

# **City of Mount Vernon, New York**

1 ROOSEVELT SQ. RM. 104  
CITY HALL, MOUNT VERNON, NEW YORK 10550  
& VIA FACEBOOK.COM/MOUNTVERNONNY



## **Referral Packet - Final**

**Wednesday, December 10, 2025**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

### **City Council**

***NICOLE BONILLA, MBA***  
***City Clerk***

***JORDAN A. RIULLANO, JD***  
***Deputy City Clerk***

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL  
HELD ON WEDNESDAY, DECEMBER 10, 2025.**

**Scheduled for 7:00 pm in the City Council Chambers, City Hall, Mount Vernon, New York.**

*\*\*\* This meeting was held in the City Council Chambers, with virtual participation via ZOOM and CMVNY Facebook. The meeting was not closed to the public.\*\*\**

**PRESIDING:** Danielle Browne, President

**OTHERS:** Nicole Bonilla, City Clerk; Jordan A. Riullano, Deputy City Clerk; Antoinette Anderson, Legislative Aide; Johan Powell, Deputy Corporation Counsel.

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Council President Danielle Browne called the meeting to order and provided general house-keeping rules, including encouraging citizens to share the meeting on social media and what to do “in case of emergency”. Council President Browne explained the 3-minute-plus-1 public comment rule. She then asked a Councilperson to lead the council in the Pledge of Allegiance. Council President then proceeded to the Public Speakers session of the evening (listed below as public comment).

**PUBLIC COMMENT**

**REFERRAL SESSION**

Roll Call administered by City Clerk Nicole Bonilla

**REPORTS OF STANDING COMMITTEES AND ACTION THEREON**

**To the Council:**

**LEGISLATION AND PUBLIC WORKS**

1. 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 TMP-1778 5818 Mount Vernon Refuse Sustainability Fee Study.Report\\_6.18.24 \(2\)](#)

2. 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](#)

3. 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. 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](#)

5. 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](#)

**To the Council:**

### **HUMAN RESOURCES**

6. 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](#)

7. 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](#)

8. 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](#)

**To the Council:**

### **PUBLIC SAFETY AND CODES**

9. 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](#)

10. Fire Department: An Ordinance Authorizing the Contingent Permanent 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](#)

11. 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](#)

**To the Council:**

### **FINANCE AND PLANNING**



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12. 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](#)
13. 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](#)
14. City Council: A Resolution Recognizing the Young Professionals of Mount Vernon, New York (YPMV)
- Code:** FP
- Attachments:** [YPMV](#)
15. 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](#)

### **ADD-ON**

### **FINANCE AND PLANNING**

16. Comptroller: An Ordinance Authorizing the Implementation of COMP2025-24 – a Tax Interest Amnesty Program for Residential and Commercial Properties
- Code:** Comptroller and Morton
- Attachments:** [COMP2025-24 – Recommendation to Issue a Tax Interest Amnesty Program for Residential and Commercial Properties](#)

### **OTHER BUSINESS/CLOSING COMMENTS**



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1778  
A

**Agenda Date:** 12/10/2025

**Agenda #:** 1 -

### City Council:

#### **AN ORDINANCE AMENDING CHAPTER 126, ARTICLE VI OF THE CODE OF THE CITY OF MOUNT VERNON ESTABLISHING UPDATED SEWER RENTS AND REFUSE SUSTAINABILITY FEES**

**Whereas**, the City Council of the City of Mount Vernon enacted legislation on February 9, 2022, establishing a Refuse Sustainability Fee under Chapter 126, Article VI of the City Code to support sanitation system operations, infrastructure, and compliance; and

**Whereas**, the Refuse Sustainability Fee was designed to provide a dedicated revenue source to stabilize critical sanitation and sewer functions, address chronic underfunding, replace an aging fleet, and meet rising disposal and regulatory compliance costs; and

**Whereas**, the City continues to face significant and ongoing increases in disposal costs, equipment parts, fuel, and landfill/export costs, as well as inflationary pressures affecting operations and recycling contracts; and

**Whereas**, the Department of Public Works and Sewer Bureau are additionally required to meet federal and state regulatory mandates, including United States Environmental Protection Agency (EPA) and New York State Department of Environmental Conservation (DEC) compliance obligations at the Canal Street Facility; and

**Whereas**, the frequency and volume of waste generated by both residential and commercial properties have continued to rise, further increasing operational demands on the sanitation workforce, equipment, and disposal systems; and

**Whereas**, in order to maintain high-quality service levels, ensure worker safety, and sustain long-term environmental compliance efforts, adjustments to the City's refuse sustainability fees are necessary; and

**Whereas**, the updated fee structure proposed herein remains aligned with regional standards while ensuring that the revenue necessary to provide uninterrupted essential sanitation operations is responsibly secured; and

**Whereas**, the City Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents and businesses of the City of Mount Vernon;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK, AS FOLLOWS:**

**Section 1. Title.** This Ordinance shall be known as:

**“2025 Amendment to Sewer Rents and Refuse Sustainability Fees - Chapter 126, Article VI.”**

**Section 2. Amendment to Fee Schedule.** Chapter 126, Article VI of the Code of the City of Mount Vernon shall be amended to update the schedule of fees as follows:

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 acre or more)	\$1,200.00
Non-Profit Dormitory (Family) Refuse Fee	\$110.00
Non-Profit Dormitory (SRO) Refuse Fee	\$55.00

**Section 3. Purpose and Fiscal Impact.** The updated fee structure will:

- a. Support the dedicated sanitation and refuse capital fund;
- b. Maintain full and uninterrupted sanitation operations;
- c. Promote compliance with all applicable federal and state environmental regulations;
- d. Improve fleet reliability and reduce emergency repair costs;
- e. Offset increased export, disposal, and recycling expenses; and
- f. Ensure consistent, safe sanitation services across all City properties.

**Section 4. Conflicts With Other Laws.** All ordinances, local laws, or parts thereof that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5. Severability.** If any clause, sentence, paragraph, or section of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall continue in full force and effect.

**Section 6. Administration.** The Department of Public Works and the City Comptroller are hereby authorized and directed to take all required administrative actions to implement the provisions contained herein.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract and shall take effect January 1, 2026, and shall apply to all billing cycles thereafter.



## 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.

<b>City</b>	<b>Residential Fee (Most Recent)</b>
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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*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
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Non-Profit Dormitory (Family) Refuse Fee	\$110.00
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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"*



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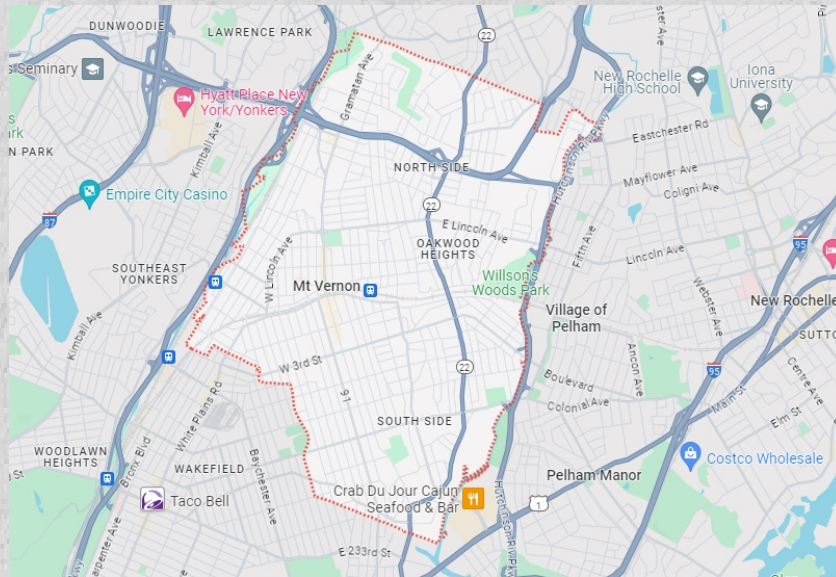
In Service,

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

Cc: Comptroller  
City Assessor



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



June 2024



**D&B ENGINEERS  
AND ARCHITECTS**

**DEPARTMENT OF PUBLIC WORKS  
REFUSE SUSTAINABILITY FEE STUDY**

*Prepared For*

**CITY OF MOUNT VERNON  
DEPARTMENT OF PUBLIC WORKS  
MOUNT VERNON, NEW YORK**

*Prepared By*

**D&B ENGINEERS AND ARCHITECTS  
WHITE PLAINS, NEW YORK**

**DRAFT**

**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.

## **1.2 City's Objective for this Study**

D&B Engineers and Architects, P.C.(D&B) was hired by the City of Mount Vernon to conduct a study of the Refuse Sustainability Fee (RSF) and compare its costs to similar programs and private collection programs and prepare a comparison of the costs to typical residential properties under the old system versus the RSF.

In addition D&B was requested to review the current MSW collection program, compare it to similar programs and identify potential modifications and improvements.

## **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

comparison purposes, Rockland County's pounds of recyclables per person per year was approximately 119 lbs. per person per year in 2023 or 0.33 lbs. per person per day.

Dividing the total tons of garbage in 2022 by the estimated population results in 850 pounds of garbage per person per year or 2.33 lbs. per person per day. According to the New York State Solid Waste Management Plan, dated December 2023, the MSW Disposal Rate for Region 3, which includes Mount Vernon, was 4.06 lbs./person/day based on 2018 data. In comparison, New Rochelle's pounds of garbage per person per day was 1.91 in 2022.

Dividing the total tons of curbside commingled containers and mixed paper of 3407 tons by the total tons of solid waste generated of 45,380 tons, as per the Westchester County Municipal Report Card - 2022, equates to a recycling rate of 7.5% for curbside commingled containers and mixed paper. This is less than the 10% rate indicated for the Municipally Collected Waste and Recycling Attachment 1 of the Report Card – 2022. A copy of the Westchester County Municipal Report Card -2022 is included in **Appendix D**.

In addition, Mount Vernon's overall percentage of municipally collected waste and recyclables recycled of 33% is less than the County wide municipal recycling rate of 51%.

See **Appendix E** for reference MSW Disposal Rates and Recycling Rates.

It is recommended that the City work with the County on developing a program to increase the recycling rate and reduce the amount of waste going to disposal. Increasing the recycling rate and reducing the amount of waste going to disposal will reduce Mount Vernon's cost for disposal fees at the transfer station and the amount of waste that has to be disposed of, reduce the average pounds per stop of waste that the sanitation crews have to collect and increase the amount of MSW being recycled.

## 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.



In addition, the availability of MSW collection vehicles is critical for the sanitation crews to be able to collect and transport the MSW and recyclables. It takes eight crews five days per week to collect and transport the MSW and recyclables. If one or more of the MSW collection vehicles is out of service for maintenance or repair it negatively impacts the ability of the sanitation crews to collect and transport the MSW and recyclables. It is recommended that two additional MSW collection vehicles be added to the fleet to provide spare MSW collection vehicles for use when one or more of the MSW collection vehicles are out of service.

### **2.3 Storage/Maintenance of MSW Collection Vehicles - Mount Vernon DPW Yard**

The MSW collection vehicles are stored and maintained at the Mount Vernon DPW Yard.



DPW Vehicle Storage – DPW Yard

D&B toured the DPW Yard on Tuesday, June 11, 2024, and have the following observations and recommendations:



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



Street Sweepings/Commingled Container Storage

4. Fuel storage and dispensing;
5. DPW employee locker, shower and bathroom facilities;
6. Employee parking.

The following are some initial recommendations based on the observations:

1. The main building is quite old and in need of major renovations and improvements including adding separate locker, shower and bathroom facilities for women now that they are part of the DPW workforce;
2. Enlarge the building so that more equipment can be stored indoors to protect it from the elements and extend its useful life;
3. Upgrade electrical and ventilation systems in the building;
4. Construct a permanent salt shed storage facility;
5. Add additional employee parking;

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.

### 3.0 Evaluation of Impact of Refuse Sustainability Fee (RSF)

#### 3.1 Background

The Refuse Sustainability Fee (RSF) was established in 2022 pursuant to Local Law No. 3 of 2022 by the Mount Vernon City Council to create a dedicated revenue stream to defray the cost of collection, transportation and disposal of solid waste and recyclables from all real properties. The Mount Vernon Department of Public Works (DPW) collects, transports, and disposes of garbage, bulk items, appliances, electronic waste, recyclables and yard waste.

To adequately fund the cost of providing these services in a fair and equitable manner a flat fee per unit was established based on a Refuse Residential Fee of \$200.00 per unit for most households. A unit is defined as a single family residence or equivalent.

See **Appendix F** for additional information about the Refuse Sustainability Fee.

The DPW intends to accomplish several new initiatives and goals by implementing the Refuse Sustainability Fee including the following:

- Improve the Quality of Life conditions, which have been neglected for many years
- Replace all City-owned Garbage Receptacles to address litter problems
- Establish City-wide Rat/Rodent Prevention Initiative
- Establish Street Cleaning crews to cleanup blighted areas and assist with Zombie Property Removals
- Implement innovative technology to enhance our waste removal operations and provide efficiency
- Build capacity for compliance with the Department of Justice ("USDOJ"), Environmental Protection Agency ("EPA") and Department of Environmental Conservation ("DEC")
- Purchase Sanitation and Recycling equipment annually to ensure all safe and efficient operations for staff and residents.

### **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.

#### **4.0 CONCLUSIONS AND RECOMMENDATIONS**

Having a dedicated fund to defray the costs for providing the essential service of collecting, transporting and disposal of solid waste and recyclables from all real properties within the City benefits its residents, businesses, and visitors as well as the environment fairly and equitably. The RSF costs the typical property owner less per year than it would cost if an equivalent amount of money had to be raised through property taxes based on property assessments.

Mount Vernon's RSF is less than a neighboring similar city's and is very competitive with the typical cost of providing these services through other public and private fee structures.

It is noted that Account A8160 – D.P.W. – Sanitation does not include all of the costs for the collection, transportation and disposal of solid waste and recyclables from within the City. Costs for employee fringe benefits such as health, dental and vision insurances, pension costs, social security, administrative costs, fuel costs, vehicle maintenance and repair costs and vehicle replacement costs are all included in other areas of the budget or in the case of vehicle replacements paid for with grants and/or bonds.

Consideration should be given to including within the D.P.W. – Sanitation A 8160 Budget Account some of these other costs that are currently included in other accounts of the DPW budget or elsewhere in the City's budget such as gas, diesel and oil, and repairs to vehicles and equipment so that the total budget of the A 8160 account more closely reflects the amount being raised by the RSF annually.

It is also recommended that a spreadsheet or report be prepared annually, as part of the annual budget process, on the sources of the Refuse Sustainability Fee (RSF) detailing by property classification the number of properties and amounts of the RSF being assessed and estimated for the budget year. This will provide a better understanding of the sources of the RSF and the impact of potential future increases to the RSF. See Appendix I for D&B's initial analysis of the sources of the RSF.

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.



