

ENVISION MOUNT VERNON

FALL 2025

10 YEARS FORWARD

For The Jewel of Westchester



Click [HERE](#) for the Revised Plan

From: Kasmira Collado >
Sent: Sunday, November 2, 2025 7:21 AM
To: cityclerk <cityclerk@mountvernonny.gov>
Subject: Public heading on 11/10

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Good morning,

I hope you're doing well. I recently reviewed the draft of the Envision Mount Vernon Comprehensive Plan and wanted to share a few questions and observations ahead of the upcoming meeting. As a Mount Vernon resident who cares deeply about the city's future, I'm encouraged by the effort to update a plan that will shape our community for the next decade and beyond.

I'd appreciate clarification on the following:

1. **Implementation and Accountability:** How will the City ensure that the 36 goals and 400+ objectives are prioritized, funded, and tracked once the plan is adopted?
2. **Fiscal Impact:** Given the City's recent financial challenges, has a cost analysis or funding strategy been outlined for major infrastructure, housing, and sustainability projects?
3. **Affordable Housing and Displacement:** How does the plan safeguard against displacement while promoting new development and mixed-use zoning?
4. **Public Engagement:** Will there be additional opportunities for residents to provide feedback as the draft moves toward final adoption, particularly for those unable to attend the in-person sessions?
5. **Monitoring Progress:** Will there be an annual or periodic public report on progress made toward the plan's goals?

Thank you for your time and for ensuring that residents have a voice in this important process. Please confirm whether these questions will be included in the meeting record or forwarded to the appropriate department for response.

Thank you,

Kasmira Collado

Please excuse any typos- Sent from my iPhone

From: Joseph Raguzin <>
Sent: Friday, October 31, 2025 2:35 PM
To: Zaino, Amelia <>
Subject: Re: Revised Comprehensive Plan

I noticed on page 2-71 there was a special attention to the lack of tree cover in the City, would it be possible for someone on the City staff to document the ongoing tree-removal going on along the New Haven Line MTA ROW that is adversely affecting my neighborhood? I live over by Beechwood Ave/Route 22/Claremont Place area and we have noticed a shocking loss of tree cover just this year alone as the MTA contractor are carte blanche felling trees outright instead of the routine trimming maintenance that is supposed to take place.

These are stark issues facing our city right now and the City needs to step in with the MTA and get them to the table to rethink their strategy. Not only does our neighborhood now look less appealing that it is all buildings and roads, no trees anymore. The negative externalities this city will face if the MTA continues work like this moving forward. They even cut down all the trees that shade the park and ball court on Lorraine Avenue.

I've tried to raise the issue multiple times with the MTA and they just pass the buck. I tried calling the city about it over the summer and was frustrated as the DPW employee who I spoke told me that the MTA can do whatever they want as it is their ROW. But according to their own website and MTA Vegetation Management Plan, they are supposed to notify the city and relevant residents.

Needs to be said. It would be great if this issue could be highlighted as an opportunity for documents like the Comprehensive Plan, to address issues and bring the City and the MTA and stakeholders together to ensure that Vegetation Maintenance is done, not Vegetation REMOVAL along an entire family neighborhood. If you don't believe me, look at the tree cover in this neighborhood on Google Maps, then take a drive down 22 or the side streets I've mentioned.

The MTA's tree removal is unacceptable, and their lack of contractor oversight to their own Vegetation Management Plan requires further investigation.

Thank you for your time.

Joseph Raguzin

From: William Sheehan <
Sent: Friday, November 7, 2025 2:01 PM
To: Bonilla, Nicole <nbonilla@mountvernonny.gov>
Subject: Mt Vernon Comprehensive Plan (Envision Mount Vernon)

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Dear Sir or Madam,

I am a Mount Vernon resident. Regarding the Comprehensive Plan (Envision Mount Vernon):

1. A big thrust seems to be to build additional residential units. Mt Vernon is one of the most densely populated cities in the US. Mt Vernon has certainly achieved racial diversity. Mt Vernon does not need more residents, particularly since residential properties generally cost cities more in services than they generate in increased tax revenues.

2. The Comprehensive Plan (PDF page 264 of 413) proposes, "Eliminate components of the City's zoning that may be considered exclusionary."

.It seems to me that "exclusionary" is in the eye of the beholder and that any zoning code is essentially a list of perhaps thousands of implied exclusions. A big item that some people might choose to consider "exclusionary" is single-family zoning. The single-family zoning districts are the jewels of Mt Vernon and need to be preserved.

