHT | Cu. Ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VOLUME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE BUILT | 1910 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE ALTERED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSTRUCTION | Brick | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEVATORS: No. | Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AIR CONDITIONING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLERED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AIR COOLING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT.-GENERATOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAYOUT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Rooms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Apts. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Stores | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Baths | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Offices | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage (Att.-Det.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE | INSPECTOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4/2/92 | GAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-3' Dormers 1000 Fd4 28X-2 Bm 28X-906 194-1 245-100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2">Floor</th> <th rowspan="2">Overall Dimensions</th> <th rowspan="2">Less Courts</th> <th rowspan="2">Square Feet</th> <th rowspan="2">Height</th> <th rowspan="2">Cubic Feet</th> <th colspan="2">ASSESSMENT</th> <th rowspan="2">WRITS</th> <th rowspan="2">Bd Revie</th> </tr> <tr> <th>Taxable</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1st</td> <td>33x38</td> <td></td> <td>1254</td> <td>14</td> <td>17552</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2nd</td> <td>6x20</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="10">See Lot 1</td> </tr> </tbody> </table> | | | | | | | | | | | | Floor | Overall Dimensions | Less Courts | Square Feet | Height | Cubic Feet | ASSESSMENT | | WRITS | Bd Revie | Taxable | Value | 1st | 33x38 | | 1254 | 14 | 17552 | | | | | 2nd | 6x20 | | | | | | | | | See Lot 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor | Overall Dimensions | Less Courts | Square Feet | Height | Cubic Feet | ASSESSMENT | | WRITS | Bd Revie | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Taxable | Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1st | 33x38 | | 1254 | 14 | 17552 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2nd | 6x20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See Lot 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | DATE | REMARKS |
|--------------------|------|---------|
| FROM | | |
| 1. Real | 19 | 19 |
| 2. Wat. | | |
| 3. Fur. | | |
| 4. Light | | |
| 5. Insu. | | |
| 6. Rep. | | |
| 7. Pair | | |
| 8. Wagn | | |
| 9. Other Expenses | | |
| Total all expenses | | |

REMARKSA black and white photograph of a building with a chimney, partially obscured by bare tree branches in the foreground. The photo is mounted on a yellowed, lined page with a date field at the top. The page has a vertical line on the left side, and the text "DATE" is visible at the top right. The photograph is oriented horizontally on the page.



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

December 4, 2025

Honorable City Council Members
Mount Vernon City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members.

This correspondence is submitted in reference to a letter dated November 3, 2025, from the Commissioner of Assessment, requesting approval for the correction of delinquent taxes and interest for **40 North Tenth Avenue – 165.61-1078-5**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 2011-2020 City Final Assessment Roll for City, County and Mount Vernon School district taxes.

Accordingly, this letter respectfully requests that this Honorable Body pass a resolution formally requesting our State Legislators to introduce a State bill authorizing the necessary modification.

Should this meet with the City Council's approval, I further request that the appropriate legislation be enacted to reflect this correction.

Thank you for your attention and consideration of this matter.

Respectfully,

Antoinette Anderson
Legislative Assistant to City Council



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

November 3, 2025

Re: Tanya Hairston
40 North Tenth Avenue
Mount Vernon, Ny 10552
165.61-1078-5

To: Whom it May Concern:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Tanya Hairston , due to the following reason: As a result of “ Clerical Error” the subject property having been included as commercial property on the portion of the 2011 -2020 Final City Assessment Rolls for the City, County and Mount Vernon School district tax levies .

The subject property upon reviewing the official records, it appears the property has been consistently but incorrectly classified per *NYS code as Commercial- (418) Inns, Lodging, Boarding house.*

The correct classification based on the actual use and Building department records *per NYS code as (220) Residential two-family dwelling.*

The longstanding error has likely led to an incorrect overassessment of property taxes, and denial of eligible homestead exemptions.

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment

WHEREAS, Tanya Hairston, is the owner of the property located at 40 North Tenth Ave Mount Vernon, New York 10550, and identified as Tax Id # **165.61-1078-5** on the Official Tax Map of the City of Mount Vernon (the “Subject Property “); and

WHEREAS, delinquent taxes and interest are now due and owing, and the Subject Property is included in the List of Delinquent Taxes, as a result of the Subject Property having been included as a commercial property on the portion of the 2011 City Assessment Roll; and

WHEREAS, the Subject Property has been listed as “commercial” portion of the City Assessment Roll for Assessment Years ,2012,2013.2014,2015,2016,2017, 2018,2019 and 2020 and

WHEREAS, Tanya Hairston, is pursuing special legislation from the New York State Legislature that will allow to have the Subject Property correct property classification placed on of the 2011-2020 City Assessment Rolls, which would nullify the delinquent taxes and interest on the Subject Property; and

WHEREAS, the City fully supports Tanya Hairston , efforts to pursuing special legislation from the New York State Legislature that will allow Ms. Hairston , to retroactively apply for a reclassified property for Assessment Years 2011-2020 and have the Subject Property placed onto the correct property classification of the 2011-2020 City Assessment Rolls, ***which would nullify all outstanding and delinquent taxes and any accrued interest on the Subject Property.***



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

June 4, 2025

Honorable City Council Members
City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re Tanya Hairston
40 North 10th Ave
Mount Vernon, NY 10552
165.61-1078-5

Dear Honorable City Council Members:

It is requested that legislation be enacted approving Delinquent taxes and Interest fees for Ms. Tanya Hairston, due to the following reason: As a result of “**Clerical Error**” the subject property having been incorrect entry of assessed valuation as a commercial property instead of a residential property and at a higher assessed value.

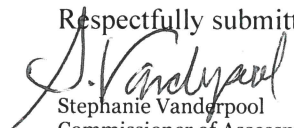
The incorrect property type classification per NYS code as “**418**” which is defined **Commercial as Inns, Lodging, Boarding house**. The correct property type class is “**220**” which is defined as **Residential Two-Family dwelling**.

The assessment base on incorrect property class code on the 2011- 2020 Final Assessment rolls.

| | |
|------------------|---------------------|
| Taxes | \$194,112.34 |
| Interest | <u>\$228,853.29</u> |
| Total amount due | \$422,965.63 |

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

Respectfully submitted,


Stephanie Vanderpool
Commissioner of Assessment
City Hall- One Roosevelt Square
Mount Vernon, Ny 10550
Email Svanderpool@mountvernonny.gov

Cc: Mayor office
Corporation Counsel
Comptroller's Office
Office file

“The Jewel of Westchester”

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

**Interest As Of
08/31/2025**

Block.Lot.Suffix 1078.5.-0

Owner

HAIRSTON, TANYA

Parcel Address: 40 TENTH AVE ,N

Mailing Address

HAIRSTON, TANYA

40 N 10TH AVE

MOUNT VERNON NY 10550

Bank Code 0

Lots: 5 Acct: 013070

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|----------|---------|-----------|-----------|----------|---------|-----------|-----------|
| School | 7/1/88 | 999.24 | | 8/1/88 | Ck | 999.24 | | 2/1/89 | Ck |
| City | 1/1/89 | 546.05 | | 2/1/89 | Ck | 546.05 | | 7/19/89 | Ck |
| County | 4/1/89 | 710.73 | | 4/17/89 | Ck | | | | |
| School | 7/1/89 | 1,188.58 | | 7/27/89 | Ck | 1,188.58 | | 1/29/90 | Ck |
| City | 1/1/90 | 582.23 | | 1/29/90 | Ck | 582.23 | | 7/16/90 | Ck |
| County | 4/1/90 | 815.52 | | 4/13/90 | Ck | | | | |
| School | 7/1/90 | 1,248.15 | | 7/23/90 | Ck | 1,248.15 | | 1/29/91 | Ck |
| City | 1/1/91 | 634.49 | | 1/28/91 | Ck | 634.49 | | 7/29/91 | Ck |
| County | 4/1/91 | 865.23 | | 4/18/91 | Ck | | | | |
| School | 7/1/91 | 1,370.96 | | 9/24/91 | Ck | 1,370.96 | | 2/5/92 | Ck |
| City | 1/1/92 | 707.99 | 21.24 | 2/28/92 | Ck | 707.99 | | 7/20/92 | Ck |
| County | 4/1/92 | 899.54 | | 4/28/92 | Ck | | | | |
| School | 7/1/92 | 1,521.24 | | 8/4/92 | Ck | 1,521.24 | | 1/27/93 | Ck |
| City | 1/1/93 | 877.70 | | 1/25/93 | Ck | 877.70 | | 7/23/93 | Ck |
| County | 4/1/93 | 1,057.79 | | 4/27/93 | Ck | | | | |
| School | 7/1/93 | 1,650.15 | | 8/11/93 | Ck | 1,650.15 | | 1/26/94 | Ck |
| City | 1/1/94 | 926.34 | | 1/28/94 | Ck | 926.34 | | 8/1/94 | Ck |
| County | 4/1/94 | 1,008.35 | | 4/26/94 | Ck | | | | |
| School | 7/1/94 | 1,762.97 | | 10/5/94 | Ck | 1,762.97 | | 2/1/95 | Ck |
| City | 1/1/95 | 956.49 | | 2/1/95 | Ck | 956.49 | | 8/1/95 | Ck |
| County | 4/1/95 | 1,120.91 | | 4/28/95 | Ck | | | | |
| School | 7/1/95 | 1,844.04 | | 8/31/95 | Ck | 1,844.04 | | 1/24/96 | Ck |
| City | 1/1/96 | 983.43 | | 2/1/96 | Ck | 983.43 | | 8/2/96 | Ck |
| County | 4/1/96 | 1,168.21 | | 4/25/96 | Ck | | | | |
| School | 7/1/96 | 1,952.38 | | 10/3/96 | Ck | 1,952.38 | | 12/23/96 | Ck |
| City | 1/1/97 | 1,057.26 | | 2/6/97 | Ck | 1,057.26 | | 8/4/97 | Ck |
| County | 4/1/97 | 1,160.30 | | 5/2/97 | Ck | | | | |
| School | 7/1/97 | 2,024.81 | | 8/1/97 | Ck | 2,024.81 | | 2/4/98 | Ck |
| City | 1/1/98 | 1,094.25 | | 2/6/98 | Ck | 1,094.25 | | 8/5/98 | Ck |
| County | 4/1/98 | 1,250.09 | | 5/1/98 | Ck | | | | |
| School | 7/1/98 | 2,073.59 | | 8/5/98 | Ck | 2,073.59 | | 2/1/99 | Ck |
| City | 1/1/99 | 1,146.71 | | 2/3/99 | Ck | 1,146.71 | | 7/26/99 | Ck |
| County | 4/1/99 | 1,272.07 | | 4/30/99 | Ck | | | | |
| School | 7/1/99 | 2,068.16 | | 8/16/99 | Ck | 2,068.16 | | 1/21/00 | Ck |
| City | 1/1/00 | 1,199.97 | | 1/21/00 | Ck | 1,199.97 | | 7/28/00 | Ck |
| County | 4/1/00 | 1,224.62 | | 5/1/00 | Ck | | | | |
| School | 7/1/00 | 2,195.32 | | 8/4/00 | Ck | 2,195.32 | | 1/19/01 | Ck |
| City | 1/1/01 | 1,247.34 | | 1/26/01 | Ck | 1,247.34 | | 8/1/01 | Ck |
| County | 4/1/01 | 1,092.63 | | 4/26/01 | Ck | | | | |
| School | 7/1/01 | 2,371.53 | | 8/1/01 | Ck | 2,371.53 | | 1/24/02 | Ck |
| City | 1/1/02 | 1,303.82 | | 2/1/02 | Ck | 1,303.82 | 136.90 | 1/30/03 | Ck |