## **APPENDIX A**

### **UNITED STATES CENSUS MOUNT VERNON POPULATION JULY 1, 2022**



## 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%

**Economy**Mount Vernon city,  
New York

In civilian labor force, tot

In civilian labor force, fe **Population estimates, July 1, 2023, (V2023)**

Total accommodation and food services sales, 2017 (\$1,000) (c)	66,683
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	279,697
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	110,341
Total retail sales, 2017 (\$1,000) (c)	559,259
Total retail sales per capita, 2017 (c)	\$8,225

**Transportation**

Mean travel time to work (minutes), workers age 16 years+, 2018-2022	36.9
--	------

**Income & Poverty**

Median household income (in 2022 dollars), 2018-2022	\$75,511
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$40,288
Persons in poverty, percent	13.9%

**BUSINESSES****Businesses**

Total employer establishments, 2021	X
Total employment, 2021	X
Total annual payroll, 2021 (\$1,000)	X
Total employment, percent change, 2020-2021	X
Total nonemployer establishments, 2021	X
All employer firms, Reference year 2017	1,502
Men-owned employer firms, Reference year 2017	923
Women-owned employer firms, Reference year 2017	312
Minority-owned employer firms, Reference year 2017	410
Nonminority-owned employer firms, Reference year 2017	931
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	1,281

**GEOGRAPHY****Geography**

Population per square mile, 2020	16,820.6
Population per square mile, 2010	15,343.6
Land area in square miles, 2020	4.39
Land area in square miles, 2010	4.39
FIPS Code	3649121

[About datasets used in this table](#)

Population estimates, July 1, 2023, (V2023)



Value Notes

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, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

## **APPENDIX B**

### **MOUNT VERNON SANITATION PICK UP SCHEDULE**



## CITY OF MOUNT VERNON SANITATION PICK-UP SCHEDULE

**2023 SOUTH SIDE**  
**MONDAY & THURSDAY**

**JANUARY**

S	M	T	W	T	F	S
1	<b>H</b>	<b>G</b>	<b>P</b>	<b>G R</b>		7
8	<b>G</b>		<b>C</b>	<b>G R</b>		14
15	<b>H</b>	<b>G</b>	<b>P</b>	<b>G R</b>		21
22	<b>G</b>		<b>C</b>	<b>G R</b>		28
29	<b>G</b>					

**FEBRUARY**

S	M	T	W	T	F	S
			<b>P</b>	<b>G R</b>		4
5	<b>G</b>		<b>C</b>	<b>G R</b>		11
12	<b>H</b>	<b>G</b>	<b>P</b>	<b>G R</b>		18
19	<b>H</b>	<b>G</b>	<b>C</b>	<b>G R</b>		25
26	<b>G</b>					

**MARCH**

S	M	T	W	T	F	S
			<b>P</b>	<b>G R</b>		4
5	<b>G</b>		<b>C</b>	<b>G R</b>		11
12	<b>G</b>		<b>P</b>	<b>G R</b>		18
19	<b>G</b>		<b>C</b>	<b>G R</b>		25
26	<b>G</b>		<b>P</b>	<b>G R</b>		31

**APRIL**

S	M	T	W	T	F	S
						1
2	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		8
9	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		15
16	<b>G</b>		<b>C</b>	<b>G R</b>		22
23	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		29

**MAY**

S	M	T	W	T	F	S
	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		6
7	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		13
14	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		20
21	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		27
28	<b>H</b>	<b>G</b>	<b>Y</b>			

**JUNE**

S	M	T	W	T	F	S
			<b>G R</b>	<b>C</b>		3
4	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		10
11	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		17
18	<b>H</b>	<b>G</b>	<b>Y</b>	<b>G R</b>	<b>P</b>	24
25	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		30

**JULY**

S	M	T	W	T	F	S
						1
2	<b>G</b>	<b>H</b>	<b>Y</b>	<b>G R</b>	<b>P</b>	8
9	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		15
16	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		22
23	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		29

**AUGUST**

S	M	T	W	T	F	S
		<b>Y</b>	<b>P</b>	<b>G R</b>		5
6	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>	<b>H</b>	12
13	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		19
20	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		26
27	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		31

**SEPTEMBER**

S	M	T	W	T	F	S
						1
3	<b>H</b>	<b>G</b>	<b>Y</b>	<b>G R</b>	<b>C</b>	9
10	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		16
17	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		23
24	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		30

**OCTOBER**

S	M	T	W	T	F	S
1	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		7
8	<b>H</b>	<b>G</b>	<b>Y</b>	<b>G R</b>	<b>P</b>	14
15	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		21
22	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		28
29	<b>G</b>	<b>Y</b>				

**NOVEMBER**

S	M	T	W	T	F	S
			<b>C</b>	<b>G R</b>		4
5	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>	<b>H</b>	11
12	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		18
19	<b>G</b>	<b>Y</b>	<b>G R</b>	<b>H</b>	<b>P</b>	25
26	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		31

**DECEMBER**

S	M	T	W	T	F	S
						1
3	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		9
10	<b>G</b>	<b>Y</b>	<b>C</b>	<b>G R</b>		16
17	<b>G</b>	<b>Y</b>	<b>P</b>	<b>G R</b>		23
24	<b>H</b>	<b>G</b>	<b>Y</b>	<b>G R</b>	<b>C</b>	30

**JANUARY 2024**

S	M	T	W	T	F	S
	<b>H</b>	<b>G</b>	<b>P</b>	<b>G R</b>		6
7	<b>G</b>		<b>C</b>	<b>G R</b>		13
14	<b>G</b>		<b>P</b>	<b>G R</b>		20
21	<b>G</b>		<b>C</b>	<b>G R</b>		27
28	<b>G</b>		<b>P</b>			

## COLOR SCHEDULE

**TUESDAY GARBAGE PICK-UP****FRIDAY GARBAGE & RUBBISH PICK-UP****BOTTLES-CANS-PLASTIC COMMINGLED****NEWSPAPER & CARBOARD COMMINGLED****YARD WASTE**  
NO PICK-UP JANUARY-FEBRUARY-MARCH**HOLIDAY NO COLLECTION**  
ALT. SIDE PARKING SUSPENDED**THERE WILL BE NO PICK UP ON THE HOLIDAYS****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 UP.**NOTE: 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



## RECYCLING

Newspaper, cardboard and paper cartons must be cut up and tied in bundles not larger than forty-eight (48) inches long, eighteen (18) inches wide and (18) inches high and not exceed 50 pounds, to be placed at curbside for collection

### BEFORE 7:30 AM ON THE DAY SCHEDULED FOR RECYCLING

Commingled recyclables (bottles, cans, glass, milk cartons, metal, recyclable plastics) should be placed for collection in open recycle containers.



## RUBBISH (BULK WASTE) – LIMIT 4 NON-METAL ITEMS PER HOUSEHOLD

Acceptable non-bulky furniture, chairs, tables, mattresses and box springs (must be in bedding bags), wood and other large non-metal items

**PROHIBITED ITEMS – Tires, Batteries, Car Parts, Tubs, Sinks, Toilets, and Construction Debris.**



## APPLIANCES & METAL ITEMS - PICKED UP APRIL 1st THRU SEPTEMBER 30th BY APPOINTMENT ONLY

Curbside pickup of the following items will be BY APPOINTMENT ONLY - CALL 914-665-2719

Major appliances, refrigerators, stoves, air conditioners, bulky furniture, sofa beds, metal desks, bed frames and metal cabinets will be picked up April 1st through September 30th by appointment only. Refrigerators, freezers and air conditioners **MUST** bear a sticker from a licensed refrigerant extractor indicating freon has been properly removed or else they will not be picked up.

**WE DO NOT PICK UP PROPANE TANKS**



## ELECTRONIC WASTE (BY APPOINTMENT ONLY)

TVs, Computers, Electronic Devices and other electric or electronic items will be picked up.

BY APPOINTMENT ONLY - CALL 914-665-2719



## YARD WASTE – MUST BE IN OPEN CONTAINER OR BROWN PAPER REFUSE BAGS

Yard waste, including garden debris, leaves, and flowers, cut grass, sweepings, rakings, clippings, small branches, bushes and shrubbery, shall be placed in open garbage containers or brown paper refuse bags. Clippings and small branches must be bundled, securely tied, and not longer than four (4) feet, weighing no more than 50 lbs.

**No dirt, concrete or stone will be picked up.**

**Note:** Plastic bags are **NOT** acceptable containers for yard waste and will **NOT** be picked up. Leaves piled on the streets are both dangerous and illegal. Fines will be strictly enforced.



## COMMERCIAL ESTABLISHMENTS

No more than two (2) small bags or watertight receptacles of garbage not to exceed a weight of 20 pounds **OR** (2) small bundles of rubbish will be collected by the Department of Public Works on any regular collection day. Receptacles must be watertight, and equipped with a lid or cover, and shall have a capacity not in excess of 35 gallons or 2-Yards. **Refer to Article 1: Garbage and Rubbish Collection - § 140-2 Receptacles**



## PROHIBITED ITEMS

The following materials will **NOT** be picked up and their removal **MUST** be made by a private carter, contractor, or gardener. Placement of these items for collection may be subject to a summons:

Trade wastes, commercial meat waste, bundles in excess of four (4) feet in length, eighteen (18) inches in width, (18) inches in height or 50 pounds in weight, construction demolition and house renovation debris, soot, sawdust, wood shavings, cleaning or dyeing establishment waste, car parts, batteries, waste oil, combustible materials and toxic materials.

It is important that the residents understand that the following items will **NOT** be collected: Debris from demolition, construction, alterations and house renovations such as lumber, stones, rock, masonry, plaster, sheet rock, roofing materials, kitchen cabinets, counters, etc. These items must be legally disposed of by the homeowner or contractor performing such work.



## SIDEWALK MAINTENANCE / SNOW REMOVAL

Every owner or lessee of any premises abutting on any street shall keep the contiguous sidewalks free from dirt, filth, weeds or other obstructions including snow and ice. Snow and ice must be cleared within 12 hours after such snowfall has ceased or ice has formed. It is dangerous and illegal to throw or place snow onto a city street. Fines are strictly enforced.

**Chapter 227: Streets and Sidewalks - § 227-56: Sidewalk maintenance; removal of snow and ice.**

<https://ecode360.com/6604161>



## SNOW EMERGENCY ROUTES

Notification of snow emergencies declared by the City of Mount Vernon will be broadcast on local news outlets and posted on the City's website at [www.cmvny.com](http://www.cmvny.com). During such emergencies, any vehicle parked or unattended on any snow emergency route, causing obstruction to traffic, or hindering snow removal operations may be towed away at the vehicle owner's risk under the direction of the Department of Public Works.

**Towing enforcements are in effect immediately upon the declaration of a snow emergency.**

The following conditions automatically constitute a Snow Emergency:

Whenever snow falls in the City to a depth of three (3) inches or more during any 24 hr period, impairing the transportation of people, food, medical care, fire, health and police protection or other vital services or facilities.



SCAN QR CODE

**THESE RULES AND REGULATIONS  
ARE IN ACCORDANCE WITH  
THE MOUNT VERNON CITY CODE PART II  
General Legislation Chapter 140 - Article 1:  
Garbage and Rubbish Collection.**

Failure to comply may result in fines of up to \$1,000.



## ALTERNATE SIDE PARKING SUSPENDED

JANUARY - 2, 16,	SEPTEMBER - 4
FEBRUARY - 13, 20,	OCTOBER - 8
MAY - 28	NOVEMBER - 10, 23,
JUNE - 18	DECEMBER - 25,
JULY - 4	

To Report Unsatisfactory Garbage Placement, Please Call: **914-665-2719**





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	2	H	3	4	G	P	5	6	G	R	7	8	9	10	G	R	11	12	13	14
15	16	H	17	18	G	P	19	20	G	R	21	22	23	24	G	R	25	26	27	28
29	30	31	G																	

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	P	2	3	G	R	4	5	6	7	8	G	R	9	10	11	12
13	14	15	G	C	16	17	18	G	P	19	20	G	R	21	22	23	24	25	26	27
28	29	30	31	G																

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	P	2	3	G	R	4	5	6	7	8	G	R	9	10	11	12
13	14	15	G	C	16	17	18	G	P	19	20	G	R	21	22	23	24	25	26	27
28	29	30	31	G																

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							1	Y	2	G	3	C	4	5			1	C	2	G
2	3	Y	4	G	C		7	8	Y	9	G	10	P	11			12		13	
9	10	Y	11	G	P		14	15	Y	16	G	C	17	18			19		20	
16	17	Y	18	G	C		21	22	Y	23	G	P	24	25			26		27	
23	24	Y	25	G	P		28	29	H	30	Y						28		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							1		1	G	2	P	3	4						
2	3	Y	4	H	5	G	6	7	8	Y	9	C	10	11			12		13	
9	10	Y	11	G	C		13	14	Y	15	G	P	16	17			18		19	
16	17	Y	18	G	P		20	21	Y	22	G	C	23	24			25		26	
23	24	Y	25	G	C		27	28	Y	29	G	P	30	31						

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	2	Y	3	C	4	G	1		1	C	2	3	G	4						
8	9	H	10	Y	G	P	5	6	Y	7	G	P	8	9			10		11	
15	16	Y	17	G	C		12	13	Y	14	G	C	15	16			17		18	
22	23	Y	24	G	P		19	20	Y	21	G	P	22	23			24		25	
29	30	Y	31	G			26	27	Y	28	G	C	29	30						

JANUARY 2024						
S	M	T	W	T	F	S
1	2	H		4	G	P
7	8		9	G	C	
14	15		16	G	P	
21	22		23	G	C	
28	29		30	G	P	

## COLOR SCHEDULE



TUESDAY GARBAGE PICK-UP

FRIDAY GARBAGE &amp; RUBBISH PICK-UP

BOTTLES-CANS-PLASTIC COMMINGLED



NEWSPAPER &amp; CARBOARD COMMINGLED

YARD WASTE  
NO PICK-UP JANUARY-FEBRUARY-MARCHHOLIDAY NO COLLECTION  
ALT. SIDE PARKING SUSPENDED**THERE WILL BE NO PICK UP ON THE HOLIDAYS**

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 UP.**NOTE: 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



## RECYCLING

Newspaper, cardboard and paper cartons must be cut up and tied in bundles not larger than forty-eight (48) inches long, eighteen (18) inches wide and (18) inches high and not exceed 50 pounds, to be placed at curbside for collection **BEFORE 7:30 AM ON THE DAY SCHEDULED FOR RECYCLING**

Commingled recyclables (bottles, cans, glass, milk cartons, metal, recyclable plastics) should be placed for collection in open recycle containers.



## RUBBISH (BULK WASTE) – LIMIT 4 NON-METAL ITEMS PER HOUSEHOLD

Acceptable non-bulky furniture, chairs, tables, mattresses and box springs (must be in bedding bags), wood and other large non-metal items

**PROHIBITED ITEMS – Tires, Batteries, Car Parts, Tubs, Sinks, Toilets, and Construction Debris.**



## APPLIANCES & METAL ITEMS - PICKED UP APRIL 1st THRU SEPTEMBER 30th BY APPOINTMENT ONLY

Curbside pickup of the following items will be **BY APPOINTMENT ONLY - CALL 914-665-2719**

Major appliances, refrigerators, stoves, air conditioners, bulky furniture, sofa beds, metal desks, bed frames and metal cabinets will be picked up April 1st through September 30th by appointment only. Refrigerators, freezers and air conditioners **MUST** bear a sticker from a licensed refrigerant extractor indicating freon has been properly removed or else they will not be picked up.

**WE DO NOT PICK UP PROPANE TANKS**



## ELECTRONIC WASTE (BY APPOINTMENT ONLY)

TVs, Computers, Electronic Devices and other electric or electronic items will be picked up.

**BY APPOINTMENT ONLY - CALL 914-665-2719**



## YARD WASTE – MUST BE IN OPEN CONTAINER OR BROWN PAPER REFUSE BAGS

Yard waste, including garden debris, leaves, and flowers, cut grass, sweepings, rakings, clippings, small branches, bushes and shrubbery, shall be placed in open garbage containers or brown paper refuse bags. Clippings and small branches must be bundled, securely tied, and not longer than four (4) feet, weighing no more than 50 lbs.

**No dirt, concrete or stone will be picked up.**

**Note:** Plastic bags are **NOT** acceptable containers for yard waste and will **NOT** be picked up. Leaves piled on the streets are both dangerous and illegal. Fines will be strictly enforced.



## COMMERCIAL ESTABLISHMENTS

No more than two (2) small bags or watertight receptacles of garbage not to exceed a weight of 20 pounds **OR** (2) small bundles of rubbish will be collected by the Department of Public Works on any regular collection day. Receptacles must be watertight, and equipped with a lid or cover, and shall have a capacity not in excess of 35 gallons or 2-Yards. **Refer to Article 1: Garbage and Rubbish Collection - § 140-2 Receptacles**



## PROHIBITED ITEMS

The following materials will **NOT** be picked up and their removal **MUST** be made by a private carter, contractor, or gardener. Placement of these items for collection may be subject to a summons:

Trade wastes, commercial meat waste, bundles in excess of four (4) feet in length, eighteen (18) inches in width, (18) inches in height or 50 pounds in weight, construction demolition and house renovation debris, soot, sawdust, wood shavings, cleaning or dyeing establishment waste, car parts, batteries, waste oil, combustible materials and toxic materials.

It is important that the residents understand that the following items will **NOT** be collected: Debris from demolition, construction, alterations and house renovations such as lumber, stones, rock, masonry, plaster, sheet rock, roofing materials, kitchen cabinets, counters, etc. These items must be legally disposed of by the homeowner or contractor performing such work.



## SIDEWALK MAINTENANCE / SNOW REMOVAL

Every owner or lessee of any premises abutting on any street shall keep the contiguous sidewalks free from dirt, filth, weeds or other obstructions including snow and ice. Snow and ice must be cleared within 12 hours after such snowfall has ceased or ice has formed. It is dangerous and illegal to throw or place snow onto a city street, fines are strictly enforced.

