



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

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
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DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

May 22, 2025

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

Re: Referral for Adoption – Electric Vehicle Charging Infrastructure Policy

Dear Honorable City Council Members:

In alignment with New York State's climate mandates and the City of Mount Vernon's sustainability goals, I respectfully submit for your consideration the **City of Mount Vernon Electric Vehicle (EV) Charging Infrastructure Policy**. This policy aims to position Mount Vernon at the forefront of clean transportation readiness and ensure our built environment supports the rapid transition to zero-emission vehicles.

New York State has mandated that all new passenger vehicle sales be zero-emissions by 2035. In preparation for this statewide shift, municipalities are expected to update their local building and zoning standards to support EV adoption. Failure to act now will leave our city underprepared and place financial and logistical burdens on future residents, businesses, and developers. Retrofitting EV infrastructure later costs up to 75% more than installing it during initial construction. This policy avoids that inefficiency by requiring that EV charging infrastructure be installed—or at minimum, made "EV-ready"—during the design and build phases of applicable development projects.

Policy Highlights

The EV Charging Infrastructure Policy would:

- Mandate a minimum of one Level 2 EV charging station per 10 parking spaces for all applicable new construction and major renovations, both residential and commercial.
- Require single-family and small multi-family homes with dedicated driveways or garages to include at least one EV-ready space per dwelling.
- Enforce a phased approach to full EV infrastructure by requiring EV-ready conduit and panel capacity for remaining spaces not equipped with active chargers.

"The Jewel of Westchester"



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- Ensure ADA-compliant accessible EV charging spaces in all qualifying developments, with proper signage and layout.
- Integrate EV-readiness into the site plan review and permitting process, including enforcement through inspection and certification prior to issuance of a Certificate of Occupancy.
- Allow for limited waivers only in cases of documented technical infeasibility, while encouraging maximum compliance wherever practicable.
- Establish penalties and remedies for non-compliance, including stop work orders, fines, or remedial action at the City's discretion.
- Designate the Department of Buildings as the enforcement agency, with support from the Planning Department and Fire Marshal as needed.

Purpose and Benefits

This policy will:

- Support statewide decarbonization mandates and help Mount Vernon remain eligible for clean transportation funding and technical assistance programs from NYSERDA and other state agencies.
- Future-proof local development, reducing future costs for residents and developers.
- Advance environmental equity by ensuring that low- and moderate-income households in multi-unit housing developments are not left out of EV access.
- Support Mount Vernon's clean air and sustainability goals by encouraging a modal shift to zero-emission vehicles.
- Attract forward-thinking developers and businesses who expect modern infrastructure as a standard.
- Create local workforce opportunities in electrical, installation, and charger maintenance fields, especially if aligned with vocational training partners.

As of 2024, there are approximately 723 electric vehicles (EVs) registered to addresses in Mount Vernon, NY. According to regional trends and projections from the New York State Energy Research and Development Authority (NYSERDA), this number is expected to increase by over 400% by 2030. Our neighboring municipalities such as New Rochelle, Yonkers, and White Plains have already codified EV infrastructure policies to accommodate this shift. Additionally, codifying this policy helps eliminate unnecessary back-and-forth with developers during the site plan review and approval process. It provides a clear, enforceable standard that removes ambiguity and avoids case-by-case bargaining, ensuring fairness, consistency, and timely development approvals.

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I respectfully urge the City Council to adopt the Electric Vehicle Charging Infrastructure Policy and integrate it into the City's zoning and building code framework. The full policy text is attached for your review. Should Council adopt this measure, the Director of Sustainability will collaborate with the Building Department to provide educational materials, developer FAQs, and training for plan reviewers and inspectors to ensure seamless implementation.

This policy is not merely future proofing and forward thinking—it is essential. As transportation electrification accelerates, Mount Vernon must act decisively to build a cleaner, healthier, and more economically resilient city.

Sincerely,

Shayne M. Brooks
Director of Sustainability
SMB

Damani L. Bush
Commissioner of Public Works
DLB

Attachments: Full Policy Text

Cc: Mayor's Office
Comptroller's Office
Clerk's Office
Building's Department
Planning and Community Development
Fire Department

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