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

**Interest As Of
08/31/2025**

Block.Lot.Suffix 1078.5.-0

Owner

HAIRSTON, TANYA

Parcel Address: 40 TENTH AVE ,N

Mailing Address

HAIRSTON, TANYA

40 N 10TH AVE

MOUNT VERNON NY 10550

Bank Code 0

Lots: 5 Acct: 013070

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|
| County | 4/1/02 | 1,123.19 | 168.48 | 1/30/03 | Ck | | | | |
| School | 7/1/02 | 2,520.14 | 151.21 | 1/30/03 | Ck | 2,520.14 | | 1/30/03 | Ck |
| City | 1/1/03 | 1,362.31 | | 1/30/03 | Ck | 1,362.31 | | 1/30/03 | Ck |
| County | 4/1/03 | 1,291.35 | 96.85 | 8/22/03 | Ck | | | | |
| School | 7/1/03 | 2,875.24 | | 7/30/03 | Ck | 2,875.24 | | 1/7/04 | Ck |
| City | 1/1/04 | 1,469.98 | | 1/7/04 | Ck | 1,469.98 | | 7/12/04 | Ck |
| County | 4/1/04 | 1,459.66 | | 4/6/04 | Ck | | | | |
| School | 7/1/04 | 3,185.65 | | 7/12/04 | Ck | 3,185.65 | 259.63 | 4/29/05 | Ck |
| City | 1/1/05 | 1,565.59 | 93.94 | 4/29/05 | Ck | 1,565.59 | | 7/28/05 | Ck |
| County | 4/1/05 | 1,494.36 | | 4/6/05 | Ck | | | | |
| School | 7/1/05 | 3,427.32 | | 7/28/05 | Ck | 3,427.32 | | 1/5/06 | Ck |
| City | 1/1/06 | 1,625.96 | | 1/5/06 | Ck | 1,625.96 | | 7/25/06 | Ck |
| County | 4/1/06 | 1,687.60 | | 4/26/06 | Ck | | | | |
| School | 7/1/06 | 3,799.97 | | 7/25/06 | Ck | 3,799.97 | 269.80 | 4/2/07 | Ck |
| City | 1/1/07 | 1,689.74 | 76.04 | 4/2/07 | Ck | 1,689.74 | | 7/30/07 | Ck |
| County | 4/1/07 | 1,718.54 | 283.56 | 2/25/08 | Ck | | | | |
| School | 7/1/07 | 4,053.90 | | 7/30/07 | Ck | 4,053.90 | | 1/30/08 | Ck |
| City | 1/1/08 | 1,780.66 | | 1/30/08 | Ck | 1,780.66 | 80.13 | 10/1/08 | Ck |
| County | 4/1/08 | 1,856.04 | 55.68 | 5/16/08 | Ck | | | | |
| School | 7/1/08 | 4,306.27 | | 7/31/08 | Ck | 4,306.27 | | 2/4/09 | Ck |
| City | 1/1/09 | 1,877.21 | | 2/4/09 | Ck | 1,877.21 | 56.32 | 9/1/09 | Ck |
| County | 4/1/09 | 1,922.36 | | 4/20/09 | Ck | | | | |
| School | 7/1/09 | 4,822.67 | 48.23 | 9/1/09 | Ck | 4,822.67 | 393.05 | 4/20/10 | Ck |
| City | 1/1/10 | 1,942.80 | | 1/27/10 | Ck | 1,942.80 | 116.57 | 11/3/10 | Ck |
| County | 4/1/10 | 1,974.49 | | 4/20/10 | Ck | | | | |
| School | 7/1/10 | 5,244.93 | 104.90 | 11/3/10 | Ck | 5,244.93 | | 2/16/11 | Ck |
| City | 1/1/11 | 2,030.04 | | 2/16/11 | Ck | 2,030.04 | 548.11 | 1/2/13 | Ck |
| County | 4/1/11 | 1,885.92 | | 4/18/11 | Ck | | | | |
| School | 7/1/11 | 877.77 | 1,122.23 | 5/5/21 | Ck | 5,628.28 | 9,914.22 | | |
| School | 7/1/11 | 4,750.51 | 8,617.43 | | | | | | |
| City | 1/1/12 | 2,154.79 | 5,268.46 | | | 2,154.79 | 5,106.85 | | |
| County | 4/1/12 | 1,894.90 | 4,576.18 | | | | | | |
| School | 7/1/12 | 5,730.43 | 9,733.14 | | | 5,730.43 | 9,372.12 | | |
| City | 1/1/13 | 2,287.38 | 5,215.23 | | | 2,287.38 | 5,009.36 | | |
| County | 4/1/13 | 1,779.52 | 3,977.23 | | | | | | |
| School | 7/1/13 | 5,831.48 | 9,170.01 | | | 5,831.48 | 8,802.62 | | |
| City | 1/1/14 | 2,465.20 | 5,139.94 | | | 2,465.20 | 4,955.05 | | |
| In Rem | 3/1/14 | 250.00 | | | | | | | |
| County | 4/1/14 | 1,695.90 | 3,485.08 | | | | | | |
| School | 7/1/14 | 6,088.30 | 8,806.73 | | | 6,088.30 | 8,423.16 | | |
| City | 1/1/15 | 2,243.95 | 4,274.73 | | | 2,243.95 | 4,106.43 | | |

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Interest As Of
08/31/2025

Block.Lot.Suffix 1078.5.-0

Owner

HAIRSTON, TANYA

Parcel Address: 40 TENTH AVE ,N

Mailing Address

HAIRSTON, TANYA

40 N 10TH AVE

MOUNT VERNON NY 10550

Bank Code 0

Lots: 5 Acct: 013070

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|
| County | 4/1/15 | 1,493.75 | 2,800.78 | | | | | | |
| School | 7/1/15 | 5,338.94 | 7,050.07 | | | 5,338.94 | 6,713.72 | | |
| City | 1/1/16 | 2,291.80 | 3,987.73 | | | 2,291.80 | 3,781.47 | | |
| County | 4/1/16 | 1,576.10 | 2,671.49 | | | | | | |
| School | 7/1/16 | 5,320.87 | 6,355.78 | | | 5,320.87 | 6,020.57 | | |
| City | 1/1/17 | 2,316.43 | 3,578.88 | | | 2,316.43 | 3,405.15 | | |
| Water | 3/1/17 | 267.82 | 409.77 | | | | | | |
| County | 4/1/17 | 1,486.72 | 2,252.38 | | | | | | |
| School | 7/1/17 | 5,357.50 | 5,724.49 | | | 5,357.50 | 5,386.97 | | |
| City | 1/1/18 | 2,316.49 | 3,196.76 | | | 2,316.49 | 2,988.27 | | |
| County | 4/1/18 | 1,587.58 | 2,119.42 | | | | | | |
| School | 7/1/18 | 5,384.38 | 5,074.78 | | | 5,384.38 | 4,735.56 | | |
| City | 1/1/19 | 2,361.18 | 2,762.58 | | | 2,361.18 | 2,620.91 | | |
| County | 4/1/19 | 1,686.20 | 1,947.56 | | | | | | |
| School | 7/1/19 | 5,463.60 | 4,461.03 | | | 5,463.60 | 4,116.82 | | |
| City | 1/1/20 | 2,403.18 | 2,343.10 | | | 2,403.18 | 2,234.96 | | |
| County | 4/1/20 | 1,784.83 | 1,740.21 | | | | | | |
| School | 7/1/20 | 5,515.50 | 3,808.46 | | | 5,515.49 | 3,460.97 | | |
| City | 1/1/21 | 2,496.02 | 1,984.34 | | | 2,496.02 | 1,872.02 | | |
| County | 4/1/21 | 1,935.30 | 1,538.56 | | | | | | |
| School | 7/1/21 | 5,593.69 | 3,157.64 | | | 5,593.68 | 2,805.23 | | |
| School | 7/1/22 | 4,186.37 | 1,835.73 | | | 4,186.36 | 1,571.98 | | |

TOTAL OWED

| | |
|---------------------------|-------------------|
| Taxes | 194,112.34 |
| Interest | 233,369.14 |
| School tax collection fee | 13,100.97 |
| Grand total owed | 440,582.45 |

Please Note: Interest changes
the first day of every month.

2025 (Next Year)

Parcel Modify

Land: \$5,400

Tot: \$8,700

| Swis Code | Sec | Sbs | Block | Lot | Subl | Sfx | CkDig | Status | Create Date | School Cd |
|----------------|-----|---------------|-------|---------------|------|-------------|-------|-----------------|-------------|------------------|
| 550800 | 165 | 061 | 1078 | 005 | 000 | 0000 | WX | A | 12/11/1993 | 550800 |
| MT VERNON | | | | | | | | | | MT VERNONCENTRAL |
| Res Sites | | 0 | | Com Sites | | 0 | | Last Change | | 9/8/2021 |
| | | | | | | | | By | | KAMEKA |
| Name 1 | | | | | | | | HAIRSTON, TANYA | | |
| Prop Desc 1 | | | | | | | | 5 | | |
| Name 2 | | | | | | | | | | |
| Prop Desc 2 | | | | | | | | | | |
| Addr 1 | | | | | | | | Prop Desc 3 | | |
| Addr 2 | | | | | | | | | | |
| Bank Code | | | | | | | | | | |
| Roll Sect | | | | | | | | 1 | | |
| Sub Sect | | | | | | | | | | |
| Street | | | | | | | | 40 N 10TH AVE | | |
| Prop Class | | | | | | | | 220 | | |
| Two Family Res | | | | | | | | Own Cd | | |
| City | | | | | | | | MOUNT VERNON | | |
| Hstd Code | | | | | | | | | | |
| Res % | | | | | | | | | | |
| State | | NY | | Zip | | 10550 | | - | | |
| Legal Addr # | | 40 | | Street | | TENTH AVE N | | | | |
| Prior Year '23 | | This Year '24 | | Next Year '25 | | Front | | Depth | | Acres |
| Assessed | | \$8,700 | | \$8,700 | | \$8,700 | | | | 0.15 |
| Taxable | | \$8,700 | | \$8,700 | | \$8,700 | | | | |
| | | | | | | | | ✓ Save | | |
| | | | | | | | | ✗ Cancel | | |
| | | | | | | | | Close | | |