**Chapter 227: Streets and Sidewalks - § 227-56: Sidewalk maintenance; removal of snow and ice.**

<https://ecode360.com/6604161>



## SNOW EMERGENCY ROUTES

Notification of snow emergencies declared by the City of Mount Vernon will be broadcast on local news outlets and posted on the City's website at [www.cmvny.com](http://www.cmvny.com). During such emergencies, any vehicle parked or unattended on any snow emergency route, causing obstruction to traffic, or hindering snow removal operations may be towed away at the vehicle owner's risk under the direction of the Department of Public Works.

**Towing enforcements are in effect immediately upon the declaration of a snow emergency.**

The following conditions automatically constitute a Snow Emergency:

Whenever snow falls in the City to a depth of three (3) inches or more during any 24 hr period, impairing the transportation of people, food, medical care, fire, health and police protection or other vital services or facilities.



SCAN QR CODE

**THESE RULES AND REGULATIONS  
ARE IN ACCORDANCE WITH  
THE MOUNT VERNON CITY CODE PART II  
General Legislation Chapter 140 - Article 1:  
Garbage and Rubbish Collection.**

**Failure to comply may result in fines of up to \$1,000.**

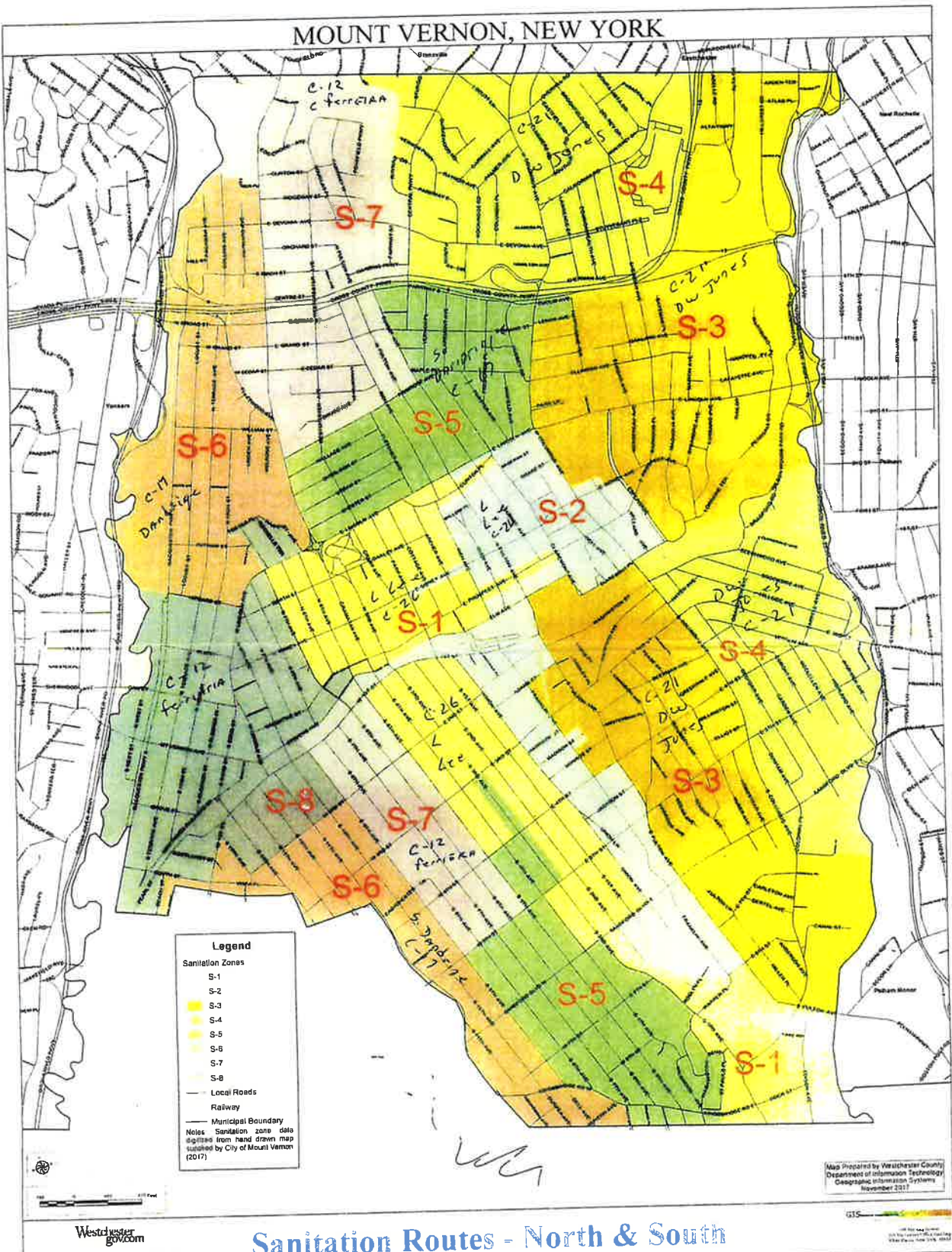


## ALTERNATE SIDE PARKING SUSPENDED

JANUARY - 2, 16,	SEPTEMBER - 4
FEBRUARY - 13, 20,	OCTOBER - 8
MAY - 28	NOVEMBER - 10, 23,
JUNE - 18	DECEMBER - 25,
JULY - 4	

**To Report Unsatisfactory Garbage Placement, Please Call: 914-665-2719**





### Sanitation Routes - North & South

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)

## **APPENDIX C**

### **MOUNT VERNON AVERAGE STOPS PER ROUTE, POUNDS OF GARBAGE PER STOP, AND COMPARISON OF MOUNT VERNON TO NEW ROCHELLE**



**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

## AVERAGE STOPS PER ROUTE AND POUNDS OF GARBAGE PER STOP

### Sanitation Stops Per Route

Total stops =  $11,163 \times 2/\text{week} = 22,326 \text{ stops/week}$

Average stops/day =  $698 \text{ stops/day/cres}$

### Average lbs. Garbage/Stop

Total tons garbage delivered to transfer station (2022) = 30,472 tons.

Average lbs./stop =  $52.5 \text{ lbs./stop}$

# 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	Unit	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
<b>MT. VERNON CITY Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								
<b>Municipal Solid Waste - (Garbage) Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								
<b>Incoming Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								

## Mt. Vernon

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S10/M68090			S11/AL1820			S12/L88108		
Date	Truck ID	Tonnage	Date	Truck ID	Tonnage	Date	Truck ID	Tonnage
12/1/2022	68090	11.8	12/1/2022	1820	5.72	12/1/2022	88108	5.75
12/1/2022	68090	5.25	12/2/2022	1820	3.23	12/1/2022	88108	5.73
12/5/2022	68090	5.47	12/5/2022	1820	3.20	12/2/2022	88108	4.05
12/6/2022	68090	6.60	12/9/2022	1820	5.11	12/2/2022	88108	5.88
12/7/2022	68090	3.38	12/12/2022	1820	5.67	12/2/2022	88108	5.09
12/8/2022	68090	5.78	12/16/2022	1820	2.09	12/2/2022	88108	6.26
12/12/2022	68090	0.39	12/16/2022	1820	2.44	12/5/2022	88108	4.48
12/15/2022	68090	5.43	12/30/2022	1820	9.54	12/5/2022	88108	5.91
12/19/2022	68090	0.30				12/5/2022	88108	5.26
12/27/2022	68090	5.62				12/5/2022	88108	5.04
12/28/2022	68090	2.59				12/8/2022	88108	6.36
						12/8/2022	88108	6.87
						12/8/2022	88108	7.07
						12/8/2022	88108	6.69
						12/12/2022	88108	3.02
						12/12/2022	88108	6.90
						12/12/2022	88108	6.40
						12/12/2022	88108	6.63
						12/14/2022	88108	4.20
						12/14/2022	88108	5.66
						12/15/2022	88108	7.22
						12/15/2022	88108	5.55
						12/15/2022	88108	3.91
						12/16/2022	88108	5.95
						12/16/2022	88108	7.07
						12/16/2022	88108	6.37
						12/16/2022	88108	5.59
						12/19/2022	88108	5.68
						12/19/2022	88108	2.23
						12/19/2022	88108	5.03
						12/19/2022	88108	4.75
						12/20/2022	88108	4.85
						12/22/2022	88108	4.79
						12/22/2022	88108	4.25
						12/22/2022	88108	4.60
						12/22/2022	88108	4.19
						12/23/2022	88108	6.41
		52.61			37			201.69

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### 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	1.91 lbs./p/d – disposed waste
	1.14 lbs./p/d - recycled waste****	
	0.26 lbs./p/d – commingled containers and mixed paper	

\*US Census

\*\*Westchester County Annual Report

\*\*\*Includes Estimated Organics Recycled

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

## Ron Delo

**From:** Fountain, Phillip <PFountain@ci.mount-vernon.ny.us>  
**Sent:** Wednesday, January 11, 2023 5:59 PM  
**To:** Ron Delo  
**Cc:** Bush, Damani; Ted Pytlar  
**Subject:** RE: Mount Vernon Refuse Sustainability Fee Study; D&B Proposal #11455  
**Attachments:** DPW Truck Routes Map.pdf; Citywide Recycling Routes .pdf; Citywide Yard Waste Routes.pdf; 2023 Northside Sanitation Schedule .jpg; 2023 Southside Sanitation Schedule .jpg; 2023 Sanitation Collect Guidelines .jpg

SANITATION TRUCKS					SAN
Diesel	S-15	2010	Freightliner M2 (Wh)	1FVHC7CV0ADAT2524	
Diesel	S-2	2022	Peterbilt / 348	2NP3LJ0X9NM773821	
Di esel	S-19	2010	Freightliner M2 (Wh)	1FVHC7CV4ADAT2526	
Diesel	S-16	2010	Freightliner M2 (Wh)	1FVHC7CV8ADAT2528	
Diesel	S-17	2010	Freightliner M2 (Wh)	1 FVHC7CVXADAT2529	
Diesel	S-10	2010	Freightliner M2 (Wh)	1FVHC7CV6ADAT2530	
Diesel	S-9	2010	Freightliner M2 (Wh)	1FVHC7CV8ADAT2531	
Diesel	S-18	2010	Freightliner M2 (Wh)	1FVHC7CV6ADAT2527	
Diesel	S-11	2011	Freightliner M2 (Wh)	1FVHCYBS2BHBA6853	
Diesel	S-12	2012	Freightliner M2 (Wh)	1FVHCYBS8BHBA6856	
Diesel	S-13	2012	Freightliner M2 (Wh)	1FVHCYBS2CHBL1239	
Diesel	S-14	2012	Freightliner M2 (Wh)	1FVHCYBS2CHBL1242	
Diesel	S-1	2022	Peterbilt / 348	2NP3LJ0X4NM773822	
Diesel	S-2	2022	Peterbilt / 348	2NP3LJ0X9NM773821	
Diesel	S-3	2022	Peterbilt / 348	2NP3LJ0X5NM734563	
Diesel	S-4	2022	Peterbilt / 348	2NP3LJ0X7NM773820	
Diesel	S-5	2022	Peterbilt / 348	2NP3LJ0X0NM773819	
Diesel	S-6	2022	Peterbilt / 348	2NP3LJ0X7PM854786	
Diesel	S-7	2022	Peterbilt / 348	2NP3LJ0X2NM773823	
Diesel	S-8	2022	Peterbilt / 348		

## **APPENDIX D**

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

# Westchester County

## **2022 ANNUAL REPORT**

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



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18. 2022 Westchester County Recycling Rate
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## **Executive Summary**

The Westchester County Department of Environmental Facilities (DEF) serves as New York State's designated Planning Unit for Westchester's 43 municipalities and manages Refuse Disposal District (RDD) No. 1, to which 36 of the County's municipalities belong. DEF oversees several solid waste and recycling facilities, which handle about 90% of the County's residential waste stream. DEF also manages the County's many recycling and waste reduction programs and services.

Over the past three decades, Westchester County and DEF have consistently performed at or near the top of all waste management performance indicators, including waste reduction. Since 2005, the amount of residential solid waste the County has disposed of has decreased from 525,950 tons to 379,557 tons in 2022, a reduction of 146,393 tons or 28%. In 2022, the County continued to demonstrate why it is considered a regional leader in the field of environmental management by posting a recycling rate of 51%, far outpacing the EPA national average of 32% (2020). The County's recycling rate includes a wide variety of materials collected and diverted from the solid waste stream beyond cans, bottles and paper collected curbside, such as roadway millings, large bulk metals, construction debris, and composted organic waste.

In December 2010, the New York State Department of Environmental Conservation finalized its Solid Waste Management Plan, which outlined a course of action for the next twenty years. The State's Plan, titled "Beyond Waste," identified a new goal for all Planning Units to drastically reduce solid waste disposed (i.e., non-recyclable waste) to 0.6 pounds per person per day ("PPPD") by 2030. Westchester is working very hard to meet the State's goal. In 2022, the County's average of 3.5 outperformed the New York State average of 4.5 PPPD as well as the national average of 4.9 PPPD (2018 rate). While 50% of the waste generated in the U.S. ended up discarded in a landfill (2018), it's estimated that over 90% of Westchester's non-recyclable waste stream was processed at a waste-to-energy facility, where it was used as a feedstock to produce clean energy. In comparison, EPA estimates that only 11.8% of the nation's waste stream was delivered to an energy recovery facility in 2018 (the most recent year for which data is available).

Recycling in Westchester continues to make good sense economically as well as environmentally. In 2022, 66,953 tons of curbside recyclables collected by municipalities within the RDD were delivered to the Daniel P. Thomas Material Recovery Facility (MRF). Revenue from the sale of these recyclables totaled \$ 5,169,283.58.

The environmental programs in place in Westchester County and managed by DEF, include: enforcement, tours of the County's Material Recovery Facility, recycling of municipally-collected yard waste under the Organic Yard Waste Program, operation of the Household-Material Recovery Facility, Mobile Shredder, and new programs like the Residential Food Scrap Transportation and Disposal (RFSTAD) program and the County's first small-scale composting facility and education center, CompostED. These and other programs discussed in this report, all contribute to Westchester's excellent record of performance. The County, through the work of DEF, remains committed to serving as a leader in the environmental management field in 2022 and beyond.

## **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.

When possible, collected materials are recycled; while all other materials are disposed of in a safe and environmentally responsible way.

The H-MRF is open Tuesday–Saturday from 10am -3pm.

In 2022, 13,900 households visited the H-MRF and delivered a total of 1,011,332 lbs. of materials, including:

- 1,800 lbs of antifreeze
- 254,244 lbs of paint
- 8,210 lbs of automotive batteries
- 1,027 lbs of hazardous household batteries
- 53,111 lbs of pesticides
- 353 lbs of mercury containing devices
- 215,686 lbs of electronics
- 74,585 lbs of misc. hhw
- 12,321 lbs of fluorescent bulbs
- 3,600 lbs of pharmaceuticals
- 136,703 lbs of bulk metals
- 247,100 lbs of confidential documents for shredding
- 2,533 lbs of misc. solid waste

The H-MRF also accepts chemicals and fluorescent light bulbs from Conditionally Exempt Small Quantity Generators (CESQGs). This enables local schools, municipal and county departments and small businesses to dispose of these items properly. In 2022, CESQGs delivered 1,291 lbs. of hazardous waste.

# **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:**

In 2022, Westchester County's Boat Wrap Recycling program collected nearly 35 tons of plastic used to protect boats during the winter from participating Long Island Sound and Hudson River marinas. An average boat can use as much as 14 lbs. of recyclable wrap (low-density polyethylene or LDPE), which would normally be thrown away in the Spring. The County sells the collected plastic to recyclers.

In 2022, 26 marinas and boat yards along the Long Island Sound and the Hudson River operated as designated collection points. DEF picks up and delivers the material to the MRF.

#### **9. Westchester County's Recycling HelpLine:**

The County's Recycling HelpLine at (914) 813-5425 serves as an informational tool to assist local residents and businesses by providing answers to questions regarding waste management and recycling. Residents can also call the HelpLine to book an appointment to deliver material to the H-MRF. The HelpLine is available 7 days a week from 9 am to 7pm and free to use.