Very truly yours,
William G. Sheehan
Mount Vernon Resident
Registered Architect in the State of New York

Mount Vernon, NY 10552

From: Daria Sheehan

Sent: Monday, November 10, 2025 9:34 AM

To: Bonilla, Nicole <nbonilla@mountvernonny.gov>; cityclerk <cityclerk@mountvernonny.gov>

Subject: Fwd: Fw: Comprehensive Plan (Envision Mt Vernon) Shortcomings

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Dear Members of the City Council

I have deep concerns regarding the current state of the Comprehensive Plan and the proposed zoning amendments, particularly as they relate to single-family homes, density, and infrastructure planning. A big thrust seems to be to build additional residential units. Mt Vernon is one of the most densely populated cities in the US. Mt Vernon has certainly achieved racial diversity. Mt Vernon does not need more residents, particularly since residential properties generally cost cities more in services than they generate in increased tax revenues.

The Comprehensive Plan (PDF page 264 of 413) proposes, "Eliminate components of the City's zoning that may be considered exclusionary." It seems to me that "exclusionary" is in the eye of the beholder and that any zoning code is essentially a list of perhaps thousands of implied exclusions. A big item that some people might choose to consider "exclusionary" is single-family zoning. The single-family zoning districts are the jewels of Mt Vernon and need to be preserved.

Floor Area Ratio and Building Height must not be increased in single-family and 2-family districts. The Floor Area Ratio (FAR) provision allowing up to 1.0 for single-story buildings is deeply problematic. This effectively permits 100% lot coverage, eliminating setbacks and green space, and undermining the suburban character of our neighborhoods. Without clear parameters and setbacks, we risk transforming our community into an overly dense urban landscape with homes built wall-to-wall and no backyards. Moreover, the plan's emphasis on increasing residential density appears to ignore the pressing infrastructure and business development challenges we face. Our roads, water systems, and emergency services are already strained. Adding density without a corresponding infrastructure upgrade is irresponsible and unsustainable.

Several critical issues raised by residents at the last public meeting remain unaddressed:

- A capital infrastructure plan with clearly defined funding sources and implementation timelines.
- A comprehensive fiscal impact analysis comparing PILOT vs. full-tax development scenarios.
- A parking standards table by zone, supported by empirical data.
- A completed Generic Environmental Impact Statement (GEIS) and clarification of SEQRA procedures for all proposed zoning amendments.

I urge the Council to delay any decisions until these issues are fully addressed and the public has had sufficient time to review all materials. Our community deserves thoughtful planning, responsible governance, and genuine public engagement.

Sincerely,
Dari Sheehan
Mount Vernon Resident

From: kimberley foreman <Sent: Saturday, November 8, 2025 8:36 AM
To: cityclerk <cityclerk@mountvernonny.gov>
Cc: kimbo06@verizon.net
Subject: Comprehensive Plan - Kimberley Foreman (maiden name Corpening) - AGAINST CHANGE TO SINGLE FAMILY ZONING ACROSS THE ENTIRE CITY

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Good afternoon

I am reaching out in opposition to the Comprehensive Plan initiative that will eliminate/eradicate the existing single family zoning code which will in turn allow developers and home owners to build duplex and triplex buildings in the middle of single family residential neighborhoods. This change should not be effected in areas outside of the downtown area OR in areas that are not zoned for commercial properties.

For example, our city infrastructure is in dire straights meaning that the 4.4 square miles can not sustain additional strain on an already crumbling infrastructure. To add, the building that recently went up next to the Mount Vernon West train station is already experiencing issue, the Huntswood neighborhood (where I live) is currently being literally DUMPED on with TOXIC CHEMICALS AND FECES by the City of Bronxville WITH the PERMISSION of MOUNT VERNON CITY HALL.

I say all of this to say that before the city and council can attempt to effect such a large change that will affect every homeowners property value, it would be more efficient and appropriate to focus on the many infrastructure issues that the city is faced with (for example the constant flooding of homeowners on grand street EVERY TIME THERE IS A STORM). This city is not a flood zone however we flood like we sit next to the Atlantic Ocean.

MAKE IT MAKE SENSE!!!!

Lastly I would like someone at City Hall (be it mayor counsel member or DPW commissioner), to please update the constituents on how the city has addressed the issue raised in EPISODE 4 of WASTLAND on Paramount TV. The DPW commissioner interviewed in that documentary on environmental impacts on poor communities across the country, said himself that the city of mount vernon was sitting on a pile of crap (feces)!!!! What is being done? Since that episode aired 3 years ago all this city has done is build, build build.