Printed on: 6/3/2025

Parcel Information:
MT VERNON 2025 (Next Year)
 165.61-1078-5 Loc: 40 TENTH AV ,N
 HAIRSTON, TANYA RS: 1 SS: 1 HC:
 Cls: 220 Ac: 0.150
 Fr: 0 Dp: 0
 Sc: 550800 Bnk:

Sales:

| # | Book | Page | Old Owner | Sale Date | Price | |
|---|-------|------|--------------|-----------|-------|---|
| 1 | 43169 | 0797 | HAIRSTON,MA | 4/16/2003 | \$0 | ▲ |
| 2 | 59229 | 3031 | HAIRSTON TAI | 4/27/2020 | \$0 | ▼ |

Exemptions:

| Code | Amount | % | Init | Term Dt | HC | Own | |
|------|--------|---|------|---------|----|-----|---|
| | | | | | | | ▲ |

Parcel History for 165.61-1078-5

Summary | Assessment |

| Yr | Owner | HC | Assessed | Taxable | RS | Class | Res STAR | Enh STAR | Senior | Alt Vet | Other EX |
|----|-------------|----|----------|---------|----|-------|----------|----------|--------|---------|----------|
| 25 | HAIRSTON, T | | 8,700 | 8,700 | 1 | 220 | | | | | |
| 24 | HAIRSTON, T | | 8,700 | 8,700 | 1 | 220 | | | | | |
| 23 | HAIRSTON, T | | 8,700 | 8,700 | 1 | 220 | | | | | |
| 22 | HAIRSTON, T | | 8,700 | 8,700 | 1 | 220 | | | | | |
| 21 | HAIRSTON, T | | 8,700 | 8,700 | 1 | 220 | | | | | |
| 20 | HAIRSTON, T | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 19 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 18 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 17 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 16 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 15 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 14 | HOHL, MICHA | | 11,700 | 11,700 | 1 | 418 | | | | | |
| 13 | HOHL, MICHA | | 13,400 | 13,400 | 1 | 418 | | | | | |
| 12 | HOHL, MICHA | | 13,400 | 13,400 | 1 | 418 | | | | | |

Printed on: 6/3/2025

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT VERNON)

2011 CITY FINAL ROLL

PAGE:

1253

TAXABLE SECTION OF THE ROLL - 1

ROLL PRINT DATE: 8/2/2011

PARCEL ID ORDER

VALUATION DATE: 5/1/2011

UNIFORM PERCENT OF VALUE = 3.31

TAXABLE STATUS DATE: 5/1/2011

TAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.61-1077-14 *****

215 LINCOLN AV ,W

ACCT: 013020

165.61-1077-14 WG 312 RES LND INCL. SM. IM COUNTY TAXABLE 6,000
DAMIANO,ALDO MT VERNONCENTRAL 2,800 CITY TAXABLE 6,000
747 GRAMATAN AVE 14 SCHOOL TAXABLE 6,000
MT. VERNON NY 10552 ACREAGE 0.08 6,000 CS002 BRONX RIV. SEWE 6,000 TO C
EAST 205270 NRTH 231160 RF001 COUNTY REFUSE 6,000 TO
FULL MKT VAL 181,268

***** 165.61-1078-3 *****

10 WASHINGTON PL

ACCT: 013050

165.61-1078-3 VL 230 THREE FAMILY RES COUNTY TAXABLE 13,500
ASSON, KIRT MT VERNONCENTRAL 3,000 CITY TAXABLE 13,500
10-12 WASHINGTON PLACE 3 SCHOOL TAXABLE 13,500
MOUNT VERNON NY 10550 ACREAGE 0.11 13,500 CS002 BRONX RIV. SEWE 13,500 TO C
EAST 205310 NRTH 231120 RF001 COUNTY REFUSE 13,500 TO
DEED BK 51083 PG 3486
FULL MKT VAL 407,854

***** 165.61-1078-4 *****

44 TENTH AV ,N

ACCT: 013060

165.61-1078-4 WE 210 1 FAMILY RES 41854 STAR-RES 2,700
HENRIQUES, SYLVIA A. MT VERNONCENTRAL 2,200 COUNTY TAXABLE 6,500
HENRIQUES, LINTON L. 4 CITY TAXABLE 6,500
44 N. TENTH AVE ACREAGE 0.08 6,500 SCHOOL TAXABLE 3,800
MOUNT VERNON NY 10550 EAST 205330 NRTH 231130 CS001 HUTCHINSON SEWE 6,500 TO C
DEED BK 49327 PG 0079 RF001 COUNTY REFUSE 6,500 TO
BANK 7
FULL MKT VAL 196,374

***** 165.61-1078-5 *****

40 TENTH AV ,N

ACCT: 013070

165.61-1078-5 WX 418 INN, LDG, BRDING, RM COUNTY TAXABLE 13,400
HOHL, MICHAEL, TRUSTEE MT VERNONCENTRAL 5,400 CITY TAXABLE 13,400
208 BENNETT STREET 5 SCHOOL TAXABLE 13,400
FAIRFIELD CT 06437 ACREAGE 0.15 13,400 CS001 HUTCHINSON SEWE 13,400 TO C
EAST 205340 NRTH 231120 RF001 COUNTY REFUSE 13,400 TO
DEED BK 43169 PG 0797
FULL MKT VAL 404,833

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT VERNON)

2012 CITY FINAL ROLL
TAXABLE SECTION OF THE ROLL - 1
PARCEL ID ORDER
UNIFORM PERCENT OF VALUE = 3.59

PAGE: 1253
ROLL PRINT DATE: 7/31/2012
VALUATION DATE: 5/1/2012
TAXABLE STATUS DATE: 5/1/2012

FAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.61-1077-14 *****
215 LINCOLN AV ,W ACCT: 013020
165.61-1077-14 WG 312 RES LND INCL. SM. IM COUNTY TAXABLE 6,000
DAMIANO,ALDO MT VERNONCENTRAL 2,800 CITY TAXABLE 6,000
747 GRAMATAN AVE 14 SCHOOL TAXABLE 6,000
MT. VERNON NY 10552 ACREAGE 0.08 6,000 CS002 BRONX RIV. SEWE 6,000 TO C
EAST 205270 NRTH 231160 RF001 COUNTY REFUSE 6,000 TO
FULL MKT VAL 167,130

***** 165.61-1078-3 *****
10 WASHINGTON PL ACCT: 013050
165.61-1078-3 VL 230 THREE FAMILY RES 41854 STAR-RES 3,120
ASSON, KIRT MT VERNONCENTRAL 3,000 COUNTY TAXABLE 10,500
10-12 WASHINGTON PLACE 3 CITY TAXABLE 10,500
MOUNT VERNON NY 10550 ACREAGE 0.11 10,500 SCHOOL TAXABLE 7,380
EAST 205310 NRTH 231120 CS002 BRONX RIV. SEWE 10,500 TO C
DEED BK 51083 PG 3486 RF001 COUNTY REFUSE 10,500 TO
BANK 345
FULL MKT VAL 292,479

***** 165.61-1078-4 *****
44 TENTH AV ,N ACCT: 013060
165.61-1078-4 WE 210 1 FAMILY RES 41854 STAR-RES 3,120
HENRIQUES, SYLVIA A. MT VERNONCENTRAL 2,200 COUNTY TAXABLE 6,500
HENRIQUES, LINTON L. 4 CITY TAXABLE 6,500
44 N. TENTH AVE ACREAGE 0.08 6,500 SCHOOL TAXABLE 3,380
MOUNT VERNON NY 10550 EAST 205330 NRTH 231130 CS001 HUTCHINSON SEWE 6,500 TO C
DEED BK 49327 PG 0079 RF001 COUNTY REFUSE 6,500 TO
BANK 7
FULL MKT VAL 181,058

***** 165.61-1078-5 *****
40 TENTH AV ,N ACCT: 013070
165.61-1078-5 WX 418 INN, LDG, BRDING, RM COUNTY TAXABLE 13,400
HOHL, MICHAEL, TRUSTEE MT VERNONCENTRAL 5,400 CITY TAXABLE 13,400
208 BENNETT STREET 5 SCHOOL TAXABLE 13,400
FAIRFIELD CT 06437 ACREAGE 0.15 13,400 CS001 HUTCHINSON SEWE 13,400 TO C
EAST 205340 NRTH 231120 RF001 COUNTY REFUSE 13,400 TO
DEED BK 43169 PG 0797
FULL MKT VAL 373,259

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWTS: 550800 (MT VERNON)