The HelpLine is operated by staff from the United Way, trained to answer frequently asked recycling questions, and to transfer other questions to appropriate DEF staff. The Recycling HelpLine also provides residents with information on various County sponsored events such as residential shredding events featuring one of the Mobile Shredders. Additionally, the HelpLine assists residents with questions related specifically to their particular locale, since waste collection programs vary from one municipality to another. In 2022, the Recycling HelpLine handled 16,674 inquiries, up 11% from 2021.

#### **10. Electronic Waste Recycling Program:**

DEF provides electronic waste (e-waste) collection containers at 27 RDD municipal sites, where RDD residents can dispose of their unwanted electronics. In addition, residents can deliver e-waste to the H-MRF. In 2022, the County diverted about 734 tons of e-waste from the solid waste stream through this program.

#### **11. Organic Yard Waste Transfer Station IMA Program:**

Beginning in 1998, the Westchester County Board of Legislators authorized the County to enter into 5-year Inter-Municipal Agreements (IMAs) with RDD municipalities to operate the Organic Yard Waste Transfer Station Program. Participating municipalities collect yard waste at a municipal depot. The County arranges for collection from the depot and transport to commercial composting facilities. As an economic incentive to divert yard waste from the solid waste stream, RDD member municipalities pay less per ton for collected yard waste than for disposal of municipal solid waste. The program allows participating municipalities to increase local recycling rates and to save money by diverting yard waste from the waste stream. In 2022, the program collected 74,974.08 tons of material. Municipalities that currently host an Organic Yard Waste Transfer station include: Briarcliff Manor, Croton, Eastchester, Greenburgh, Harrison, Hastings, Irvington, Larchmont, Village and Town of Mamaroneck, Mt. Kisco, Mt. Vernon, New Rochelle, Ossining Village, Peekskill, Port Chester, Rye City, Scarsdale, Sleepy Hollow, Tarrytown, White Plains, Yonkers and Yorktown. By hosting a site, these municipalities also agree to accept yard waste from neighboring municipalities.

## **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

designed to provide a hands on learning experience and teach participants how they can compost at home.

Despite the ongoing challenges of the pandemic, the facility was able to begin hosting educational tours by the end of the year. In 2022, CompostED hosted 34 tours for 416 participants and distributed 102 bags of compost to participants.

In addition to serving as an educational hub for composting, in 2022 the facility also composted over 85 tons of organic materials. The County partnered with the city of Mount Vernon's food donation program to accept inedible food at the CompostED facility and close the loop on food waste. CompostEd currently works with two of the largest food pantries in Westchester County, Meals on Main Street and Hope Community Services, where we pick all inedible food waste on a weekly basis. The horticultural grade compost is donated to farms and gardens in the county that donate a significant amount of the food they grow to food pantries.

## **16. Expanded Textile Program**

In December 2021, in partnership with HELSPY, DEF expanded the textile recycling program at the H-MRF by installing 3 new bins. Residents have the opportunity to recycle a variety of textiles (clothes, shoes, towels, rugs and more) in any condition (torn, worn, stained, broken zippers, etc.) as long as they are clean, dry and odorless. In 2022, residents delivered over 14 tons of textiles to the H-MRF for recycling.



# **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 1: 2022 Westchester County Recycling Rate**

<b>MUNICIPALLY COLLECTED WASTE &amp; RECYCLING IN TONS</b>	
Curbside Commingled Containers and Mixed Paper	77,948
Organic Waste Recycled (Yard waste + food scraps)	167,445
Bulk Metal Recycled	13,037
Construction & Demolition Debris and Sewage Sludge Recycled	125,523
Other Recyclables: Tires, Electronics, Anti-freeze, Motor Oil, Vehicle Batteries, Textiles, and Deposit Beverage Containers	15,221
<b>TOTAL RECYCLED WASTE</b>	<b>399,174</b>
<b>TOTAL DISPOSED WASTE</b>	<b>388,379</b>
<b>TOTAL RECYCLED &amp; DISPOSED*</b>	<b>778,731</b>
<b>MUNICIPAL RECYCLING RATE</b>	<b>51%</b>

*"Bulk Metal" includes 8,821.93 tons recycled from the Waste-to-Energy plant at Charles Point and subtracted from the "Disposed Waste" column.*

<b>PRIVATELY COLLECTED WASTE &amp; RECYCLING IN TONS</b>	
Source Separated Recyclables & Scrap Metal	73,157
Yard Waste Recycled	41,639
Construction & Demolition Debris (C&D) Recycled	524,948
Construction & Demolition Debris Disposed	330,817
Garbage Disposed	269,022
<b>TOTAL RECYCLED WASTE</b>	<b>639,744</b>
<b>TOTAL DISPOSED C&amp;D AND GARBAGE</b>	<b>599,839</b>
<b>TOTAL RECYCLED &amp; DISPOSED*</b>	<b>1,239,583</b>
<b>PRIVATE HAULER RECYCLING RATE</b>	<b>52%</b>

<b>WESTCHESTER COUNTY TOTAL COLLECTED WASTE &amp; RECYCLING IN TONS</b>	
<b>TOTAL RECYCLED WASTE</b>	<b>1,038,918</b>
<b>TOTAL DISPOSED WASTE</b>	<b>988,218</b>
<b>TOTAL RECYCLED &amp; DISPOSED*</b>	<b>2,027,136</b>
<b>WESTCHESTER COUNTY 2022 RECYCLING RATE</b>	<b>51%</b>

## **Attachment 2: 2022 Municipally Collected Waste & Recyclables**

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

- *"Bulk Metal" includes 8,821.93 tons recycled from the Waste-to-Energy plant at Charles Point and subtracted from the "Disposed Waste" column.*
  - *"E-waste" - Municipalities with an asterisk participate in the county's electronic waste collection program. Tonnage only allocated to municipality hosting an e-pod drop-off container.*
  - *"Deposit Containers" Redeemed under the Returnable Container Act most recent available data. Estimated and proportionally credited to each municipality on a per capita basis.*
  - *Construction and demolition debris (C&D) is mostly road and sidewalk repairs and dewatered beneficially reused sewage sludge.*
  - *"Misc." includes antifreeze, motor oil, tires, junk automobiles, vehicle batteries, household batteries, cell phones, textiles and other misc. items.*
  - *Organic Waste: Includes food waste and leaf debris recycling by participating municipalities.*
- \* New Rochelle recycled totals includes estimate of organics recycled based on average organics recycled from 2016-2020. Organics yard was closed in 2022 and should open again in late 2023.*



## 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)
<b>MT. VERNON - 2022</b>	3,407	2,187	13	15	915	8,370		14,908	30,472	45,380	33%
<b>MT. VERNON - 2021</b>	3,726	2,425		19	915	6,196		13,280	33,170	46,450	29%
<b>MT. VERNON - 2020</b>	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!

## Westchester County Municipal Report Card: 2010-2021

Municipality	Municipal Recycling Programs							Totals			
	Curbside Commingled Containers and Mixed Paper (tons)	Organic Waste (tons)	Bulk Metal (tons)	E-Waste (tons)	Deposit Containers (tons) (1)	C&D & Sludge (tons)	MISC. (tons) (2)	Recycled Waste (tons)	Disposed Waste (tons)	Total Solid Waste Generated (Recycled + Disposed) (tons)	Percent Recycled (Total)
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%
MT. VERNON - 2019	3,047	3,204		43	1,182			7,476	30,920	38,396	19%
MT. VERNON - 2018	3,107	2,812		49	1,182			7,150	32,528	39,678	18%
MT. VERNON - 2017	2,894	3,782		71	1,182			7,929	29,358	37,287	21%
MT. VERNON - 2016	2,810	4,762	2	196	1,182	5,404	8	14,364	29,226	43,590	33%
MT. VERNON - 2015	2,873	4,185	3	106	1,182	2,953	7	11,309	27,977	39,286	29%
MT. VERNON - 2014	3,125	5,406	1	127	882	8,414	10	17,965	28,519	46,484	39%
MT. VERNON - 2013	2,772	4,033	1	109	882	3,628	5	11,430	28,502	39,932	29%
MT. VERNON - 2012	1,661	7,436 (3)		103	882		6	10,088	28,893	38,981	26%
MT. VERNON - 2011	2,977	7,970		99	882	103	15	12,046	29,297	41,343	29%
MT. VERNON - 2010	3,162	9,602	12	124	882		16	13,798	28,793	42,591	32%

(1) "Deposit Containers" Redeemed under the Returnable Container Act. Proportionally credited to each municipality on a per capita basis.

(2) "Misc." includes antifreeze, motor oil, tires, junk automobiles, vehicle batteries, household batteries, cell phones, textiles and other misc. items.

(3) "Organic Waste" column for 2012 includes 98 tons of Superstorm Sandy Wood Waste Collected by NYSDOT

**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**



## Mount Vernon – Comparison of MSW Disposal Rates and Recycling Rates

### MSW Disposal Rates

NYSSWMP (2023): 4.06 lbs./person/day\*

USEPA (2018): 4.9 lbs./person/day

Mount Vernon (2022): 30,472 tons\*\*\* or 2.33 lbs./person/day\*\*\*\*

### MSW Generation Rate

NYSSWMP (2023): 5.02 lbs./person/day\*\*

### Recycling Rates (Curbside Commingled Containers and Mixed Paper Program)

NYSSWMP (2023): 22%\*

USEPA (2018): 23.6%

Mount Vernon (2022): 3407 tons\*\*\*\* or 0.26 lbs./person/day

\*2018 Data for NYS Region 3 from NYSSWMP (2023)

\*\*2018 Data for All of NYS from NYSSWMP (2023)

\*\*\* Westchester County Municipal Report Card – 2022

\*\*\*\*Based on 2022 US Census Population of 71,714

## **APPENDIX F**

### **ADDITIONAL INFORMATION ON REFUSE SUSTAINABILITY FEE**

# MOUNT VERNON'S SUSTAINABILITY ACTION PLAN

## SUSTAINABILITY FEE SCHEDULE

### REFUSE COLLECTIONS

**Residential Properties** For Property Owners  
\$0.54/Daily or \$200/Annual Per Owned-Unit

### ENHANCED STAR RESIDENTS (SENIORS) PROPERTY OWNERS

\$0.13/Daily or \$50/Annually Per Household

### NON-PROFIT PROPERTIES

\$1.34/Daily or \$650/Annually Per Property

### COMMERCIAL PROPERTIES

\$5.40/Daily or \$2,000/Annually Per Property

### SEWER ENTERPRISE FUND

\$0.90 Per 100 Cubic Feet Based on Water Usage

The City recently announced awards of historic grant funding to rehabilitate the storm water and sanitary sewer systems that run underneath Mt. Vernon's Streets. This restricted funding will provide for the capital portion (engineering and construction) of the sewers and is not usable toward the general operating costs of normal sewer maintenance. Still, as a result of this funding, the City is able to eliminate the capital portion of the "Sewer Fee" for FY22, reducing the rate from the adopted \$1.25 per 100 cubic gallons to \$.90 for the same.



SHAWYN PATTERSON-HOWARD  
Mayor

DAMANI L. BUSH  
Commissioner

ROBERT HACKETT  
Deputy Commissioner



FOR MORE INFO CONTACT #MVDPW  
(914) 665 - 2343 · DPWConcerns@cmvny.com



## DPW SUSTAINABILITY GOALS

- Replace All City-Owned Garbage Receptacles to address Litter Problems!
- Establish City-wide Rat/Rodent Prevention Initiative
- Establish Street Cleaning Crews to Clean Up Blighted Areas And Assist With Zombie Property Removals!
- Fix Our Potholes / Pave It Forward!
- Re-Invest Into Our Infrastructure (Sewer Rehabilitation, Street Paving, Traffic System Upgrades)
- Build Back Our DPW Workforce and Provide Additional Training For All DPW Operations including Driver Performance, Personnel Behavior and Boost Morale for Accountability, Communication and Efficiency
- Hiring DPW Code Enforcement Officers to address Quality of Life Issues
- Hire Additional Office Staff To Respond To Constituent Concerns In A Timely Manner!
- Implement Innovative Technology To Enhance Our Waste Removal Operations and Provide Efficiency!
- Build Capacity for Compliance with the Department of Justice ("USDOJ"), Environmental Protection Agency ("EPA") and Department of Environmental Conservation ("DEC")



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](mailto: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](mailto:DPWConcerns@cmvny.com)



## REFUSE SUSTAINABILITY FEE INFORMATION

### What is the Refuse Sustainability Fees?

The City has established a Refuse Sustainability Fee to defray the cost of collection, transportation, and disposal of solid waste and recyclables from all real properties.

**The Fee is NOT A TAX** and is necessary to fund the maintenance and replacement of sanitation vehicles and tools and sanitation-related initiatives to make the City cleaner and safer for all residents, business owners, and visitors.

For years there has been no budget for these expenses resulting in equipment failures and use long past the life expectancy of the tools and vehicles. These expenses are not covered by the collected property taxes or other sources of revenue collected by the City. The fees were calculated based on garbage and recycling tonnage collected, the cost of repair and maintenance of the vehicles, and comparable with surrounding communities.

The Local Law adopting a new subsection 112-c to Chapter C. Charter, Article IX. Department of Public Works entitled "Refuse Sustainability Fee" was enacted on March 1, 2022, after two (2) public hearings and several public readings.

### Refuse Fee vs. Sewer Fee?

The **Refuse Fee** is a flat fee paid by all real property owners to the City of Mt. Vernon. The fee is not assessed based on size of property and is only modified by classification or property as recorded by the Department of Assessment.

The **Sewer Fee**- mailed out by the Water Department (residents will receive it soon in a green envelope) is billed quarterly based on water usage with a minimum of **\$18.75 per quarter** (a building with no water usage).

### How will it effect the City of Mount Vernon?

The Department of Public Works intends to accomplish the following goals by implementing the Refuse Sustainability Fee:

- Improve the Quality of Life conditions, which have been neglected for many years.
- Replace all City-owned Garbage Receptacles to address litter problems
- Establish City-wide Rat/Rodent Prevention Initiative
- Establish Street Cleaning crews to cleanup blighted areas and assist with Zombie Property Removals
- Implement innovative technology to enhance our waste removal operations and provide efficiency
- Build capacity for compliance with the Department of Justice ("USDOJ"), Environmental Protection Agency ("EPA") and Department of Environmental Conservation ("DEC").
- Purchase Sanitation and Recycling equipment annually to ensure all safe and efficient operations for staff and residents.

### 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 1<sup>st</sup> 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](mailto: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](mailto:DPWConcerns@cmvny.com)





## REFUSE SUSTAINABILITY FEE COMMERCIAL PROPERTY - OPT-OUT FORM

**Must be submitted annually on/before September 30<sup>th</sup> to be effective for the next succeeding year**

1. NAME OF OWNER(S): \_\_\_\_\_

2. MAILING ADDRESS OF OWNER(S): \_\_\_\_\_

3. TELEPHONE NUMBER(S) \_\_\_\_\_

4. LOCATION OF PROPERTY \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

5. I hereby request that the commercial property located at the above street address be removed from solid waste collection and disposal services. City waste collection is an all-or-nothing service. The decision to opt out of City waste collection means that your property is no longer eligible for City collection of any materials.

6. I hereby represent that weekly solid waste collection and private carting disposal services have been arranged for the commercial property for the calendar year 2022 (January 1<sup>st</sup> – Present), located at the above location as evidenced by the attached document(s).

7. I understand as of January 1<sup>st</sup>, 20\_\_\_\_ the City will no longer provide solid waste collection for the commercial property located at the above address.

8. I hereby acknowledge that if the City of Mount Vernon provides collection services for the commercial units at the above property location address, that I shall be liable to pay to the City in accordance with the Fee Rate Schedule Below:

- Non-Residential Refuse Fee - **\$2,000.00** (Commercial / Business)

9. I hereby represent and warrant that upon approval of this application, I shall not use nor shall I allow any occupants of the commercial property at such address to use the solid waste collection and disposal services provided by the City unless and until I have applied for revocation of exemption.