2021 C I T Y F I N A L R O L L
T A X A B L E SECTION OF THE ROLL - 1
PARCEL ID ORDER
UNIFORM PERCENT OF VALUE = 2.20

PAGE: 987
ROLL PRINT DATE: 8/2/2021
VALUATION DATE: 5/1/2021
TAXABLE STATUS DATE: 5/1/2021

| TAX MAP PARCEL ID | CD | PROPERTY LOCATION & CLASS | ASSESSMENT EXEMPTION CODE | COUNTY | CITY | SCHOOL |
|---------------------------|----|--|--|---------------|-------|--------|
| CURRENT OWNERS NAME | | SCHOOL DISTRICT | ---LAND--- | | | |
| CURRENT OWNERS ADDRESS | | PARCEL SIZE/GRID COORD | --TOTAL-- | | | |
| | | | SPECIAL DISTRICTS | | | |
| 165.61-1078-3 | VL | 10 WASHINGTON PL 230 THREE FAMILY RES MT VERNONCENTRAL | 41854 STAR-RES 3,000 COUNTY TAXABLE CITY TAXABLE | 165.61-1078-3 | ***** | ***** |
| ASSON, KIRT | | | | ACCT: 013050 | | 2,090 |
| 10-12 WASHINGTON PLACE | | 3 | 10,500 SCHOOL TAXABLE | | | |
| MOUNT VERNON NY 10550 | | ACREAGE 0.11 | CS002 BRONX RIV. SEWE | | | |
| | | EAST 205310 NRTH 231120 | RF001 COUNTY REFUSE | | | |
| | | DEED BK 51083 PG 3486 | | | | |
| | | BANK 7 | | | | |
| | | FULL MKT VAL 477,272 | | | | |
| 165.61-1078-4 | WE | 44 TENTH AV, N 210 1 FAMILY RES MT VERNONCENTRAL | COUNTY TAXABLE 2,200 CITY TAXABLE SCHOOL TAXABLE | 165.61-1078-4 | ***** | ***** |
| NORTH 10 LLC | | | | ACCT: 013060 | | 6,500 |
| 368 NEW HEMPSTEAD RD UNIT | | 4 | 6,500 CS001 HUTCHINSON SEWE | | | 6,500 |
| NEW CITY NY 10956 | | ACREAGE 0.08 | RF001 COUNTY REFUSE | | | 6,500 |
| | | EAST 205330 NRTH 231130 | | | | 6,500 |
| | | DEED BK 60024 PG 3216 | | | | TO C |
| | | BANK 7 | | | | |
| | | FULL MKT VAL 295,454 | | | | |
| 165.61-1078-5 | WX | 40 TENTH AV, N 220 TWO FAMILY RES HAIRSTON TANYA | COUNTY TAXABLE 5,400 CITY TAXABLE SCHOOL TAXABLE | 165.61-1078-5 | ***** | ***** |
| 40 N. 10TH AVE | | | | ACCT: 013070 | | 8,700 |
| MOUNT VERNON NY 10550 | | 5 | 8,700 CS001 HUTCHINSON SEWE | | | 8,700 |
| | | ACREAGE 0.15 | RF001 COUNTY REFUSE | | | 8,700 |
| | | EAST 205340 NRTH 231120 | | | | TO C |
| | | DEED BK 43169 PG 0797 | | | | |
| | | FULL MKT VAL 395,454 | | | | |
| 165.61-1078-6 | XQ | 38 TENTH AV, N 230 THREE FAMILY RES HAYNES, DELROY E. | 41854 STAR-RES 3,500 COUNTY TAXABLE CITY TAXABLE | 165.61-1078-6 | ***** | ***** |
| 38 N. TENTH AVE | | | | ACCT: 013080 | | 2,090 |
| MOUNT VERNON NY 10550 | | 6 | 13,400 SCHOOL TAXABLE | | | 13,400 |
| | | ACREAGE 0.13 | CS001 HUTCHINSON SEWE | | | 11,310 |
| | | EAST 205330 NRTH 231100 | RF001 COUNTY REFUSE | | | 13,400 |
| | | DEED BK 45067 PG 0354 | | | | TO C |
| | | BANK 7 | | | | 13,400 |
| | | FULL MKT VAL 609,090 | | | | TO |
| 165.61-1078-7 | YJ | 0 TENTH AV, N 310 RESIDENTIAL VACANT L HAYNES, DELROY E. | COUNTY TAXABLE 2,600 CITY TAXABLE SCHOOL TAXABLE | 165.61-1078-7 | ***** | ***** |
| 38 N. TENTH AV | | | | ACCT: 013090 | | 2,600 |
| MOUNT VERNON NY 10550 | | 7 | 2,600 CS001 HUTCHINSON SEWE | | | 2,600 |
| | | ACREAGE 0.13 | RF001 COUNTY REFUSE | | | 2,600 |
| | | EAST 205330 NRTH 231090 | | | | TO C |
| | | DEED BK 45067 PG 0354 | | | | |
| | | BANK 7 | | | | |
| | | FULL MKT VAL 118,181 | | | | |

PHOTO

PLOT PLAN

| RECORD OF CONVEYANCES | | | | | | | | | |
|-----------------------|--|------|----------------------|---------------|-------------------------|--|--|--|--|
| DATE | OWNER | TAX | SUBJECT TO MORTGAGES | P.M. MORTGAGE | INDICATED CONSIDERATION | | | | |
| 6/3/69 | | | | 50.35 | 186.35 | | | | |
| 7-13-70 | Carltona Dumas | 7.15 | 43.20 | 32.00 | 32.00 - 41 | | | | |
| 10-26-70 | Carltona Dumas et al | 3.32 | 10.30 | | 295.00 - 41 | | | | |
| 10-1-71 | Carltona Dumas et al | | | | | | | | |
| 12-3-81 | Michael, Phyllis, Marshall J. Hainston | None | | | | | | | |
| 8-10-84 | Executive, Marshall J. Hainston | | L. 43169 | P. 0797 | | | | | |
| 4/16/83 | | | | | | | | | |

| RECORD OF MORTGAGES | | | | | | | | | |
|---------------------|-----------------|----------------|---------|-----------|----------|---------|--|--|--|
| DATE | TYPE OF MTGE. | MORTGAGEE | AMOUNT | INT. RATE | MATURITY | REMARKS | | | |
| 6/2/69 | Building Permit | Carltona Dumas | 1000.00 | | | | | | |
| 7/7/69 | | Carltona Dumas | 1000.00 | | | | | | |
| 1/3/71 | | Carltona Dumas | 1000.00 | | | | | | |
| 7-13-70 | | Carltona Dumas | 1000.00 | | | | | | |
| 8-29-83 | | Carltona Dumas | 1000.00 | | | | | | |
| 10-13-83 | | Carltona Dumas | 1000.00 | | | | | | |

| RECORD OF LEASES | | | | | | | | | |
|------------------------------|----|-------|-----|---------|-------|-----------------------|----|----|----|
| FROM | TO | GROSS | NET | PARTIAL | TOTAL | EXPLANATION | | | |
| EXPENSES | | | | | | | | | |
| 19 | 19 | 19 | 19 | 19 | 19 | RENTAL INCOME | 19 | 19 | 19 |
| | | | | | | Rental Fully Occupied | | | |
| | | | | | | Actual Gross Rental | | | |
| | | | | | | Expenses | | | |
| | | | | | | Net Income | | | |
| EXPENSES | | | | | | | | | |
| 1. Real Estate Taxes | | | | | | | | | |
| 2. Water Taxes | | | | | | | | | |
| 3. Fuel | | | | | | | | | |
| 4. Light & Power | | | | | | | | | |
| 5. Insurance—Projected 1 Yr. | | | | | | | | | |
| 6. Repairs | | | | | | | | | |
| 7. Painting | | | | | | | | | |
| 8. Wages | | | | | | | | | |
| 9. Other Expenses | | | | | | | | | |
| Total all expenses | | | | | | | | | |



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

December 4, 2025

Honorable City Council Members
Mount Vernon City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members.

This correspondence is submitted in reference to a letter dated November 3, 2025, from the Commissioner of Assessment, requesting approval for the correction of delinquent taxes and interest for **17 East Grand Street 165.30-1018-16**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 2010 City Final Assessment Roll for City taxes.

Accordingly, this letter respectfully requests that this Honorable Body pass a resolution formally requesting our State Legislators to introduce a State bill authorizing the necessary modification.

Should this meet with the City Council's approval, I further request that the appropriate legislation be enacted to reflect this correction.

Thank you for your attention and consideration of this matter.

Respectfully,

Antoinette Anderson
Legislative Assistant to City Council



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

November 3, 2025

**Re: Immanuel Evangelical Lutheran Church
17 East Grand Street
Mount Vernon, Ny 10552
165.30-1018-16**

To: Whom it May Concern:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Asbury Methodist Church, due to the following reason: As a result of “Clerical Error” the subject property having been included in the “taxable” portion of the 2010 Final City Final Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption (RP-420- -a/b- Rnw-II) was removed from the exempt portion of the 2010 Final City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 2010-2011 City, County and Mount Vernon School district tax levies.

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment

WHEREAS, Immanuel Evangelical Lutheran Church (“ Immanuel”) is the owner of the property located at 17 East Grand Street, Mount Vernon, New York 10550, and identified as Tax Id# **165.30-1018-16** on the Official Tax Map of the City of Mount Vernon (the “Subject Property”); and

WHEREAS, delinquent taxes are now due and owing, and the Subject Property is included in the List of Delinquent Taxes, as a result of the Subject Property having been included in the “taxable” portion of the 2010 Final City Assessment Roll; and

WHEREAS, the Subject Property has been listed on the “exempt” portion of the City Assessment Roll for Assessment Years 2010 -2011 and

WHEREAS, Immanuel is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 2010 and have the Subject Property placed on the exempt portion of the 2010 Final City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

WHEREAS, the City fully supports Immanuel’s efforts to pursuing special legislation from the New York State Legislature that will allow Immanuel to retroactively apply for an exemption for Assessment Year 2010 and have the Subject Property placed on the exempt portion of the 2010 Final City Assessment Roll, ***which would nullify all outstanding and delinquent taxes and any accrued interest on the Subject Property.***

2025 (Next Year)

Parcel Modify

Land: \$21,000

Tot: \$69,800

| | | | | | | | | | | | |
|-----------|-----|----------------------|---------------|---------------|----------|--------------|--------|-----------|-------------|-----------|------------------|
| Swis Code | Sec | Sbs | Block | Lot | Subl | Sfx | CkDig | Status | Create Date | School Cd | |
| 550800 | 165 | 030 | 1018 | 016 | 000 | 0000 | TD | A | 12/11/1993 | 550800 | MT VERNONCENTRAL |
| MT VERNON | | Res Sites | 0 | Com Sites | 0 | Last Change | | 5/12/2025 | By | JENNIFER | |
| Name 1 | | IMMANUEL EVANGELICAL | | | | Prop Desc 1 | | 16.21 | | | |
| Name 2 | | LUTHERAN CHURCH OF | | | | Prop Desc 2 | | | | | |
| Addr 1 | | | | | | Prop Desc 3 | | | | | |
| Addr 2 | | | | | | Bank Code | | | Roll Sect | 8 | Sub Sect |
| Street | | 17 E. GRAND ST | | | | Prop Class | | 620 | Religious | | Own Cd |
| City | | MOUNT VERNON | | | | Hstd Code | | | | | Res % |
| State | | NY | Zip | 10550 | - | Legal Addr # | | 17 | Street | | GRAND ST .E |
| | | Prior Year '23 | This Year '24 | Next Year '25 | Front | | | Depth | Acres | | 0.65 |
| Assessed | | \$69,800 | | \$69,800 | \$69,800 | | | | | | |
| Taxable | | \$0 | | \$0 | \$0 | | ✓ Save | | ✕ Cancel | | Close |

Printed on: 8/15/2025

2025 (Next Year)

Modify Exemptions

Land: \$21,000

Tot: \$69,800

Swis\SBL 165.30-1018-16

Name IMMANUEL EVANGELICAL

Location 17 GRAND ST ,E

Last Change 5/12/2025 By JENNIFER

Ownership ☐ Res % ☐

County

City

School *

Prop Class 620 Religious

Taxable Val

\$0

\$0

\$0

Senior Tot

\$0

\$0

\$0

Exemption Letter Dates:
Approval Renewal

Prior STAR

Credit Type:

* The school taxable value does not include STAR.

Enhanced IVP Status:

Basic IVP Status:

| Exempt Code | Amount | % | Initial Date | Ending Date | Own % | Ex Apprvd | Apprv Printed | Renew Recvd | IVP Enrolled | Remove STAR | |
|-------------|--------|---|--------------|-------------|-------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| ▶ 21600 | 69800 | 0 | 5/31/2011 | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ^ |

+

-

Close

Printed on: 11/5/2025

Parcel Information:
MT VERNON 2025 (Next Year)
 165.30-1018-16 Loc: 17 GRAND ST ,E
 IMMANUEL EVANGE RS: 8 SS: 8 HC:
 LUTHERAN CHURCH CIs: 620 Ac: 0.650

Sales:

| # | Book | Page | Old Owner | Sale Date | Price | |
|---|-------|------|-------------|------------|---------|---|
| 1 | 48338 | 0327 | IMMANUEL EV | 10/22/2008 | \$0 | ▲ |
| 2 | 49135 | 0304 | CITY OF MOU | 4/1/2009 | \$6,428 | ▼ |

Exemptions:

Parcel History for 165.30-1018-16

Summary | Assessment

| Yr | Owner | HC | Assessed | Taxable | RS | Class | Res STAR | Enh STAR | Senior | Alt Vet | Other EX |
|----|-------------|----|----------|---------|-----|-------|----------|----------|--------|---------|----------|
| 25 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 24 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 23 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 22 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 21 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 20 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 19 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 18 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 17 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 16 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 15 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 14 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 13 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |
| 12 | IMMANUEL EV | | 69,800 | | 0 8 | 620 | | | | | 69,800 |

Printed on: 8/15/2025

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Interest As Of
08/31/2025

Block.Lot.Suffix 1018.16.-0

Owner

IMMANUEL EVANGELICAL

Parcel Address: 17 GRAND ST ,E

Mailing Address

IMMANUEL EVANGELICAL
LUTHERAN CHURCH OF

17 E. GRAND ST

MOUNT VERNON NY 10550

Bank Code 0

Lots: 16

Acct: 002870

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|
| County | 4/1/89 | 367.15 | | 4/11/89 | Ck | | | | |
| County | 4/1/90 | 427.18 | | 4/10/90 | Ck | | | | |
| County | 4/1/91 | 452.30 | | 4/9/91 | Ck | | | | |
| County | 4/1/92 | 497.67 | | 3/31/92 | Ck | | | | |
| County | 4/1/93 | 614.24 | | 4/8/93 | Ck | | | | |
| County | 4/1/94 | 614.24 | | 4/6/94 | Ck | | | | |
| County | 4/1/95 | 677.06 | | 5/1/95 | Ck | | | | |
| County | 4/1/96 | 726.62 | 0.01 | 4/17/96 | Ck | | | | |
| County | 4/1/97 | 715.45 | | 4/8/97 | Ck | | | | |
| County | 4/1/98 | 735.69 | | 4/13/98 | Ck | | | | |
| County | 4/1/99 | 725.22 | | 4/22/99 | Ck | | | | |
| City | 1/1/00 | | | | | | | | |
| County | 4/1/00 | 692.42 | | 5/1/00 | Ck | | | | |
| County | 4/1/01 | 670.08 | | 5/2/01 | Ck | | | | |
| County | 4/1/02 | 669.38 | | 4/26/02 | Ck | | | | |
| County | 4/1/03 | 755.93 | | 5/2/03 | Ck | | | | |
| County | 4/1/04 | 790.83 | | 4/28/04 | Ck | | | | |
| County | 4/1/05 | 862.73 | | 12/22/08 | Ck | | | | |
| County | 4/1/06 | 977.20 | | 12/22/08 | Ck | | | | |
| Water | 1/1/07 | 81.71 | | 12/22/08 | Ck | | | | |
| Water | 1/1/07 | 61.35 | | 12/22/08 | Ck | | | | |
| In Rem | 3/7/07 | 250.00 | | 12/22/08 | Ck | | | | |
| County | 4/1/07 | 1,009.31 | | 12/22/08 | Ck | | | | |
| Water | 1/1/08 | 183.99 | | 12/22/08 | Ck | | | | |
| Water | 1/1/08 | 127.43 | | 12/22/08 | Ck | | | | |
| County | 4/1/08 | 1,102.14 | | 12/22/08 | Ck | | | | |
| County | 4/1/09 | 1,185.90 | 53.37 | 7/1/09 | Ck | | | | |
| City | 1/1/10 | 10,119.96 | | 2/2/10 | Ck | 10,119.96 | | 8/3/10 | Ck |
| County | 4/1/10 | 10,285.03 | 308.55 | 6/3/10 | Ck | | | | |
| School | 7/1/10 | 27,320.60 | 53,001.96 | | | 27,320.60 | 51,567.63 | | |
| City | 1/1/11 | 10,574.35 | | | | 10,574.35 | | | |
| CIR | 1/1/11 | -10,574.35 | | 9/29/14 | | | | | |
| CIR | 1/1/11 | | | | | -10,574.35 | | 9/29/14 | |
| XOR | 4/1/11 | -9,823.66 | | 9/29/14 | | | | | |
| County | 4/1/11 | 9,823.66 | | | | | | | |
| County | 4/1/11 | 1,219.41 | 896.27 | 5/6/15 | Ck | | | | |
| School | 7/1/11 | 29,317.46 | | | | 29,317.46 | | | |
| SCR | 7/1/11 | -29,317.46 | | 9/29/14 | | | | | |
| SCR | 7/1/11 | | | | | -29,317.46 | | 9/29/14 | |
| Water | 1/1/12 | 495.26 | 304.59 | 6/17/15 | Ck | | | | |
| Water | 1/2/12 | 166.00 | 102.09 | 6/17/15 | Ck | | | | |

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Interest As Of
08/31/2025

Block.Lot.Suffix 1018.16.-0

Owner

IMMANUEL EVANGELICAL

Parcel Address: 17 GRAND ST ,E

Mailing Address

IMMANUEL EVANGELICAL

LUTHERAN CHURCH OF

17 E. GRAND ST

MOUNT VERNON NY 10550

Bank Code 0

Lots: 16

Acct: 002870

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|-----------|----------|-----------|-----------|----------|---------|-----------|-----------|
| County | 4/1/12 | 1,952.30 | 1,142.10 | 7/1/15 | Ck | | | | |
| In Rem | 3/1/13 | 250.00 | | | | | | | |
| County | 4/1/13 | 1,862.96 | 810.39 | 9/9/15 | Ck | | | | |
| County | 4/1/14 | 1,715.69 | | 4/29/14 | Ck | | | | |
| In Rem | 3/1/15 | 250.00 | | | | | | | |
| XOR | 4/1/15 | -8,911.37 | | 4/9/15 | | | | | |
| County | 4/1/15 | 8,911.37 | | | | | | | |
| County | 4/1/15 | 1,725.46 | | 5/6/15 | Ck | | | | |
| County | 4/1/16 | 1,769.43 | 398.12 | 6/19/17 | Ck | | | | |
| County | 4/1/17 | 1,662.63 | 74.82 | 6/19/17 | Ck | | | | |
| County | 4/1/18 | 1,721.26 | | 4/12/18 | Ck | | | | |
| County | 4/1/19 | 1,765.24 | | 4/30/19 | Ck | | | | |
| County | 4/1/20 | 1,821.09 | | 5/27/20 | Ck | | | | |
| County | 4/1/21 | 2,013.03 | 1,600.36 | | | | | | |

TOTAL OWED

| | |
|---------------------------|-------------------|
| Taxes | 57,154.23 |
| Interest | 98,588.49 |
| School tax collection fee | 7,581.46 |
| Grand total owed | 163,324.18 |

Please Note: Interest changes
the first day of every month.

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT VERNON)

2009 CITY FINAL ROLL PAGE:

524

TAXABLE SECTION OF THE ROLL - 1

ROLL PRINT DATE: 8/10/2009

PARCEL ID ORDER

VALUATION DATE: 8/1/2009

UNIFORM PERCENT OF VALUE = 2.72

TAXABLE STATUS DATE: 8/1/2009

TAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.30-1018-11 *****

402 WESTCHESTER AV

ACCT: 002840

165.30-1018-11 PM 210 1 FAMILY RES 41103 VETERAN 300
NOVICK, LORETTA MT VERNONCENTRAL 3,300 41132 COMBAT VET 2,448
402 WESTCHESTER AVENUE 11 41834 STAR-ENHC 5,300
MOUNT VERNON NY 10550 ACREAGE 0.12 13,300 COUNTY TAXABLE 10,852
EAST 206090 NRTH 232390 CITY TAXABLE 13,000
FULL MKT VAL 488,970 SCHOOL TAXABLE 8,000
CS002 BRONX RIV. SEWE 13,300 TO C
RF001 COUNTY REFUSE 13,300 TO

***** 165.30-1018-12 *****

45 GRAND ST ,E

ACCT: 002850

165.30-1018-12 QF 210 1 FAMILY RES 41854 STAR-RES 2,800
DI NUNZIO,DONNA MARIE MT VERNONCENTRAL 3,000 COUNTY TAXABLE 12,000
45 EAST GRAND STREET 12 CITY TAXABLE 12,000
MOUNT VERNON NY 10552 ACREAGE 0.12 12,000 SCHOOL TAXABLE 9,200
EAST 206080 NRTH 232400 CS002 BRONX RIV. SEWE 12,000 TO C
DEED BK 9825 PG RF001 COUNTY REFUSE 12,000 TO
FULL MKT VAL 441,176

***** 165.30-1018-13 *****

41 GRAND ST ,E

ACCT: 002860

165.30-1018-13 QY 210 1 FAMILY RES COUNTY TAXABLE 12,600
WELLS FARGO BANK NATIONAL MT VERNONCENTRAL 3,000 CITY TAXABLE 12,600
ASSOC 13 SCHOOL TAXABLE 12,600
41 E. GRAND ST ACREAGE 0.12 12,600 CS002 BRONX RIV. SEWE 12,600 TO C
MOUNT VERNON NY 10552 EAST 206060 NRTH 232400 RF001 COUNTY REFUSE 12,600 TO
DEED BK 47276 PG 0273
BANK 7
FULL MKT VAL 463,235

***** 165.30-1018-16 *****

17 GRAND ST ,E

ACCT: 002870

165.30-1018-16 TD 620 RELIGIOUS COUNTY TAXABLE 69,800
IMMANUEL EVANGELICAL MT VERNONCENTRAL 21,000 CITY TAXABLE 69,800
LUTHERAN CHURCH OF 16,21 SCHOOL TAXABLE 69,800
17 E. GRAND ST ACREAGE 0.65 69,800 CS002 BRONX RIV. SEWE 69,800 TO C
MOUNT VERNON NY 10550 EAST 205980 NRTH 232440 RF001 COUNTY REFUSE 69,800 TO
DEED BK 49135 PG 0304
FULL MKT VAL 2,566,176

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT VERNON)

2010 CITY FINAL ROLL PAGE: 523
TAXABLE SECTION OF THE ROLL - 1 ROLL PRINT DATE: 8/1/2010
PARCEL ID ORDER VALUATION DATE: 5/1/2010
UNIFORM PERCENT OF VALUE = 3.14 TAXABLE STATUS DATE: 5/1/2010

TAX MAP PARCEL ID CD PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----CITY-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT ---LAND--- TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD --TOTAL--- SPECIAL DISTRICTS