\_\_\_\_\_  
Signature of Owner(s)

Sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Date Received: \_\_\_\_ / \_\_\_\_ / 20\_\_\_\_

Signed: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Department of Public Works



**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**

## **APPENDIX G**

### **MOUNT VERNON REFUSE SUSTAINABILITY FEE IMPACT ANALYSIS**

## 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.

## **ATTACHMENT 1**

### **MEDIAN VALUE OF 1, 2, AND 3 FAMILY HOMES IN MOUNT VERNON NY 10550**



**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

## **ATTACHMENT 2**

### **MOUNT VENON D.P.W. BUDGET COMPARISONS 2020 - 2024**

## 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					
<b>Appropriations Account Number</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
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
<b>TOTAL</b>	<b>\$21,424,209</b>	<b>\$19,383,533</b>	<b>\$18,382,453</b>	<b>\$16,508,861</b>	<b>\$14,753,329</b>
<b>REVENUE: REFUSE AND GARBAGE CHARGES, A2130</b>	<b>\$6,200,000</b>	<b>\$6,000,000</b>	<b>\$6,700,000</b>	<b>\$0</b>	<b>\$0</b>



**COMPARISONS OF REFUSE AND GARBAGE CHARGES, BUDGETED AND ACTUAL  
AND BUDGET ACCOUNT NO. A8160, D.P.W. - SANITATION**

Refuse and Garbage Charges		Budgeted	Actual
	2022	\$6,700,000	\$5,474,667
	2023	\$6,000,000	\$6,211,065**
	2024	\$6,200,000	
A8160 D.P.W. – Sanitation*:		Budgeted	Actual
	2022	\$4,634,859	\$5,507,022
	2023	\$4,764,021	\$6,008,877**
	2024	\$5,266,205	

\*Does not include capital equipment, fuel, maintenance, and repair of vehicles, etc.

\*\*Based on Financial Report for Q4 FY 2023 – includes \$526,885 ARPA Equipment.

### **ATTACHMENT 3**

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

Mount Vernon Public Works 2021 – 2024								
Comparison of City taxes for median assessed value of 1, 2 and 3 family homes with and without the refuse sustainability fees for the years 2021 (no refuse sustainability fees) - 2024 assuming the Public Works Department Budget would be as per the approved budgets for each of those years.								
City tax rate: (Per \$1,000 Assessed Value)	2021		2022		2023		2024	
	\$426.67	\$426.67	\$440.64	\$486.64	\$465.39	\$506.23	\$501.26	\$543.59
	With Fee	Without Fee*	With Fee	Without Fee*	With Fee	Without Fee*	With Fee	Without Fee*
Median Assessed Value 1-family (\$10,985) Refuse fee \$200	N/A	\$4,686.97	\$5,040.43	\$5,345.74	\$5,312.31	\$5,560.94	\$5,706.34	\$5,971.34
Median Assessed Value 2-family (\$11,153) Refuse fee \$400	N/A	\$4,758.65	\$5,314.46	\$5,427.50	\$5,590.49	\$5,645.98	\$5,990.55	\$6,062.66
Median Assessed Value 3-family (\$12,154) Refuse fee \$600	N/A	\$5,185.75	\$5,955.54	\$5,914.62	\$6,256.35	\$6,152.72	\$6,692.31	\$6,606.79

**C. Some 2 and 3 family properties have partial exemption of higher refuse fee.**

**APPENDIX H**

**SUMMARY OF GARBAGE AND RECYCLABLES COLLECTION COSTS**

**ROCKLAND COUNTY**

**ATTACHMENT 1**

**ANNUAL RESIDENTIAL 1, 2 AND 3 FAMILY GARBAGE AND RECYCLABLES  
COSTS ROCKLAND COUNTY (5 TOWNS AND 19 VILLAGES)**

**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.

## **ATTACHMENT 2**

### **SPREADSHEET OF HAULERS AND COSTS FOR GARBAGE AND RECYCLABLES COLLECTION – ROCKLAND COUNTY**

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	IWS	IWS	Back Door	IWS	\$31.64 - Village Reimburse dumping costs
GRANDVIEW	Menichetti	Capasso	Back Door	Menichetti	Garbage \$37.06 - Recycling \$7.65 = \$44.71 per unit
HAVERSTRAW	Hlep	Hlep	Curbside	DPW	- \$44.57 for singal Family 2x pickup - \$68.09 for two Family 2x pickup - \$86.78 for 3 family 2x pickup - \$111.42 for mixed use 2x pickup - \$55.71 singal Family 3x pickup - \$80.46 two Family 3x pickup - \$98.65 for 3 Family 3x pickup - \$123.81 mixed use 3x pickup
HILLBURN	DPW	DPW	Curbside	DPW	N/A
KASER	DPW	DPW	Curbside	DPW	N/A
MONTEBELLO	Carlo Minuto	Carlo Minuto	Curbside	Carlo Minuto	\$42.50
NEW HEMPSTEAD	Carlo Minuto	Carlo Minuto	Back Door	Carlo Minuto	\$50.00 for singal Family - \$100.00 for two Family and \$350.00 for Multi Family (3 or more)
NEW SQUARE	DPW	DPW	Curbside	DPW	N/A
NYACK	DPW	Capasso	Curbside	DPW	Recycling \$7.65 per unit
PIERMONT	DPW	Capasso	Curbside	DPW	Recycling \$7.65 per unit
POMONA	IWS	IWS	Curbside	IWS	\$24.09
SLOATSBURG	Carlo Minuto	Carlo Minuto	Curbside	Carlo Minuto	\$38.00 for singal Family - \$76.00 for two Family - \$114.00 for 3 Family - \$152.00 for 4 Family
SOUTH NYACK	Carlo Minuto	Capasso	Curbside	O. Highway/Dpw	\$7.00 for recycling
SPRING VALLEY	Carlo Minuto	Carlo Minuto	Curbside	DPW	\$52.50
SUFFERN	DPW	DPW	Curbside	DPW	N/A
UPPER NYACK	Carlo Minuto	Capasso	Curbside	DPW	Garabge \$32.00 - Recycling \$7.67 = \$39.50
WESLEY HILLS	Marangi	Marangi	Back Door	Marangi	\$50.17 for singal Family - \$100.50 for two Family - \$52.67 for Mixed Use Unit
WEST HAVERSTRAW	DPW	DPW	Curbside	DPW	N/A
TOWNS					
CLARKSTOWN	Hlep, Nazzaro, DeLuca, Minuto, IWS	Capasso	Curbside	Highway/Dpw	\$28.14 for Trash - \$4.47 for Bulk - \$7.67 for recycling - Total \$40.28
HAVERSTRAW	Sterling	Capasso	Curbside	Highway/Dpw	\$5.50 Recycling - Garbage \$19.11 for 1 family - \$25.00 for 2 family - \$31.00 for 3 faimly (Bulk not included as its done by DPW)
ORANGETOWN	Private - DeLuco, Marangi, Hlep	Capasso	Back Door	Highway/Dpw	Garbage \$35.22 (Tax Included) - Recycling \$7.00 = \$42.22 (including Bulk)
RAMAPO	IWS	IWS	Curbside	IWS	\$43.33
STONY POINT	Private - Carlo Minuto & Vignola Carting	Capasso	Curbside	Highway/Dpw	Garabge \$32.85 - Recycling \$7.65 = \$40.50 (Plus Tax)



## **APPENDIX I**

### **SOURCES OF REFUSE SUSTAINABILITY FEE (RSF)**

## 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, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1736

**Agenda Date:** 11/12/2025

**Agenda #:** 2.

### City Council:

**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**

**Whereas**, in correspondence dated November 3, 2025, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 140, Article I, Section 140-4 of the Code of the City of Mount Vernon, entitled “Garbage and Rubbish Collection - Additional Services,” to add a new subsection (F) as set forth herein; and

**Whereas**, on recommendation of the Department of Public Works (“DPW”), the City of Mount Vernon seeks to modernize and clarify the City’s sanitation code to reflect current waste management practices; and

**Whereas**, the accumulation and improper disposal of oversized household and commercial items such as furniture, appliances, and other bulky waste creates health, safety, and environmental hazards; and

**Whereas**, the City recognizes the need for an organized, sustainable, and enforceable system for the collection and disposal of bulky or oversized items; and

**Whereas**, the proposed amendment establishes a *Red Tag Bulk Item Disposal Service*, which requires the purchase of disposal tags for oversized items to ensure appropriate handling and cost recovery; and

**Whereas**, the establishment of such a program provides the Department of Public Works with a clear legal framework for implementation, enforcement, and fee collection consistent with City policy and budgetary procedures.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mount Vernon, in regular session assembled, as follows:

**Section 1. Amendment to Section 140-4 - Garbage and Rubbish Collection.** Section 140-4 of the Code of the City of Mount Vernon is hereby amended to add a new subsection entitled “Bulk Waste Item Disposal Service”, to read as follows:

**§140-4(F) Bulk Waste Item Disposal Service.**

**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.

**§ 140-4(G). 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: \$12.00 per two (2) items;
2. Freon-Containing Appliance: \$25.00 per item;
3. Items designated by the Department of Public Works as requiring special handling: \$25.00 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.

**§ 140-4(H). 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 **or a copy of the pick-up form** 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.

**Section 4. Effective Date.** This ordinance shall take effect immediately upon passage and adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

New Matter Underlined

Deleted Matter in Brackets [ ]



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 3<sup>rd</sup>, 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:

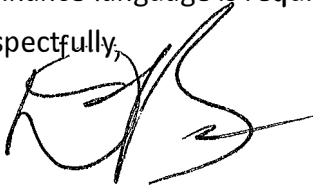
- Authorize DPW to begin drafting the amendment of Section 140-4 ("Garbage and Rubbish Collection – Additional Services") to include provisions and penalties for a Red Tag Bulk Item Disposal Service.
- Authorize the Department of Public Works and The Procurement and Purchasing Manager to publish notice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

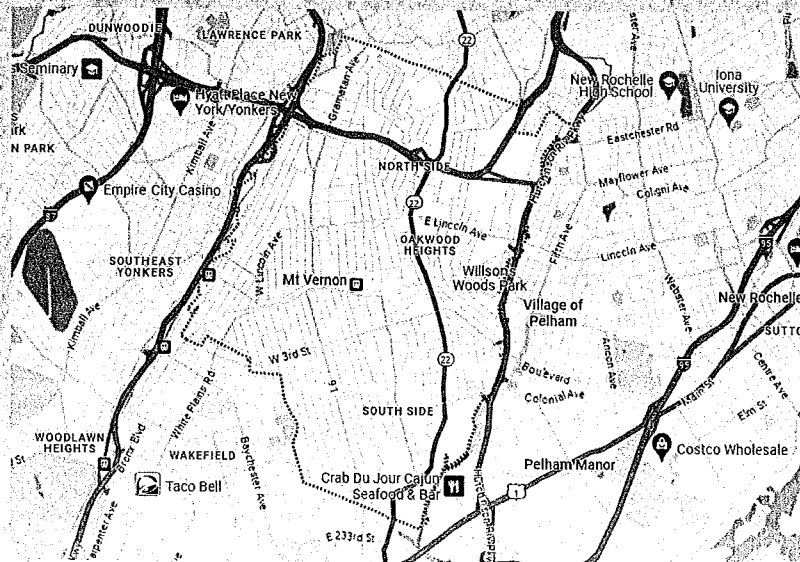
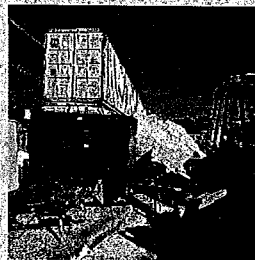
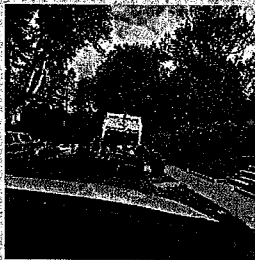
Bulk Waste items placed without a valid tag shall not be collected by the Department of Public Works.

### **C. Violations; Penalties.**

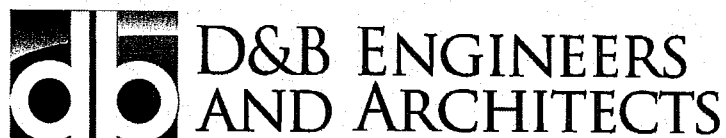
Violation of this section shall be subject to penalties, summonses, or removal charges as provided elsewhere in this Code.



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.

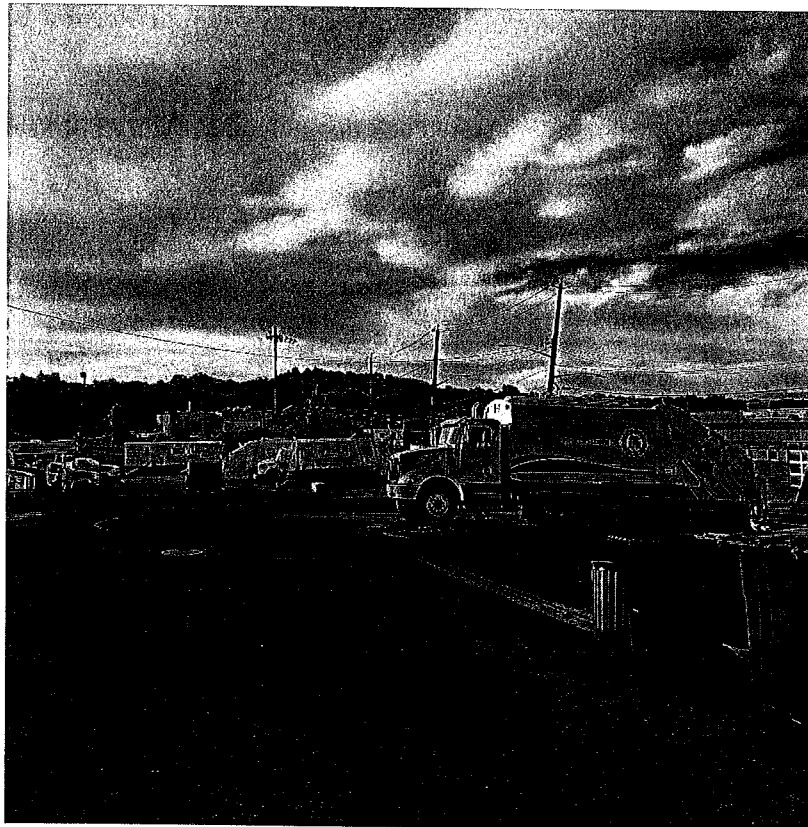
In addition, yard waste is picked up weekly, from April 1 through December, and appliances and electronics are picked up by appointment.

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.

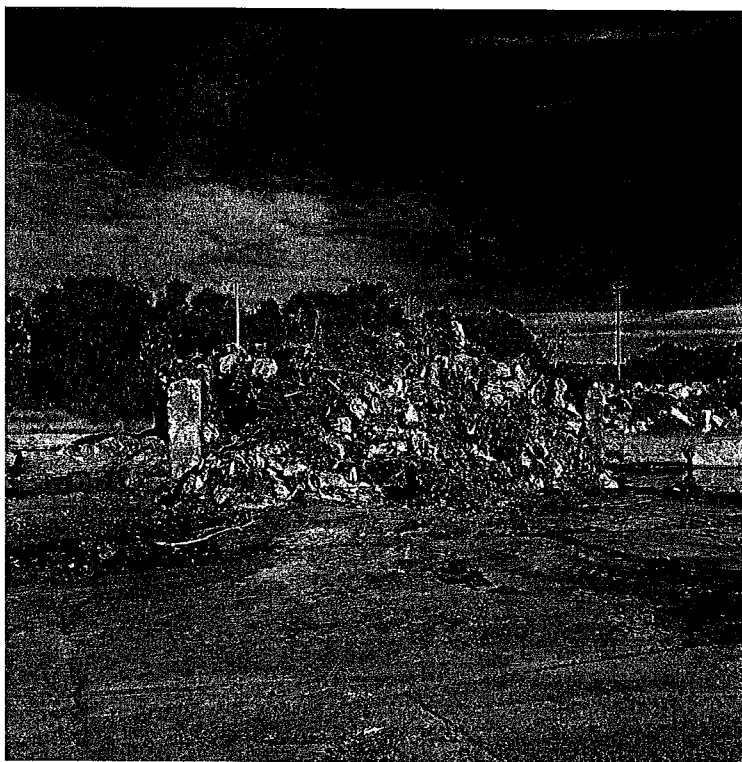


2022 MSW Collection Vehicle

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	
<b>Population</b>	
<b>Population estimates, July 1, 2023, (V2023)</b>	△ 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
<b>Age and Sex</b>	
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%
<b>Race and Hispanic Origin</b>	
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%
<b>Population Characteristics</b>	
Veterans, 2018-2022	1,596
Foreign born persons, percent, 2018-2022	32.5%
<b>Housing</b>	
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
<b>Families &amp; Living Arrangements</b>	
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%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2018-2022	91.6%
Households with a broadband Internet subscription, percent, 2018-2022	77.9%
<b>Education</b>	
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%
<b>Health</b>	
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.

**2023 SOUTH SIDE**  
MONDAY & THURSDAY



**JANUARY**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**FEBRUARY**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**MARCH**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

The figure displays three monthly calendars for April, May, and June. Each calendar is a grid with columns for days of the week (S, M, T, W, T, F, S) and rows for weeks. The 10-day periods are highlighted in a grid pattern.

- April:** The 10-day period starts on April 1 (Monday) and ends on April 10 (Wednesday). The highlighted days are April 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.
- May:** The 10-day period starts on May 1 (Monday) and ends on May 10 (Wednesday). The highlighted days are May 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.
- June:** The 10-day period starts on June 1 (Monday) and ends on June 10 (Wednesday). The highlighted days are June 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.

The figure displays three monthly calendars for July, August, and September, illustrating the distribution of four types of precipitation (H, G, V, C) across the days of the month. The calendars are arranged horizontally. Each calendar has a header for the month and days of the week (S, M, T, W, T, F, S). The days are numbered 1 through 30 or 31. The precipitation types are indicated by letters in the cells: H for heavy rain, G for general rain, V for variable, and C for cloudy. The distribution shows a clear seasonal pattern, with heavy rain (H) occurring more frequently in the early part of the month and general rain (G) more frequently in the latter part.

The figure displays three monthly calendars for October, November, and December. Each calendar is a grid with days of the week (S, M, T, W, T, F, S) and dates (1-31). The letters and numbers are placed in specific patterns across the months.

**OCTOBER**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**NOVEMBER**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**DECEMBER**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**JANUARY 2024**

S	M	T	W	T	F	S
	<b>H</b>	G	P	G R		6
7	G	9	10	C	G R	13
14	15	16	17	P	C R	20
21	22	23	24	C	G R	27
28	29	30	31	P		

## COLOR SCHEDULE

<b>G</b>	<b>TUESDAY GARBAGE PICK-UP</b>	<b>P</b>	<b>NEWSPAPER &amp; CARBOARD COMMINGLED</b>
<b>G</b>	<b>FRIDAY GARBAGE &amp; RUBBISH PICK-UP</b>	<b>W</b>	<b>YARD WASTE</b>
<b>R</b>			<b>NO PICK-UP JANUARY-FEBRUARY-MARCH</b>
<b>C</b>	<b>BOTTLES-CANS-PLASTIC COMMINGLED</b>	<b>H</b>	<b>HOLIDAY NO COLLECTION</b>
			<b>ALT. SIDE PARKING SUSPENDED</b>

**THERE WILL BE NO PICK UP ON THE HOLIDAYS**

**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 UP.



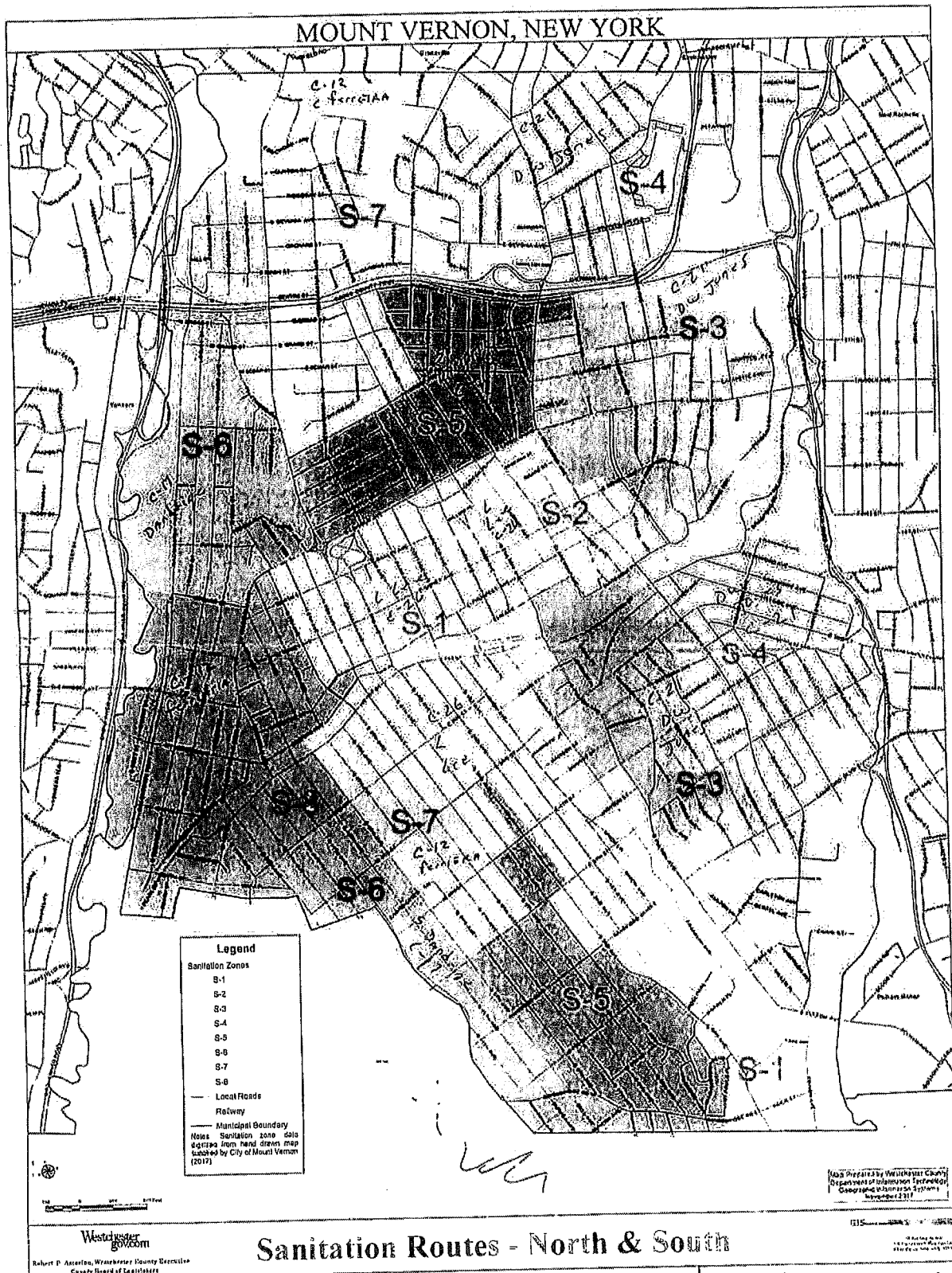
NOTE: MATTRESSES AND BOX SPRINGS MUST BE WRAPPED IN PLASTIC FOR CURBSIDE PICK UP.

**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
<b>MT. VERNON CITY Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								
<b>Municipal Solid Waste - (Garbage) Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								
<b>Incoming Totals</b>				<b>30,471.920 tn</b>	<b>\$955,327.42</b>		<b>\$0.00</b>	<b>\$955,327.42</b>
<b>Tickets: 4,243</b>								

[illegible]

S10/M68090			S11/AL1820			S12/L88108		
Date	Truck ID	Tonnage	Date	Truck ID	Tonnage	Date	Truck ID	Tonnage
12/1/2022	68090	11.8	12/1/2022	1820	5.72	12/1/2022	88108	5.75
12/1/2022	68090	5.25	12/2/2022	1820	3.23	12/1/2022	88108	5.73
12/5/2022	68090	5.47	12/5/2022	1820	3.20	12/2/2022	88108	4.05
12/6/2022	68090	6.60	12/9/2022	1820	5.11	12/2/2022	88108	5.88
12/7/2022	68090	3.38	12/12/2022	1820	5.67	12/2/2022	88108	5.09
12/8/2022	68090	5.78	12/16/2022	1820	2.09	12/2/2022	88108	6.26
12/12/2022	68090	0.39	12/16/2022	1820	2.44	12/5/2022	88108	4.48
12/15/2022	68090	5.43	12/30/2022	1820	9.54	12/5/2022	88108	5.91
12/19/2022	68090	0.30				12/5/2022	88108	5.26
12/27/2022	68090	5.62				12/5/2022	88108	5.04
12/28/2022	68090	2.59				12/8/2022	88108	6.36
						12/8/2022	88108	6.87
						12/8/2022	88108	7.07
						12/8/2022	88108	6.69
						12/12/2022	88108	3.02
						12/12/2022	88108	6.90
						12/12/2022	88108	6.40
						12/12/2022	88108	6.63
						12/14/2022	88108	4.20
						12/14/2022	88108	5.66
						12/15/2022	88108	7.22
						12/15/2022	88108	5.55
						12/15/2022	88108	3.91
						12/16/2022	88108	5.95
						12/16/2022	88108	7.07
						12/16/2022	88108	6.37
						12/16/2022	88108	5.59
						12/19/2022	88108	5.68
						12/19/2022	88108	2.23
						12/19/2022	88108	5.03
						12/19/2022	88108	4.75
						12/20/2022	88108	4.85
						12/22/2022	88108	4.79
						12/22/2022	88108	4.25
						12/22/2022	88108	4.60
						12/22/2022	88108	4.19
						12/23/2022	88108	6.41
		52.61			37			201.69

[illegible]

Comparisons of Mt. Vernon and New Rochelle

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

\*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**

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## **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%
<b>TOTALS</b>	<b>399,174</b>	<b>388,379</b>	<b>778,731</b>	<b>51%</b>

## Westchester County Municipal Report Card - 2022

Municipality	Municipal Recycling Programs								Totals		
	Curbside Commingle 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 + 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 1<sup>st</sup> 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](mailto: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](mailto: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
<b>TOTAL</b>	<b>\$21,424,209</b>	<b>\$19,383,533</b>	<b>\$18,382,453</b>	<b>\$16,508,861</b>	<b>\$14,753,329</b>
<b>REVENUE: REFUSE AND GARBAGE CHARGES, A2130</b>	<b>\$6,200,000</b>	<b>\$6,000,000</b>	<b>\$6,700,000</b>	<b>\$0</b>	<b>\$0</b>

### **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
ALBANY	Carlo Minuto	Carlo Minuto	Back Door	Carlo Minuto	\$51.47
CHESTNUT RIDGE	IMIS	IMIS	Back Door	IMIS	\$51.47 Village Reimburse dumping costs
GRANDVIEW	Menchetti	Capasso	Back Door	Menchetti	Garbage \$57.85 - Recycling \$7.85 = \$44.72 per unit
HAVERTOWN	Hep	Hep	Curbside	DPW	\$44.57 for illegal Family 2x pickup - \$68.09 for two family 2x pickup - \$862.9 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
MASS	DPW	DPW	Curbside	DPW	N/A
MONTICELLO	Carlo Minuto	Carlo Minuto	Curbside	Carlo Minuto	\$42.50
NEW HEMPSTEAD	Carlo Minuto	Carlo Minuto	Back Door	Carlo Minuto	\$50.00 for illegal Family - \$100.00 for two family and \$550.00 for Multi Family (3 or more)
NEW SQUARE	DPW	DPW	Curbside	DPW	N/A
PERMONT	DPW	Capasso	Curbside	DPW	Recycling \$7.85 per unit
POMONA	IMIS	IMIS	Curbside	DPW	Recycling \$7.85 per unit
SCOTTSDALE	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
SPRING VALLEY	Carlo Minuto	Capasso	Curbside	O. Highway/DPW	\$7.00 for recycling
UPPER NYACK	DPW	DPW	Curbside	DPW	\$52.50
WESLEY HILLS	Carlo Minuto	Capasso	Curbside	DPW	N/A
WEST HAVERTOWN	Marang	Marang	Back Door	Marang	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
					N/A
TOWNS					
CLARKSTOWN	Hep, Nazzari, DeLucca, Minuto, IMIS	Capasso	Curbside	Highway/DPW	\$28.16 for Trash - \$4.47 for Bulk - \$2.67 for recycling - Total \$40.28
HAVERTOWN	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)
HAVERTOWN	Private - DeLucca, Marang, Hep	Capasso	Back Door	Highway/DPW	Garbage \$35.22 (Tax Included) - Recycling \$7.00 = \$42.22 (including Bulk)
RAMAPO	IMIS	IMIS	Curbside	IMIS	\$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, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1737

**Agenda Date:** 11/12/2025

**Agenda #:** 3.

**City Council:**

### **AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A “RED TAG” BULK ITEM DISPOSAL PROGRAM ADMINISTERED BY THE DEPARTMENT OF PUBLIC WORKS**

**Whereas**, in correspondence dated November 3, 2025, the Commissioner of the Department of Public Works formally requested authorization to establish and implement a “Red Tag Bulk Item Disposal Program” as an official municipal policy governing the collection and disposal of oversized household waste items; and

**Whereas**, the Department of Public Works (“DPW”) is responsible for providing safe, efficient, and cost-effective sanitation and solid waste collection services for the residents of the City of Mount Vernon; and

**Whereas**, oversized household items such as furniture, mattresses, and appliances present unique operational challenges because they cannot be compacted in standard refuse trucks and require additional labor, equipment, and disposal costs; and

**Whereas**, under current collection practices, the costs associated with bulky waste disposal are absorbed within the City’s general tax base, resulting in an inequitable system where all residents subsidize the expenses incurred by a relatively small number of users; and

**Whereas**, the Department of Public Works has proposed the creation of a “Red Tag Bulk Item Disposal Program” to implement a fair, user-pays system that aligns with successful models adopted by other municipalities across New York State and the region; and

**Whereas**, the proposed program will require residents to purchase and affix a red disposal tag to oversized household items prior to curbside collection, thereby ensuring cost recovery, promoting responsible disposal, and reducing illegal dumping; and

**Whereas**, the program will utilize a simple, tiered pricing structure reflecting the true handling cost of bulky items, as follows:

- \$12 Tag - for general household bulky items such as chairs, tables, rolled carpets, bicycles, sofas, dressers, and mattresses; and
- \$25 Tag - for appliances and specialty items such as air conditioning units, snow blowers, and grills (excluding propane tanks); and

**Whereas**, these tags will be available for purchase at the Department of Public Works Office, and the City may introduce online purchasing options to enhance accessibility and convenience; and

**Whereas**, the City Council finds that the establishment of this program will improve sanitation efficiency, reduce operating costs, and create a more equitable waste management system for residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, IN REGULAR SESSION ASSEMBLED:**

**Section 1. Establishment of Program.** The Department of Public Works is hereby authorized and directed to establish and implement a “Red Tag Bulk Item Disposal Program” as an official municipal policy governing the collection and disposal of oversized household waste items.

**Section 2. Program Fees and Structure.** The fee schedule for the Red Tag Program shall be as follows:

- \$12 per tag for general bulky items such as chairs, tables, rolled carpets, bicycles, sofas, dressers, and mattresses; and
- \$25 per tag for appliances and specialty items such as air conditioning units, snow blowers, and grills (excluding propane tanks).

The Commissioner of Public Works is authorized to adjust the tag fee schedule, subject to Council approval, based on future cost analyses or program performance.

**Section 3. Sale and Distribution of Tags.** Tags shall be made available for purchase at the Department of Public Works Office during normal business hours. The Department is further authorized to establish online purchasing options or additional points of sale to improve public accessibility.

**Section 4. Public Outreach and Implementation.** The Department of Public Works, in coordination with the City Clerk, shall conduct public outreach to inform residents of program requirements, fees, and procedures prior to implementation. Notice shall be posted on the City’s official website, social media, and in local newspapers of record.

**Section 5. Reporting Requirement.** Within one (1) year of program implementation, the Department of Public Works shall submit a written report to the City Council summarizing participation data, revenue generation, cost savings, and operational outcomes, along with any recommendations for program modifications.

**Section 6. Fiscal Impact.** All revenues generated from tag sales shall be deposited into a dedicated sanitation or solid waste operations account to offset the costs associated with bulky waste collection and disposal.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



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 3<sup>rd</sup>, 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.