***** 165.30-1018-11 *****
402 WESTCHESTER AV ACCT: 002840
165.30-1018-11 PM 210 1 FAMILY RES 41103 VETERAN 300
NOVICK, LORETTA MT VERNONCENTRAL 3,300 41132 COMBAT VET 2,826
402 WESTCHESTER AVENUE 11 41834 STAR-ENHC 5,100
MOUNT VERNON NY 10550 ACREAGE 0.12 13,300 COUNTY TAXABLE 10,474
EAST 206090 NRTH 232390 CITY TAXABLE 13,000
FULL MKT VAL 423,566 SCHOOL TAXABLE 8,200
CS002 BRONX RIV. SEWE 13,300 TO C
RF001 COUNTY REFUSE 13,300 TO

***** 165.30-1018-12 *****
45 GRAND ST ,E ACCT: 002850
165.30-1018-12 QF 210 1 FAMILY RES 41854 STAR-RES 2,540
DI NUNZIO,DONNA MARIE MT VERNONCENTRAL 3,000 COUNTY TAXABLE 12,000
45 EAST GRAND STREET 12 CITY TAXABLE 12,000
MOUNT VERNON NY 10552 ACREAGE 0.12 12,000 SCHOOL TAXABLE 9,460
EAST 206080 NRTH 232400 CS002 BRONX RIV. SEWE 12,000 TO C
DEED BK 9825 PG RF001 COUNTY REFUSE 12,000 TO
FULL MKT VAL 382,165

***** 165.30-1018-13 *****
41 GRAND ST ,E ACCT: 002860
165.30-1018-13 QY 210 1 FAMILY RES 41854 STAR-RES 2,540
SEFERI, RUDINA MT VERNONCENTRAL 3,000 COUNTY TAXABLE 9,779
DUXHA, SAIMIR 13 CITY TAXABLE 9,779
41 E. GRAND ST ACREAGE 0.12 9,779 SCHOOL TAXABLE 7,239
MOUNT VERNON NY 10550 EAST 206060 NRTH 232400 CS002 BRONX RIV. SEWE 9,779 TO C
DEED BK 49352 PG 0072 RF001 COUNTY REFUSE 9,779 TO
FULL MKT VAL 311,433

***** 165.30-1018-16 *****
17 GRAND ST ,E ACCT: 002870
165.30-1018-16 TD 620 RELIGIOUS COUNTY TAXABLE 69,800
IMMANUEL EVANGELICAL MT VERNONCENTRAL 21,000 CITY TAXABLE 69,800
LUTHERAN CHURCH OF 16,21 SCHOOL TAXABLE 69,800
17 E. GRAND ST ACREAGE 0.65 69,800 CS002 BRONX RIV. SEWE 69,800 TO C
MOUNT VERNON NY 10550 EAST 205980 NRTH 232440 RF001 COUNTY REFUSE 69,800 TO
DEED BK 49135 PG 0304
FULL MKT VAL 2,222,929

DEPARTMENT ASSESSMENT & TAXATION

PROPERTY RECORD

MOUNT VERNON, N.Y.

BLOCK

1018-16 & 21

OWNER

Immanuel Evangelical Lutheran Church of Mount Vernon, N.Y.

LOCATION

17 E. Grand St.

BUILDING CLASS

620

ZONING

M.1.6.4.1-2

| CON | REAR | AV. DEPTH. | CORNER OTHER | DEPTH % | ADJ. FRONT FT. | FACTOR | ADV. ALLOW. | SOUND VALUE | ASSESSOR'S VALUE |
|------------|------|------------|--------------|---------|----------------|--------|-------------|-------------|------------------|
| 5 | 195 | 134 | | 111.8 | 218 | 12/100 | | 32700 | |
| 15 | 15 | 134 | | 111.8 | 16 | 200 | | 4800 | |
| TOTAL LAND | | | | | | | | | 37500 |

| BUILDINGS | TYPE | YEAR BUILT | REMOD | CONDITION | REPLACEMENT COST | PHYS. | DEPR. OTHER | SOUND VALUE | ASSESSOR'S VALUE |
|------------------------|------|------------|-------|-----------|------------------|-------|-------------|-------------|------------------|
| OUT BLDG | | SIZE | AREA | UNIT | | | | | |
| | | 2,113 | 256 | 3 | 558 | 60 | | 300 | |
| TOTAL BUILDINGS | | | | | | | | 65000 | |
| TOTAL LAND & BUILDINGS | | | | | | | | 102500 | |

LAND AREA 2,113.00

1-30

STY.

SQ. FT.

UNIT

REPLACEMENT

| CLASS | DESCRIPTION | REMARKS | REPLACEMENT |
|-------|----------------|---------|-------------|
| 1 | CONCRETE | | |
| 2 | ASPH. SHINGLES | | |
| 3 | WOOD SHINGLES | | |
| 4 | ASPH. SHINGLES | | |
| 5 | WOOD SHINGLES | | |
| 6 | ASPH. SHINGLES | | |
| 7 | WOOD SHINGLES | | |
| 8 | ASPH. SHINGLES | | |
| 9 | WOOD SHINGLES | | |
| 10 | ASPH. SHINGLES | | |
| 11 | WOOD SHINGLES | | |
| 12 | ASPH. SHINGLES | | |
| 13 | WOOD SHINGLES | | |
| 14 | ASPH. SHINGLES | | |
| 15 | WOOD SHINGLES | | |
| 16 | ASPH. SHINGLES | | |
| 17 | WOOD SHINGLES | | |
| 18 | ASPH. SHINGLES | | |
| 19 | WOOD SHINGLES | | |
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| 95 | WOOD SHINGLES | | |
| 96 | ASPH. SHINGLES | | |
| 97 | WOOD SHINGLES | | |
| 98 | ASPH. SHINGLES | | |
| 99 | WOOD SHINGLES | | |
| 100 | ASPH. SHINGLES | | |

REMARKS

REMARKS

REMARKS

TOTAL REPLACEMENT COST

14346

DATE

INSPECTOR

6/10/20

6/10/20

PHOTO

[illegible]

DEPARTMENT ASSESSMENT & TAXATION

PROPERTY RECORD

MOUNT VERNON, N.Y.

BLOCK

LOT

OWNER

LOCATION

BUILDING CLASS

ZONING

REPLACEMENT

CONTR

REAR

AV. DEPTH

CORNER

DEPTH

ADJ. FRONT FT.

FACTOR

ADV. ALLOW.

SOUND VALUE

ASSESSOR'S VALUE

ASSESSMENT

Land

Buildings

Exemption

Taxable

BD Review

TOTAL LAND

BUILDINGS

TYPE

YEAR BUILT

REMOD

CONDITION

REPLACEMENT COST

PHYS. OTHER

SOUND VALUE

ASSESSOR'S VALUE

ASSESSMENT

Land

Buildings

Exemption

Taxable

BD Review

OUT BLDG

SIZE

AREA

UNIT

TOTAL BUILDINGS

TOTAL LAND & BUILDINGS

LAND AREA

STY.

SQ. FT.

UNIT

REPLACEMENT

CLASS

CONSTRUCTION

ROOF SHAPE

INTERIOR FINISH

PLASTER

WALLBOARD

PANEL

BSMT. ROOMS

ATTIC ROOMS

BSMT. ROOMS

FIREPLACE

PLUMBING

BATH COMP. 3 FIX

BATH TILED 3 FIX

TOILET RM. 2 FIX

T.R. TILED 7 FIX

W.C.

SINK

SHOWER

NO PLUMBING

HEATING

RADIANT

HOT WATER

STEAM OR VAPOR

HOT AIR

CONCRETE

ROOFING

ASPH. SHINGLES

WOOD SHINGLES

ASPH. SHINGLES

STATE

TILE

METAL

COMP.

BUILT UP

EXTERIOR WALLS

SHINGLES

SHINGLES

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PHOTO

PLOT PLAN

RECORD OF CONVEYANCES

| DATE | OWNER | TAX | SUBJECT TO MORTGAGES | P.M. MORTGAGE | INDICATED CONSIDERATION |
|----------|-------------------------------------|-----|----------------------|---------------|-------------------------|
| 11.22.08 | City of Mount Vernon | -0 | L 48398 | P 0527 | -0 |
| 4.1.09 | Homebased Veterinary Services, Inc. | 26 | L 49185 | P 0304 | 14,425 |

| Date | Building Permit | CONSTRUCTION | Amount |
|------|-----------------|--------------|--------|
|------|-----------------|--------------|--------|

RECORD OF MORTGAGES

| DATE | TYPE OF MTGE. | MORTGAGEE | AMOUNT | INT. RATE | MATURITY | REMARKS |
|------|---------------|-----------|--------|-----------|----------|---------|
|------|---------------|-----------|--------|-----------|----------|---------|

RECORD OF LEASES

| FROM | TO | GROSS | NET | PARTIAL | TOTAL | EXPLANATION |
|------|----|-------|-----|---------|-------|-------------|
|------|----|-------|-----|---------|-------|-------------|

NOTES AND SUPPORTING DATA



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 • FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

December 4, 2025

Honorable City Council Members
Mount Vernon City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members.

This correspondence is submitted in reference to a letter dated November 3, 2025, from the Commissioner of Assessment, requesting approval for the correction of delinquent taxes and interest for **58 West Seventh Street – 169.46-3061-3**. The request arises from a clerical error in which the subject property was erroneously included in the taxable portion of the 2018 City Final Assessment Roll for City taxes.

Accordingly, this letter respectfully requests that this Honorable Body pass a resolution formally requesting our State Legislators to introduce a State bill authorizing the necessary modification.

Should this meet with the City Council's approval, I further request that the appropriate legislation be enacted to reflect this correction.

Thank you for your attention and consideration of this matter.

Respectfully,

Antoinette Anderson
Legislative Assistant to City Council



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

November 3, 2025

**Re: Asbury Methodist Church
58 West Seventh Street
Mount Vernon, Ny 10550
169.46-3061-3**

To: Whom it May Concern:

It is requested that legislation be enacted approving Delinquent taxes and Interest for Asbury Methodist Church, due to the following reason: As a result of “Clerical Error” the subject property having been included in the “taxable” portion of the 2018 Final City Assessment Roll for the City taxes.

Nonprofit Organizations tax exemption (RP-420- -a/b- Rnw-II) was removed from the exempt portion of the 2018 Final City Assessment Roll as a result of the Subject property having been included in the “taxable” portion for the 2019-2022 City, County and 2019 -2023 Mount Vernon School district tax levies.

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

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment

WHEREAS, Asbury Methodist Church, is the owner of the property located at 58 West Seventh Street Mount Vernon, New York 10550, and identified as Tax Id # **169.46-3061-3** on the Official Tax Map of the City of Mount Vernon (the “Subject Property “); and

WHEREAS, delinquent taxes are now due and owing, and the Subject Property is included in the List of Delinquent Taxes, as a result of the Subject Property having been included in the “taxable” portion of the 2018 City Assessment Roll; and

WHEREAS, the Subject Property has been listed on the “exempt” portion of the City Assessment Roll for Assessment Years 2019,2020,2021, 2022, 2023 and

WHEREAS, Asbury Methodist Church , is pursuing special legislation from the New York State Legislature that will allow it to retroactively apply for an exemption for Assessment Year 2018 and have the Subject Property placed on the exempt portion of the 2018 City Assessment Roll, which would nullify the delinquent taxes on the Subject Property; and

WHEREAS, the City fully supports Asbury Methodist Church efforts to pursuing special legislation from the New York State Legislature that will allow Asbury Methodist Church, to retroactively apply for an exemption for Assessment Year 2018 and have the Subject Property placed on the exempt portion of the 2018 City Assessment Roll, ***which would nullify all outstanding taxes payments and any accrued interest on the Subject Property***

2025 (Next Year)

Parcel Modify

Land: \$1,800

Tot: \$8,000

| Swis Code | Sec | Sbs | Block | Lot | Subl | Sfx | CkDig | Status | Create Date | School Cd |
|------------------|-----|----------------|-------|-------------------------|------|---------------|-------|--------------|-------------|---------------|
| 550800 | 169 | 046 | 3061 | 003 | 000 | 0000 | UK | A | 12/11/1993 | 550800 |
| MT VERNONCENTRAL | | | | | | | | | | |
| MT VERNON | | | | | | | | | | |
| Res Sites | | 0 | | Com Sites | | 0 | | Last Change | | 3/31/2025 |
| | | | | | | | | By | | JENNIFER |
| Name 1 | | | | ASBURY METHODIST CHURCH | | | | Prop Desc 1 | | 3 |
| Name 2 | | | | | | | | Prop Desc 2 | | |
| Addr 1 | | | | | | | | Prop Desc 3 | | |
| Addr 2 | | | | | | | | Bank Code | | |
| | | | | | | | | Roll Sect | | 8 |
| | | | | | | | | Sub Sect | | |
| Street | | | | 58 W 7TH ST | | | | Prop Class | | 210 |
| | | | | | | | | 1 Family Res | | |
| City | | | | MT. VERNON | | | | Hstd Code | | |
| | | | | | | | | Res % | | |
| State | | NY | | Zip | | 10550 | | Legal Addr # | | 58 |
| | | | | | | | | Street | | SEVENTH ST ,W |
| | | | | | | | | Front | | |
| | | | | | | | | Depth | | |
| | | | | | | | | Acres | | 0.09 |
| Assessed | | Prior Year '23 | | This Year '24 | | Next Year '25 | | | | |
| | | \$8,000 | | \$8,000 | | \$8,000 | | | | |
| Taxable | | \$0 | | \$0 | | \$0 | | | | |
| | | | | | | | | ✓ Save | | |
| | | | | | | | | ✗ Cancel | | |
| | | | | | | | | Close | | |

Printed on: 9/12/2025

STATE OF NEW YORK
COUNTY: WESTCHESTER
CITY OF MT. VERNON
SWIS: 550800 (MT VERNON)

2018 C I T Y F I N A L R O L L
T A X A B L E SECTION OF THE ROLL
PARCEL ID ORDER
UNIFORM PERCENT OF VALUE = 2.79

PAGE: 1954
ROLL PRINT DATE: 8/1/2018
VALUATION DATE: 5/1/2018
TAXABLE STATUS DATE: 5/1/2018

COUNTY-----CITY-----SCHOOL
TAXABLE VALUE

ASSESSMENT EXEMPTION CODE-----
---LAND--- TAX DESCRIPTION
---TOTAL--- SPECIAL DISTRICTS

| TAX MAP PARCEL ID | CD | PROPERTY LOCATION & CLASS | SCHOOL DISTRICT | PARCEL SIZE/GRID COORD | ASSESSMENT EXEMPTION CODE | TAX DESCRIPTION | LAND | TOTAL | SPECIAL DISTRICTS |
|--------------------|----|---------------------------------------|----------------------|------------------------|---------------------------|-----------------|---------------------|--------|-------------------|
| 169.46-3060-17 | XK | 112 SEVENTH ST, W MT VERNONCENTRAL | 230 THREE FAMILY RES | 17 | 41132 COMBAT VET | 1,700 | 41802 AGED-C | 2,511 | 169.46-3060-17 |
| SHAW, CHARLES J. | | ACREAGE 0.08 | | | 41804 AGED-S | 1,700 | 41834 STAR-ENHC | 919 | ACCT: 069560 |
| 112 N 7TH ST | | EAST 205950 | NRTH 229210 | | COUNTY TAXABLE | 11,700 | CITY TAXABLE | 8,270 | 11,700 |
| MT VERNON NY 10550 | | FULL MKT VAL 419,354 | | | CITY TAXABLE | 11,700 | SCHOOL TAXABLE | 3,980 | TO C |
| | | | | | CS001 HUTCHINSON SEWE | 11,700 | RF001 COUNTY REFUSE | 11,700 | TO |
| | | | | | RF001 COUNTY REFUSE | 169.46-3060-18 | ACCT: 069570 | 2,940 | |

| | | | | | | | | | |
|--------------------------|----|---------------------------------------|----------------------|----|-----------------------|---------------|-----------------------|--------|--------|
| 169.46-3060-18 | YD | 110 SEVENTH ST, W MT VERNONCENTRAL | 230 THREE FAMILY RES | 18 | 41854 STAR-RES | 1,700 | COUNTY TAXABLE | 11,700 | 11,700 |
| LETSOME, JULIAN AYOLANDA | | ACREAGE 0.08 | | | CITY TAXABLE | 11,700 | SCHOOL TAXABLE | 8,760 | TO C |
| 110 W. SEVENTH ST | | EAST 205960 | NRTH 229210 | | CS001 HUTCHINSON SEWE | 11,700 | RF001 COUNTY REFUSE | 11,700 | TO |
| MT VERNON NY 10550 | | DEED BK 42091 PG 0872 | | | RF001 COUNTY REFUSE | 169.46-3061-1 | ACCT: 069600 | 2,940 | |
| | | FULL MKT VAL 419,354 | | | COUNTY TAXABLE | 10,100 | CITY TAXABLE | 10,100 | TO C |
| | | | | | SCHOOL TAXABLE | 10,100 | CS001 HUTCHINSON SEWE | 10,100 | TO |
| | | | | | RF001 COUNTY REFUSE | 169.46-3061-2 | ACCT: 069610 | 2,940 | |

| | | | | | | | | | |
|--------------------|----|--------------------------------------|--------------------|---|-----------------------|---------------|-----------------------|-------|-------|
| 169.46-3061-1 | SY | 64 SEVENTH ST, W MT VERNONCENTRAL | 220 TWO FAMILY RES | 1 | 41854 STAR-RES | 1,800 | COUNTY TAXABLE | 7,500 | 7,500 |
| NORTHERN, HAROLD E | | ACREAGE 0.07 | | | CITY TAXABLE | 7,500 | SCHOOL TAXABLE | 4,560 | TO C |
| 64 W. SEVENTH ST | | EAST 206020 | NRTH 229230 | | CS001 HUTCHINSON SEWE | 7,500 | RF001 COUNTY REFUSE | 7,500 | TO |
| MT VERNON NY 10550 | | FULL MKT VAL 362,007 | | | RF001 COUNTY REFUSE | 169.46-3061-3 | ACCT: 069620 | 5,500 | 5,500 |
| | | | | | COUNTY TAXABLE | 5,500 | CITY TAXABLE | 5,500 | TO C |
| | | | | | SCHOOL TAXABLE | 5,500 | CS001 HUTCHINSON SEWE | 5,500 | TO |
| | | | | | RF001 COUNTY REFUSE | 169.46-3061-4 | ACCT: 069630 | 5,500 | 5,500 |

| | | | | | | | | | |
|------------------------|----|--------------------------------------|------------------|---|-----------------------|---------------|-----------------------|-------|-------|
| 169.46-3061-2 | TR | 62 SEVENTH ST, W MT VERNONCENTRAL | 210 1 FAMILY RES | 2 | 41854 STAR-RES | 1,800 | COUNTY TAXABLE | 7,500 | 7,500 |
| GORDON, ALFRED & BETTY | | ACREAGE 0.09 | | | CITY TAXABLE | 7,500 | SCHOOL TAXABLE | 4,560 | TO C |
| 62 WEST SEVENTH STREET | | EAST 206030 | NRTH 229230 | | CS001 HUTCHINSON SEWE | 7,500 | RF001 COUNTY REFUSE | 7,500 | TO |
| MT VERNON NY 10550 | | BANK 7 | | | RF001 COUNTY REFUSE | 169.46-3061-5 | ACCT: 069640 | 5,500 | 5,500 |
| | | FULL MKT VAL 268,817 | | | COUNTY TAXABLE | 5,500 | CITY TAXABLE | 5,500 | TO C |
| | | | | | SCHOOL TAXABLE | 5,500 | CS001 HUTCHINSON SEWE | 5,500 | TO |
| | | | | | RF001 COUNTY REFUSE | 169.46-3061-6 | ACCT: 069650 | 5,500 | 5,500 |

| | | | | | | | | | |
|--------------------------|----|--------------------------------------|------------------|---|-----------------------|---------------|-----------------------|-------|-------|
| 169.46-3061-3 | UK | 58 SEVENTH ST, W MT VERNONCENTRAL | 210 1 FAMILY RES | 3 | 41854 STAR-RES | 1,800 | COUNTY TAXABLE | 7,500 | 7,500 |
| ASHBURY METHODIST CHURCH | | ACREAGE 0.09 | | | CITY TAXABLE | 7,500 | SCHOOL TAXABLE | 4,560 | TO C |
| 58 W 7TH ST | | EAST 206040 | NRTH 229240 | | CS001 HUTCHINSON SEWE | 7,500 | RF001 COUNTY REFUSE | 7,500 | TO |
| MT. VERNON NY 10550 | | FULL MKT VAL 197,132 | | | RF001 COUNTY REFUSE | 169.46-3061-7 | ACCT: 069660 | 5,500 | 5,500 |
| | | | | | COUNTY TAXABLE | 5,500 | CITY TAXABLE | 5,500 | TO C |
| | | | | | SCHOOL TAXABLE | 5,500 | CS001 HUTCHINSON SEWE | 5,500 | TO |
| | | | | | RF001 COUNTY REFUSE | 169.46-3061-8 | ACCT: 069670 | 5,500 | 5,500 |

Summary | Assessment

| Yr | Owner | HC | Assessed | Taxable | RS | Class | Res STAR | Enh STAR | Senior | Alt Vet | Other EX |
|----|-------------|----|----------|---------|----|-------|----------|----------|--------|---------|----------|
| 25 | ASBURY METI | | 8,000 | 0 | 8 | 210 | | | | | 8,000 |
| 24 | ASBURY METI | | 8,000 | 0 | 8 | 210 | | | | | 8,000 |
| 23 | ASBURY METI | | 8,000 | 0 | 8 | 210 | | | | | 8,000 |
| 22 | ASBURY METI | | 5,500 | 5,500 | 1 | 210 | | | | | |
| 21 | ASBURY METI | | 5,500 | 5,500 | 1 | 210 | | | | | |
| 20 | ASBURY METI | | 5,500 | 5,500 | 1 | 210 | | | | | |
| 19 | ASBURY METI | | 5,500 | 5,500 | 1 | 210 | | | | | |
| 18 | ASBURY METI | | 5,500 | 5,500 | 1 | 210 | | | | | |
| 17 | ASBURY METI | | 5,500 | 0 | 8 | 210 | | | | | 5,500 |
| 16 | ASBURY METI | | 5,500 | 0 | 8 | 210 | | | | | 5,500 |
| 15 | ASBURY METI | | 5,500 | 0 | 8 | 210 | | | | | 5,500 |
| 14 | ASBURY METI | | 5,500 | 0 | 8 | 620 | | | | | 5,500 |