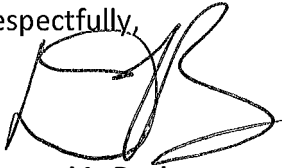
### **Requested Action**

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, New York

## Staff Report

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104  
CITY HALL, MOUNT  
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10550  
& VIA  
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**File #:** TMP -1794

**Agenda Date:** 12/23/2025

**Agenda #:** 4.

### City Council:

**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 \$4,400,000)**

**Whereas**, in correspondence dated December 2, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Mayor of the City of Mount Vernon to accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) - Project No. C3-5694-02-00 / Grant No. 2344 - in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) for the Brush Park Green Infrastructure Project; and

**Whereas**, the City of Mount Vernon ("City") is committed to improving environmental resiliency, mitigating flooding, and enhancing public health and safety through sustainable infrastructure investments; and

**Whereas**, the New York State Environmental Facilities Corporation ("EFC") has awarded the City a Green Resiliency Grant ("GRG") for Project No. C3-5694-02-00 / Grant No. 2344 in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) to support green infrastructure improvements at Brush Park; and

**Whereas**, the planned project will incorporate porous pavement, bioretention features, stormwater capture systems, and related green infrastructure practices designed to improve water quality in the Hutchinson River, reduce localized flooding, and strengthen the City's overall resilience; and

**Whereas**, Brush Park is a central recreational asset for residents, and the enhancements funded through this award will contribute to long-term environmental, recreational, and public health benefits for the surrounding neighborhood and the City as a whole; and

**Whereas**, the State of New York requires the City to formally accept the GRG award and execute a Grant Agreement with EFC by December 31, 2026, in order to maintain eligibility for funding; and

**Whereas**, upon acceptance of the grant, the Department of Revenue/Office of the Comptroller must establish a dedicated capital project code to properly record the receipt, expenditure, and administration of these funds in accordance with City financial procedures and State reporting requirements; now, therefore, be it

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**

**MOUNT VERNON, NEW YORK, AS FOLLOWS:**

**Section 1. Authorization to Accept Grant Award.** The Mayor of the City of Mount Vernon is hereby authorized to accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) - Project No. C3-5694-02-00 / Grant No. 2344 - in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) for the Brush Park Green Infrastructure Project.

**Section 2. Authorization to Execute Grant Agreement and Related Documents.** The Mayor is further authorized to execute the Grant Agreement and any ancillary contracts, certifications, or documents required by EFC to finalize the award, implement the project, or maintain compliance with State grant requirements.

**Section 3. Establishment of Capital Project Code.** The Department of Revenue/Office of the Comptroller is hereby directed to establish a dedicated capital project code for the accounting, administration, and tracking of all revenues and expenditures related to this GRG award.

**Section 4. Compliance with Applicable Requirements.** All activities undertaken pursuant to this Ordinance shall comply with EFC guidelines, State and federal reporting requirements, and all applicable City financial procedures.

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



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 2<sup>nd</sup>, 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](mailto: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 of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
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**File #:** TMP -1788

**Agenda Date:** 12/23/2025

**Agenda #:** 5.

### City Council:

### **AN ORDINANCE AUTHORIZING THE TRANSFER OF FUNDS TO COVER THE COSTS OF CONTRACTED OUTSIDE SERVICES**

**Whereas**, in correspondence dated December 10, 2025, the Legislative Assistant to the City Council formally requested authorization for the transfer of Ninety-Five Thousand Dollars (\$95,000) from A1010.101 - City Council Salaries - Attorney to A1010.405 - Contracted Outside Services; and

**Whereas**, the City Council of the City of Mount Vernon is responsible for ensuring the efficient and transparent administration of municipal funds; and

**Whereas**, the Office of the City Council has identified the need for additional resources within budget line A1010.405 (Contracted Outside Services) in order to fulfill operational requirements and meet ongoing service obligations; and

**Whereas**, the transfer of funds is necessary to cover the costs associated with outside services essential to supporting City Council functions; and

**Whereas**, the Comptroller has reviewed and confirmed that sufficient funds are available for transfer from A1010.101 (City Council Salaries - Attorney) without impairing departmental operations; and

**Whereas**, the City Council finds it in the best interest of the City of Mount Vernon to authorize this budgetary adjustment to ensure uninterrupted services and fiscal accountability;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK:**

**Section 1. Authorization of Transfer.** The City Council hereby authorizes the transfer of Ninety-Five Thousand Dollars (\$95,000) from A1010.101 - City Council Salaries - Attorney to A1010.405 - Contracted Outside Services.

**Section 2. Purpose of Transfer.** The purpose of this budget transfer is to provide adequate funding for contracted outside services required to support City Council operations and related professional needs.

**Section 3. Comptroller Authorization.** The Comptroller of the City of Mount Vernon is hereby authorized and directed to make any and all necessary accounting entries and adjustments to effectuate the transfer described in Section 1 of this Ordinance.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



**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 of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
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**File #:** TMP -1783

**Agenda Date:** 12/10/2025

**Agenda #:** 6.

### City Council:

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NY, HONORING DR. GLENN A. DAVIS, M.D.**

**Whereas,** the Westchester Community Health Center stands as a cornerstone of health, equity, and essential care for residents throughout our communities, and this evening we join in celebration of its theme, *"Still We Rise: Caring, Courageous, Resilient,"* which honors the unwavering spirit of community health; and

**Whereas,** Dr. Glenn A. Davis, M.D., has devoted more than 36 years of exemplary service to the Westchester Community Health Center, demonstrating profound commitment, compassion, and clinical excellence as a trusted and respected physician to countless patients and families; and

**Whereas,** Dr. Davis has distinguished himself as Deputy Medical Officer and a leading member of the medical team at the Greenburgh site, consistently upholding the highest levels of integrity, professionalism, and respect in the treatment of all individuals entrusted to his care; and

**Whereas,** throughout his esteemed career, Dr. Davis has guided and mentored fellow physicians and clinical staff, championed innovation and best practices in medical care, and fulfilled the mission of community health with humility, dedication, and purpose; and

**Whereas,** Dr. Davis is a proud graduate of Cornell University and Meharry Medical College, and completed his residency and fellowship training at Columbia University's College of Physicians and Surgeons at Harlem Hospital, becoming board certified in Internal Medicine and contributing his expertise at multiple respected medical institutions across the region; and

**Whereas,** Dr. Davis's enduring legacy is reflected not only in the lives he has healed, but also in the compassionate, patient-centered culture he has helped to nurture-one defined by dignity, respect, and excellence for all; **NOW, THEREFORE, BE IT**

**Resolved,** that the City Council of the City of Mount Vernon proudly recognizes and commends Dr. Glenn A. Davis, M.D. for his extraordinary dedication to the health and well-being of our communities, his exemplary leadership in the field of medicine, and his lifelong commitment



to advancing equitable healthcare; and be it further

**Resolved,** that the City Council extends its heartfelt congratulations to Dr. Davis on being selected as the Westchester Community Health Center **Legacy of Care Award** recipient, and expresses its deepest gratitude for his caring, courageous, and resilient service in support of community wellness.

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 of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1784

**Agenda Date:** 12/10/2025

**Agenda #:** 7.

### 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**

**Whereas,** the Westchester Community Health Center holds its *Still We Rise: Caring, Courageous, Resilient* Gala to celebrate leaders whose commitment fortifies the health, dignity, and future of our communities; and

**Whereas,** Senate 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 - forging a groundbreaking legacy of leadership rooted in equity, integrity, and public service; and

**Whereas,** Senator Stewart-Cousins proudly represents the 35th Senate District - including the Town of Mount Pleasant, the Town of Greenburgh, and much of the City of Yonkers - while her tireless advocacy has had far-reaching, positive impact throughout Westchester County, including the City of Mount Vernon; and

**Whereas,** her legislative leadership in Albany has strengthened access to healthcare, expanded essential community resources, and advanced the growth and sustainability of the Westchester Community Health Center network - including its Mount Vernon site and affiliated locations - ensuring that families throughout our region have access to compassionate, affordable, high-quality care; and

**Whereas,** Senator Stewart-Cousins has remained a steadfast partner to the residents of Mount Vernon, championing investments and policies that support healthier, safer, and more resilient neighborhoods, grounded in the firm belief that strong communities are built when every resident has the opportunity to thrive; and

**Whereas,** her visionary leadership continues to inspire future generations, proving that progress, representation, and resilience flourish when guided by a dedication to service and a commitment to opening doors for those who follow; **NOW, THEREFORE, BE IT**

**Resolved,** that the City Council of the City of Mount Vernon proudly recognizes and honors New York

State Senate Majority Leader Andrea Stewart-Cousins for her extraordinary accomplishments, her steadfast support of the Mount Vernon community, and her advocacy for the essential healthcare services that strengthen Westchester County; and be it further

**Resolved,** that on this evening of celebration, we commend her continued partnership and leadership in ensuring that communities across Westchester - including Mount Vernon - rise together with strength, courage, and resilience.

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 of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
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COM/MOUNTVERNONNY

**File #:** TMP -1785

**Agenda Date:** 12/10/2025

**Agenda #:** 8.

### City Council:

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MOUNT VERNON, NY,  
RECOGNIZING AND CELEBRATING THE 60<sup>TH</sup>  
BIRTHDAY OF REVEREND DR. STEPHEN W. POGUE**

**Whereas,** the City of Mount Vernon gathers in joy and gratitude to celebrate the 60th birthday of Reverend Dr. Stephen W. Pogue, a revered pastor, educator, and community advocate whose life exemplifies faith, leadership, and compassion; and

**Whereas,** Reverend Dr. Pogue has devoted his ministry to inspiring others, empowering families, and fostering unity within the City of Mount Vernon and throughout the broader community; and

**Whereas,** through his dynamic preaching, visionary guidance, and unwavering commitment to service, he has touched countless lives, strengthened hope, and fortified the spiritual and cultural foundation of our city; and

**Whereas,** his dedication to justice, healing, and humanity continues to serve as a shining example of purposeful, principled, and loving leadership; and

**Whereas,** on this milestone occasion, the City of Mount Vernon honors not only Reverend Dr. Pogue's many accomplishments, but also his character, humility, wisdom, steadfast faith, and his generous heart for the people he is called to serve; **NOW, THEREFORE, BE IT**

**Resolved,** that the City Council of the City of Mount Vernon hereby proudly recognizes and celebrates Reverend Dr. Stephen W. Pogue on the joyous occasion of his 60th birthday, and expresses its deepest appreciation for his enduring contributions to the City of Mount Vernon; and be it further

**Resolved,** that the City Council extends its warmest wishes to Reverend Dr. Pogue for continued blessings, good health, and many more years filled with purpose, joy, service, and love.

**HAPPY 60TH BIRTHDAY,  
REVEREND DR. STEPHEN W. POGUE!**

**THE CITY OF MOUNT VERNON HONORS,  
THANKS, AND CELEBRATES YOU TODAY AND ALWAYS.**

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





# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
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**File #:** TMP -1787

**Agenda Date:** 12/10/2025

**Agenda #:** 9.

### City Council:

**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”**

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

**Section 1.** The first decretal paragraph, the first and last Whereas clauses, and Section 1 of Ordinance No. 6, adopted 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,” is hereby amended as follows:

**Whereas**, in a letter dated December 2, [November 5], 2025, the Commissioner of the Department of Buildings (“DOB”) formally requested authorization to amend Ordinance No.6, adopted by the City Council on November 12, 2025, award the award RFP #004 - Third-Party Construction Inspection and Consulting Services to LaBella Associates and authorizes the Mayor to execute a two (2) [one (1)] year non-exclusive agreement with renewal options based on project needs and mutual consent of the parties; and

**Whereas**, the Department of Buildings (“DOB”) publicly advertised Request for Proposals (RFP) #004 seeking qualified professional firms to provide comprehensive construction inspection and consulting services for large-scale new construction projects within the City of Mount Vernon; and

**Whereas**, the purpose of RFP #004 was to engage qualified firms capable of performing technical inspections and oversight required under the New York State 2020 Uniform Fire Prevention and Building Code, the Energy Code, and applicable City ordinances; and

**Whereas**, the Department of Buildings received two (2) responsive and responsible proposals from:

1. LaBella Associates
2. Ettinger Engineering Associates; and

**Whereas**, each submission was evaluated for responsiveness (completeness, required forms, acknowledgements) and responsibility (experience, capacity, references, prevailing wage compliance, and insurance), as well as proposed pricing; and

**Whereas**, based on the evaluation committee's findings, LaBella Associates was determined to be the most qualified and responsible proposer capable of performing the full scope of services; and

**Whereas**, these third-party inspection and consulting services are immediately necessary to support active and upcoming large-scale developments within the City, including the 13-story, 470,000 sq. ft. mixed-use project located at 115 South MacQuesten Parkway, comprised of residential, retail, structured parking, and community facility components; and

**Whereas**, the engagement of third-party professional inspectors will supplement the Department of Buildings' inspection capacity, ensuring timely project progress, code compliance, and public safety oversight; and

**Whereas**, the Department of Buildings recommends awarding non-exclusive contracts for third-party inspection and consulting services to LaBella Associates, with a two (2) [one (1)] year term and renewal options based on project needs and mutual consent of the parties;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, IN THE STATE OF NEW YORK, AS FOLLOWS:**

**Section 1. Authorization to Award and Execute Agreements.** The City Council hereby authorizes the award of RFP #004 - Third-Party Construction Inspection and Consulting Services to LaBella Associates and authorizes the Mayor to execute a two (2) [one (1)] year non-exclusive agreement with renewal options based on project needs and mutual consent of the parties.

**Section 2. Non-Exclusive Use.** The awarded agreement shall be non-exclusive, and the City reserves the right to procure inspection services through other means, including emergency procurement, when determined to be in the best interest of the City.

**Section 3. Oversight and Administration.** The Department of Buildings shall oversee, coordinate, and monitor all work performed under this agreement to ensure compliance with applicable City ordinances, state codes, and contract terms.

**Section 4. Purpose.** The purpose of this agreement is to expand the City's inspection capacity by engaging qualified third-party inspectors operating under the oversight of the Department of Buildings. These services shall supplement, not replace, existing inspection operations and shall provide an efficient and effective mechanism for timely inspections on permitted construction projects.

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

New Matter Underlined

Deleted Matter in Brackets [ ]



**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, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1789

**Agenda Date:** 12/23/2025

**Agenda #:** 10.

### City Council:

### **AN ORDINANCE AUTHORIZING THE CONTINGENT PERMANENT APPOINTMENT OF CAPTAIN RODERICK HINES TO THE RANK OF DEPUTY FIRE CHIEF IN THE CITY OF MOUNT VERNON FIRE DEPARTMENT**

**Whereas**, in correspondence dated December 4, 2025, the Fire Commissioner formally requested authorization for the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief in the City of Mount Vernon Fire Department, effective December 12, 2025, in accordance with applicable civil service rules and regulations; and

**Whereas**, the City of Mount Vernon Fire Department has identified a forthcoming vacancy in the position of Deputy Fire Chief due to the tentative retirement of Deputy Fire Chief Edward Stevenson, effective February 27, 2026; and

**Whereas**, in order to ensure continuity of operations, maintain adequate command staffing, and support efficient departmental administration, it is necessary to make a contingent permanent appointment in advance of the anticipated vacancy; and

**Whereas**, the Fire Commissioner has recommended the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief, effective Friday, December 12, 2025; and

**Whereas**, this contingent permanent promotion will assist the department in reducing or eliminating overtime expenditures within the ranks of Deputy Fire Chief, Fire Captain, and Fire Lieutenant; and

**Whereas**, sufficient funds for this contingent permanent appointment are available in Budget Code A3410.101 (Wages);

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mount Vernon, in regular session convened, as follows:**

**Section 1. Authorization of Contingent Permanent Appointment.** The City Council hereby authorizes the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief in the City of Mount Vernon Fire Department, effective December 12, 2025, in accordance with applicable civil service rules and regulations.

**Section 2. Purpose and Necessity.** This appointment is authorized to ensure operational continuity, support leadership transitions within the department, and minimize overtime costs in the command ranks pending the anticipated retirement of Deputy Fire Chief Edward Stevenson.

**Section 3. Funding.** Compensation associated with this contingent permanent appointment

shall be charged to Budget Code A3410.101 (Wages), where sufficient funding has been identified and appropriated.

**Section 4. Severability.** If any clause, sentence, paragraph, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Ordinance.