School Code: 550800

Parcel Created: 12/11/1993

 Close

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

**Interest As Of
11/30/2025**

Block.Lot.Suffix 3061.3.-0

Owner

Mailing Address

ASBURY METHODIST CHURCH

ASBURY METHODIST CHURCH

Parcel Address: 58 SEVENTH ST ,W

58 W 7TH ST

Lots: 3

Acct: 069620

MT. VERNON

NY 10550

Bank Code 0

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|
| County | 4/1/17 | 81.90 | | 4/24/17 | Ck | | | | |
| County | 4/1/18 | 84.04 | | 5/1/18 | Ck | | | | |
| City | 1/1/19 | 1,109.96 | | 3/27/19 | Ck | 1,109.96 | | 7/31/19 | Ck |
| County | 4/1/19 | 792.67 | | 4/18/19 | Ck | | | | |
| School | 7/1/19 | 2,568.37 | | 7/31/19 | Ck | 2,568.37 | | 1/27/20 | Ck |
| City | 1/1/20 | 1,129.70 | | 4/16/20 | Ck | 1,129.70 | | 7/17/20 | Ck |
| County | 4/1/20 | 839.03 | | 5/12/20 | Ck | | | | |
| City | 1/1/21 | 1,173.35 | | 4/20/21 | Ck | 1,173.35 | | 8/4/21 | Ck |
| County | 4/1/21 | 909.77 | | 5/3/21 | Ck | | | | |
| School | 7/1/21 | 1,249.82 | 508.68 | 9/30/24 | Ck | 2,629.51 | 1,401.54 | | |
| School | 7/1/21 | 1,379.69 | 822.30 | | | | | | |
| City | 1/1/22 | 1,211.76 | 799.76 | | | 1,211.76 | 745.23 | | |
| County | 4/1/22 | 954.97 | 630.28 | | | | | | |
| School | 7/1/22 | 2,646.55 | 1,243.88 | | | 2,646.55 | 1,077.15 | | |
| School | 7/1/23 | 2,627.49 | 903.86 | | | 2,627.48 | 738.33 | | |

TOTAL OWED

| | |
|---------------------------|------------------|
| Taxes | 17,935.76 |
| Interest | 7,374.49 |
| School tax collection fee | 987.84 |
| Grand total owed | 26,298.09 |

Please Note: Interest changes
the first day of every month.

John W. Buckley, Esq.
jbuckley@oxmanlaw.com



120 Bloomingdale Road
White Plains, NY 10605
Telephone: 914.422.3900
Fax: 914.422.3636
www.oxmanlaw.com

August 11, 2025

**ASBURY METHODIST CHURCH,
58 W 7TH ST
MT. VERNON, NY 10550**

**Property Description: 58 W SEVENTH ST, Block/Lot: 3061.003.000
Serial #: 2024-411**

Dear Property Owner:

The real property described above is subject to delinquent tax liens held by the City of Mount Vernon. According to our records, you own or have an interest in this property.

You are hereby notified that on or after September 23, 2025, the City will sell your delinquent tax lien at auction to the highest bidder.

Following the sale, the purchaser of your tax lien will have the right to collect and enforce payment of the delinquent taxes against your property, and if necessary, bring a foreclosure action to secure payment of the lien plus interest and applicable fees.

If you wish to pay the delinquent taxes, enter into an installment repayment agreement prior to the auction or have questions about the upcoming sale, please contact: John Buckley, Esq. of the Oxman Law Group, PLLC, 120 Bloomingdale Road, Suite 100, White Plains, New York 10605. My telephone number is: (914) 422-3900 and my email address is: jbuckley@oxmanlaw.com.

For your reference, I have attached a copy of the Notice of Tax Lien Sale which has been published in the Journal News.

Very truly yours,

John W. Buckley

JOHN W. BUCKLEY

JWB;lh
Enclosure

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Block.Lot.Suffix 3061.3.-0

Owner

ASBURY METHODIST CHURCH

Parcel Address: 58 SEVENTH ST ,W

Lots: 3

Acct: 069620

Mailing Address

ASBURY METHODIST CHURCH

58 W 7TH ST

MT. VERNON NY 10550

Bank Code 0

| Tax | Date | 1st Half | Int/Fee | Date Paid | Paid With | 2nd Half | Int/Fee | Date Paid | Paid With |
|--------|--------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|
| School | 7/1/21 | | | | | 2,629.51 | 1,318.70 | | |
| School | 7/1/21 | 1,379.69 | 778.84 | | | | | | |
| City | 1/1/22 | 1,211.76 | 799.76 | | | 1,211.76 | 690.70 | | |
| County | 4/1/22 | 954.97 | 587.31 | | | | | | |
| School | 7/1/22 | 2,646.55 | 1,160.51 | | | 2,646.55 | 993.78 | | |
| School | 7/1/23 | 2,627.49 | 821.09 | | | 2,627.48 | 655.56 | | |

TOTAL OWED

| | |
|---------------------------|------------------|
| Taxes | 17,935.76 |
| Interest | 6,840.25 |
| School tax collection fee | 966.00 |
| Grand total owed | 25,742.01 |

Please Note: Interest changes
the first day of every month.



The Late Fee Schedule to the right shows the payment and late fee schedule for this property.

Any payments made have been accounted for in the "Balance Due" column. So, if the tax bill has been paid, the Balance Due will show as zero.

[Return to Property Information](#)

Late Fee Schedule for:

SWIS: 550800

Tax Map # 169.46-3061-3

Owner: ASBURY METHODIST CHURCH

Location: 58 SEVENTH ST, W

Bill # 210110

Tax Year: 2022 County/Sewer/Refuse Tax

| If Paid By | Late Fee Rate | Tax Due | Late Fee | Balance Due |
|------------|---------------|---------|----------|-------------|
| 05/06/2022 | | 954.97 | | 954.97 |
| 01/31/2025 | 51.00% | 954.97 | 487.03 | 1,442.00 |
| 02/28/2025 | 52.50% | 954.97 | 501.36 | 1,456.33 |
| 03/31/2025 | 54.00% | 954.97 | 515.68 | 1,470.65 |
| 04/30/2025 | 55.50% | 954.97 | 530.01 | 1,484.98 |
| 05/31/2025 | 57.00% | 954.97 | 544.33 | 1,499.30 |
| 06/30/2025 | 58.50% | 954.97 | 558.66 | 1,513.63 |
| 07/31/2025 | 60.00% | 954.97 | 572.98 | 1,527.95 |
| 08/31/2025 | 61.50% | 954.97 | 587.31 | 1,542.28 |
| 09/30/2025 | 63.00% | 954.97 | 601.63 | 1,556.60 |
| 10/31/2025 | 64.50% | 954.97 | 615.96 | 1,570.93 |
| 11/30/2025 | 66.00% | 954.97 | 630.28 | 1,585.25 |
| 12/31/2025 | 67.50% | 954.97 | 644.60 | 1,599.57 |

Tax Collection ended on 08/17/25.

Online payments have ended. Please contact the tax office at 914-665-2442 for outstanding tax and payment information.



The payment schedule to the right shows the total balance due for a "Payment in Full" and the balance remaining on each installment payment.

The calculations are made initially as of today.

However, you can change the date labeled "Calculate Payments Due As Of" and see the Balance Due as of the date that you enter.

[Return to Property Information](#)

Payment Schedule for:

SWIS: 550800 Tax Map # 169.46-3061-3
Owner: ASBURY METHODIST CHURCH
Location: 58 SEVENTH ST ,W
Bill # 109889 Tax Year: 2023 City Tax

Calculate Payments Due As Of: **08/22/25**

| Pmt # | If Paid By | Late Fee Rate | Tax Due | Installment Fee | Late Fee | Balance Due |
|----------|------------|---------------|----------|-----------------|----------|-------------|
| Full Pmt | 08/31/2025 | | 2,759.65 | | 1,200.45 | 3,960.10 |
| Pmt 1 | 08/31/2025 | 48.00% | 1,379.83 | | 662.32 | 2,042.15 |
| Pmt 2 | 08/31/2025 | 39.00% | 1,379.82 | | 538.13 | 1,917.95 |

Pay Tax Bill Now

**Payments made after the last "If Paid By" date shown
above are subject to additional Fees**



The Late Fee Schedule to the right shows the payment and late fee schedule for this property.

Any payments made have been accounted for in the "Balance Due" column. So, if the tax bill has been paid, the Balance Due will show as zero.

[Return to Property Information](#)

Late Fee Schedule for:

SWIS: 550800

Tax Map # 169.46-3061-3

Owner: ASBURY METHODIST CHURCH

Location: 58 SEVENTH ST ,W

Bill # 210112

Tax Year: 2025 County/Sewer/Refuse Tax

| If Paid By | Late Fee Rate | Tax Due | Late Fee | Balance Due |
|------------|---------------|---------|----------|-------------|
| 04/30/2025 | | 243.28 | | 243.28 |
| 05/31/2025 | 3.00% | 243.28 | 7.30 | 250.58 |
| 06/30/2025 | 4.50% | 243.28 | 10.95 | 254.23 |
| 07/31/2025 | 6.00% | 243.28 | 14.60 | 257.88 |
| 08/31/2025 | 7.50% | 243.28 | 18.25 | 261.53 |
| 09/30/2025 | 9.00% | 243.28 | 21.90 | 265.18 |
| 10/31/2025 | 10.50% | 243.28 | 25.54 | 268.82 |
| 11/30/2025 | 12.00% | 243.28 | 29.19 | 272.47 |
| 12/31/2025 | 13.50% | 243.28 | 32.84 | 276.12 |
| 01/31/2026 | 15.00% | 243.28 | 36.49 | 279.77 |
| 02/28/2026 | 16.50% | 243.28 | 40.14 | 283.42 |
| 03/31/2026 | 18.00% | 243.28 | 43.79 | 287.07 |

Pay Tax Balance Now

Payments made after the last "If Paid By" date shown
above are subject to additional Fees

CS CamScanner

PLOT PLAN

| RECORD OF CONVEYANCES | | | | | | |
|-----------------------|-------|-----|----------------------|---------------|-------------------------|--|
| DATE | OWNER | TAX | SUBJECT TO MORTGAGES | P.M. MORTGAGE | INDICATED CONSIDERATION | |
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