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



**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 do a contingent permanent appointment for 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”*



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1780

**Agenda Date:** 12/10/2025

**Agenda #:** 11.

### City Council:

### **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**

**Whereas**, in correspondence dated November 25, 2025, the Acting Commissioner/Chief of the Department of Public Safety formally requested authorization for the Mayor to enter into an agreement with Citizens Observer, LLC (Tip411) for the renewal of subscription services for the period April 1, 2026, through March 31, 2027; and

**Whereas**, the City of Mount Vernon Police Department utilizes the Tip411 software system, developed by Citizens Observer, LLC, which enables residents to anonymously submit information to assist law enforcement in crime prevention and investigations; and

**Whereas**, the Tip411 system has consistently provided valuable information leading to successful investigative outcomes and improved public safety; and

**Whereas**, the current subscription agreement will expire on March 31, 2026, and the Police Department has requested a renewal to ensure uninterrupted service; and

**Whereas**, Citizens Observer, LLC has offered a subscription renewal for the period of April 1, 2026, through March 31, 2027, at a total cost of Three Thousand Eight Hundred Ninety Dollars and Zero Cents (\$3,890.00); and

**Whereas**, the cost for said subscription will be charged to Budget Line A1680.216 (Application Services);

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, New York, as follows:**

**Section 1. Authorization.** The Mayor is hereby authorized to enter into an agreement with Citizens Observer, LLC (Tip411) for the renewal of subscription services for the period April 1, 2026, through March 31, 2027.

**Section 2. Cost and Funding Source.** Payment for this agreement shall be in the total amount of Three Thousand Eight Hundred Ninety Dollars and Zero Cents (\$3,890.00), to be expended from Budget Line A1680.216 (Application Services).

**Section 3. Purpose.** The purpose of this agreement is to provide continued access to the Tip411 software system, which enables civilians to anonymously report information to the Police

Department and supports public safety operations.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.





**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, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1777

**Agenda Date:** 12/10/2025

**Agenda #:** 12.

### City Council:

#### **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)**

**Whereas**, in correspondence dated November 24, 2025, the Commissioner of the Department of Assessment formally requested authorization for the issuance of revised tax bills for 60 West First Street, Mount Vernon, NY (Parcel ID: 165.70-3068-1), reflecting corrected assessments and tax liabilities for the years 2022, 2023, 2024, and 2025; and

**Whereas**, an error occurred in the billing and assessment of real property taxes for the parcel located at 60 West First Street, Mount Vernon, NY 10550 (Parcel ID: 165.70-3068-1), resulting from the incorrect assessed value of \$115,280 being placed on the exemption roll, Section 8; and

**Whereas**, such placement on the exemption roll incorrectly conferred tax-exempt status from all property taxes except County refuse, Sewer, and City refuse fees; and

**Whereas**, the Westchester County Tax Commissioner, Victor L. Mallison, has reviewed and approved Application RP-556 for refund or credit of real property taxes relative to this assessment error; and

**Whereas**, the corrected assessed value of Twenty-Three Thousand Dollars (\$23,000) has since been properly placed on the taxable roll, Section 1, thereby subjecting the property to full taxation obligations of the City of Mount Vernon, Westchester County, and the Mount Vernon City School District; and

**Whereas**, due to the correction of the assessment and pursuant to documentation submitted, the City of Mount Vernon Industrial Development Agency (CMV IDA) will re-issue revised and accurate tax bills for the property for the applicable levy years; and

**Whereas**, the total recalculated taxes due to the City of Mount Vernon, Mount Vernon City School District, and Westchester County for the years 2022 through 2025 amount to One Hundred Sixteen Thousand Eight Hundred Ninety-Three Dollars and Eighty-Three Cents (\$116,893.83); and

**Whereas**, County tax overpayments for applicable years total One Thousand Three Hundred Forty Dollars and Forty-Two Cents (\$1,340.42), which shall be applied as credits to the recalculated liabilities; and

**Whereas**, the resulting net amount to be billed for all years is One Hundred Fifteen Thousand Five Hundred Fifty-Three Dollars and Forty-One Cents (\$115,553.41);

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Mount Vernon, New York, as follows:

**Section 1. Authorization of Revised Tax Billing.** The City Council hereby authorizes the issuance of revised tax bills for 60 West First Street, Mount Vernon, NY (Parcel ID: 165.70-3068-1), reflecting corrected assessments and tax liabilities for the years 2022, 2023, 2024, and 2025.

**Section 2. Total Taxes Due.** The total outstanding taxes to be billed, after applying County levy overpayment credits, is hereby confirmed at **\$115,553.41**.

**Section 3. Coordination of Billing.** The CMV IDA, Comptroller's Office, and City Tax Office are hereby authorized and directed to take all steps necessary to issue revised bills and ensure proper posting and collection of the corrected tax obligation.

**Section 4. Severability.** If any section, clause, or provision of this Ordinance is deemed invalid by a court of competent jurisdiction, the remaining portions shall continue in full force and effect.

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



**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](mailto:SVanderpool@mountvernonny.gov)



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1795

**Agenda Date:** 12/23/2025

**Agenda #:** 13.

### City Council:

### **AN ORDINANCE AUTHORIZING THE ADOPTION OF AN AUSTERITY BUDGET FRAMEWORK AND ESTABLISHING CENTRALIZED EXPENDITURE CONTROLS FOR TRAVEL, MEMBERSHIP DUES, TRAINING, AND EDUCATION**

**Whereas**, in correspondence dated December 2, 2025, the Comptroller formally requested authorization for the City of Mount Vernon to adopt an Austerity Budget Framework for the upcoming fiscal year. Under this framework, departmental expenditures shall be limited to essential and mission-critical operations necessary to maintain core municipal services. All non-essential or discretionary spending shall be curtailed unless expressly authorized under the procedures established herein; and

**Whereas**, the City of Mount Vernon continues to face persistent revenue shortfalls, including declining sales and use tax receipts, and prior fiscal operations have failed to realize projected revenues; and

**Whereas**, the Comptroller's Office has recommended the implementation of an Austerity Budget Framework for the upcoming fiscal year to ensure that departmental spending is limited to essential and mission-critical functions necessary to maintain core municipal services; and

**Whereas**, the Comptroller further recommends removing individual departmental budget lines for Travel, Membership Dues, and Training and Education, and consolidating these categories into a single centralized budget line under the oversight of the Board of Estimate and Contract, in order to strengthen fiscal discipline and provide a more transparent and efficient method for tracking discretionary expenditures; and

**Whereas**, the City Council recognizes the need to enhance budgetary controls over discretionary spending-including travel, membership dues, training, education, overtime, equipment, and related categories-to ensure compliance with fiscal constraints and promote improved financial oversight; and

**Whereas**, adoption of these measures will promote responsible financial management, support long-term fiscal stability, and allow for more accurate assessment of departmental needs in the development of future budgets; now, therefore,

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the State of New York, as follows:**

**Section 1. Adoption of the Austerity Budget Framework.** The City of Mount Vernon hereby adopts an Austerity Budget Framework for the upcoming fiscal year. Under this framework, departmental expenditures shall be limited to essential and mission-critical operations necessary to

maintain core municipal services. All non-essential or discretionary spending shall be curtailed unless expressly authorized under the procedures established herein.

**Section 2. Centralization of Travel, Membership Dues, Training, and Education Budget Lines.**

A. All departmental budget lines for Travel, Membership Dues, and Training and Education are hereby eliminated for the duration of the Austerity Budget Framework.

B. These categories shall be consolidated into a single, centralized budget line to be administered under the direct oversight of the Board of Estimate and Contract.

C. The consolidated budget line shall function in a manner similar to the contingency account and shall be subject to all applicable procurement, authorization, and reporting requirements.

**Section 3. Expenditure Request and Approval Procedure.**

A. Any departmental request for expenditures relating to Travel, Membership Dues, Training, or Education shall first be submitted to the Finance Office.

B. The Finance Office shall conduct a review of the request and issue a written recommendation to the Board of Estimate and Contract.

C. During the period of the Austerity Budget Framework, the City Council hereby authorizes the Board of Estimate and Contract to convene meetings and take action on such requests in accordance with established procurement policies and procedures.

**Section 4. Enhanced Monitoring of Discretionary Expenditures.** The Comptroller and Finance Office is hereby directed to implement enhanced monitoring of designated discretionary expenditure categories-including overtime, equipment, and other non-essential operational costs-during the period of austerity budgeting. The Finance Office shall provide periodic reports to the City Council summarizing spending trends, fiscal impacts, and compliance with this Ordinance.

**Section 5. Purpose and Intent.** The purpose of this Ordinance is to strengthen fiscal controls, ensure the efficient and purposeful use of public funds, and support the City's efforts to restore financial stability while maintaining essential municipal services.

**Section 6. Severability.** If any clause, sentence, paragraph, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



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

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**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 of Mount Vernon, New York

## Staff Report

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**File #:** TMP -1782

**Agenda Date:** 12/10/2025

**Agenda #:** 14.

### City Council:

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NY RECOGNIZING THE YOUNG PROFESSIONALS OF MOUNT VERNON, NEW YORK (YPMV)**

**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 and influential organization that actively engages residents, supports local initiatives, and cultivates leadership among the next generation of civic-minded individuals; and

**Whereas,** YPMV has consistently created and supported opportunities for community service, mentorship, professional growth, and civic participation-empowering young adults to contribute their unique skills, talents, and perspectives to the betterment of Mount Vernon; and

**Whereas,** through volunteer efforts, partnerships with local institutions, and involvement in programs that promote neighborhood improvement and economic development, YPMV has demonstrated a steadfast commitment to building a stronger, more connected, and more resilient city; and

**Whereas,** the organization has played an essential role in fostering collaboration, encouraging educational advancement, and providing a platform for emerging leaders to work collectively toward a brighter, more equitable future for all Mount Vernon residents; and

**Whereas,** the leadership, innovation, integrity, and community pride exhibited by YPMV members reflect the core values that define Mount Vernon and drive its continued progress; **NOW, THEREFORE, BE IT**

**Resolved,** that the City Council of the City of Mount Vernon hereby recognizes and extends its most profound appreciation to the Young Professionals of Mount Vernon, New York, including its members, volunteers, and partners, for their ongoing efforts to inspire, uplift, and empower

the next generation of leaders in our community; and be it further

**Resolved,** that the City of Mount Vernon celebrates the achievements of YPMV and looks forward to continued collaboration in advancing civic engagement, leadership development, and community growth throughout the City.

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



# City of Mount Vernon, New York

## Staff Report

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**File #:** TMP -1786

**Agenda Date:** 12/10/2025

**Agenda #:** 15.

### City Council:

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

**WHEREAS**, the City of Mount Vernon (“City”) and 20 S. 2<sup>nd</sup> 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 3<sup>rd</sup> 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.

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

**WHEREAS**, the City of Mount Vernon (“City”) and 20 S. 2<sup>nd</sup> 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 3<sup>rd</sup> 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

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APPROVED

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Dept.

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Date

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By

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Mayor





# City of Mount Vernon, New York

## Staff Report

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**File #:** TMP -1798

**Agenda Date:** 12/10/2025

**Agenda #:** 16.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE IMPLEMENTATION OF COMP2025-24 - A TAX INTEREST AMNESTY PROGRAM FOR RESIDENTIAL AND COMMERCIAL PROPERTIES**

**Whereas**, in correspondence dated December 9, 2025, the Comptroller formally requested authorization for the City of Mount Vernon to establish a Tax Interest Amnesty Program (“the Program”) for qualified residential and commercial properties with delinquent real property tax liens outstanding for specified periods as set forth herein; and

**Whereas**, the City Council of the City of Mount Vernon previously authorized Tax Amnesty Programs for owner-occupied residential properties in 2023, 2024, and early 2025, and later extended similar relief to commercial properties in June 2025; and

**Whereas**, these initiatives have provided temporary relief from all or a portion of accrued interest and penalties and have resulted in improved revenue collection, particularly for commercial parcels; and

**Whereas**, in addition to these amnesty programs, the City has offered payment plans and conducted tax lien sales with moderate success; and

**Whereas**, the Comptroller’s Office has recently received numerous inquiries from both residential and commercial property owners requesting further relief through a renewed tax interest amnesty initiative; and

**Whereas**, the City continues to experience significant levels of tax arrears, which contribute to ongoing cash-flow challenges that impact the City’s fiscal stability; and

**Whereas**, a renewed Tax Interest Amnesty Program encouraging payment of delinquent real property tax liens in exchange for partial forgiveness of accrued interest and penalties would generate immediate cash flow, reduce longstanding arrears, and provide meaningful relief to taxpayers struggling to remain compliant; and

**Whereas**, it is in the best interest of the City of Mount Vernon to implement a tax interest amnesty initiative under the parameters recommended by the Comptroller in COMP2025-24;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK, AS FOLLOWS:**

**Section 1. Establishment of Tax Interest Amnesty Program.** The City of Mount Vernon hereby establishes a Tax Interest Amnesty Program (“the Program”) for qualified residential and

commercial properties with delinquent real property tax liens outstanding for specified periods as set forth herein.

**Section 2. Eligibility Requirements.** A property owner shall be eligible to participate in the Program provided that:

1. The property has outstanding City and County real property taxes owed before 2023; and
2. The property has outstanding School District taxes owed before 2020; and
3. The property owner is fully current on:
  - a. City and County taxes for tax years 2023 through 2026, and
  - b. School taxes for tax years 2020 through 2025.

**Section 3. Amnesty Terms and Parameters.**

1. Eligible property owners shall be permitted to settle outstanding City, County, and School real property tax liens by:
  - a. Paying 100% of the principal tax balance, and
  - b. Paying at least 50% of all accrued interest assessed after the tax lien date.
2. Upon satisfaction of the above requirements, the City shall waive the remaining 50% of accrued interest associated with the eligible tax liens.
3. Penalties, where applicable, shall be treated as interest for the purpose of calculating the 50% abatement.

**Section 4. Program Administration.**

1. The Comptroller's Office, in coordination with the Department of Assessment and the Corporation Counsel, is authorized to develop forms, guidelines, and procedures necessary to implement this Program.
2. The Comptroller shall verify eligibility, certify compliance, and authorize application of interest abatements and payments under the Program.
3. No property shall receive amnesty unless all eligibility and payment conditions are fully satisfied.

**Section 5. Program Period.** The Tax Interest Amnesty Program shall be in effect from the date of adoption of this Ordinance through the close of business on February 13, 2025. No applications or payments submitted after this date shall qualify for amnesty unless the City Council formally extends the Program.

**Section 6. - Severability.** If any Section, subSection, paragraph, or provision of this Ordinance is declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



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 9, 2025

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

**RE: COMP2025-24 – Recommendation to Issue a Tax Interest Amnesty Program for Residential and Commercial Properties**

Dear Honorable Members of the Mount Vernon City Council,

The City Council previously authorized Tax Amnesty Programs for owner-occupied residential taxpayers in 2023, 2024, and early 2025, and later extended a similar program to commercial properties in June 2025. The latter initiatives have been more successful than the initial efforts, providing temporary relief from all or a portion of accrued interest and penalties.

In addition, the City has offered tax payment plans and conducted tax lien sales, which have yielded moderate success. Most recently, our office has received numerous inquiries from property owners requesting that the City consider implementing another tax interest amnesty program. Given the severity of the City's tax arrears and ongoing cash flow challenges, extending a tax interest amnesty initiative could provide both long-term relief for taxpayers and immediate financial benefit to the City.

Accordingly, I recommend offering an opportunity for partial forgiveness of interest and penalties on delinquent real property taxes for both residential and commercial properties. It is my hope that this initiative will encourage more property owners to bring their accounts current and avoid the consequences of continued delinquency, including lien enforcement and foreclosure.

**Proposed Program Parameters**

The program would allow qualified taxpayers to:

- Settle **City and County taxes owed prior to 2023**, and
- Settle **School taxes owed prior to 2020**,

in exchange for a **50% abatement of interest** accrued after the taxes went to lien.

To be eligible, property owners must be current on:

- City and County taxes for **2023 through 2026**, and
- School taxes for **2020 through 2025**.

While the program would require the City to waive 50% of accrued interest, it would generate immediate cash flow, reduce longstanding delinquent balances, and provide meaningful relief to residents and businesses struggling to meet their tax obligations.

I respectfully recommend that the City Council adopt a resolution extending the Tax Interest Amnesty Program to qualified properties. Under the proposed program, eligible property owners would be permitted to settle outstanding City, County, and School real property tax liens by paying the full principal balance and at least 50% of accrued interest.

The program would remain in effect **through the close of business on February 13, 2025.**

If you have any questions or require additional information, please do not hesitate to contact me. Thank you for your consideration and for your continued commitment to the financial stability and well-being of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren M. Morton', written in a cursive style.

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

cc: Mayor  
Law Department  
File