Please reconsider the vast change as stated prior downtown mount vernon and existing commercial zoned areas are the ONLY areas that should be considered for this change.

Kimberley Foreman

To:

Mount Vernon City Council
c/o City Clerk's Office
City Hall, 1 Roosevelt Square
Mount Vernon, NY 10550

From:

Axel Ebermann
Mount Vernon Resident

Date: November 09, 2025

Subject: Comments on the Revised Comprehensive Plan ("Envision Mount Vernon")

Dear City Council,

My name is Axel Ebermann, and I served on the Comprehensive Plan Advisory Committee until I resigned earlier this year in protest because I felt that our collective concerns were being misrepresented and ignored.

I care deeply about this city, and I believe we deserve a plan that is honest, transparent, and rooted in reality, not one that checks political boxes or advances someone's development agenda.

Let's start with the big picture:

Mount Vernon is already one of the most diverse and densely populated cities in New York State. We are 58 percent Black, 18 percent Latino, 15 percent White, and nearly one-third foreign-born. We are the opposite of "exclusionary."

So when the plan devotes pages to lecturing us about racism and inclusion, it misses the mark. That language might apply in Scarsdale or Pelham, but not here.

Our problem is not exclusion; it is neglect: crumbling infrastructure, an incompetent and failing Building Department, and a city government that has struggled for years to deliver basic services.

The plan also calls for more "affordable" or "low-income" housing, yet most of the large-scale projects it lists 'under development' are already deeply subsidized or income-restricted, far beyond what the plan itself defines as "affordable." Mount Vernon already carries more than its regional share of lower-income housing. If affordability becomes code-speak for more tax-exempt projects that strain our services and hollow out our tax base, we are moving backward, not forward.

At the same time, the plan quietly opens the door to broad up-zoning. It introduces new “low-density” categories, which means more cars, less parking, more trash, and more strain on sewers and storm drains that are already under a federal consent decree because 40 percent of our system is broken.

Mount Vernon’s downtown is in visible decline, with vacant storefronts, shuttered businesses, and growing blight along corridors like Gramatan Avenue and South Fourth Avenue. While the plan lists economic development as a goal, it offers no real strategy. This 413-page behemoth of consultant jargon speaks at length about “placemaking” but ignores empty storefronts and misses the essence of revitalization. Mount Vernon doesn’t need more high-rise promises; it needs foot traffic, clean streets, functional parking, and a city government that enforces basic codes so businesses can survive and thrive.

If density alone were the answer to urban decay, Mount Vernon would already be thriving. We don’t need to become denser; we need to become competent.

Why the sudden rush to pass this plan?

I urge the City Council to reject or revise this draft until it paints an honest, true picture of our city and ties growth to real infrastructure capacity.

Thank you for entertaining my thoughts.

Best

Axel Ebermann

November 09, 2025
Mount Vernon City Council
c/o City Clerk's Office
City Hall, 1 Roosevelt Square
Mount Vernon, NY 10550

Subject: Comments on the Revised Comprehensive Plan (“Envision Mount Vernon”)

Dear Members of the Council,

Mount Vernon is at a breaking point — and yet, astonishingly, this administration insists on pushing forward a so-called “Comprehensive Plan” that defies logic, neglects reality, and compounds the very injustices it claims to remedy.

A plan that claims to champion *diversity and density* in a city that is already among the most densely populated and demographically diverse communities in the state is not visionary — it’s a fallacy. It’s a hollow exercise in buzzwords, designed to check boxes while ignoring the lived conditions of our residents. Diversity here is not a goal to be achieved; it is our foundation. Density is not an aspiration; it is our crisis. The only thing this city needs “more” of is competence, infrastructure, and accountability.

If the Council truly cared about **environmental justice**, it would begin by confronting the pattern of neglect and exploitation Mount Vernon has endured for decades. The ongoing *raping and pillaging* of this community — allowed precisely because it is majority-minority — is the very definition of environmental and economic injustice. Things that would *never* be permitted in Bronxville, Pelham, or Scarsdale are normalized here: contaminated lots left open, construction without oversight, water and sewer systems on the brink of collapse. That is not progress; it is abandonment.

No Comprehensive Plan can be called “comprehensive” without a **Generic Environmental Impact Statement**. Given the fragility of our infrastructure — collapsing roads, failing drainage systems, raw sewage outflows, and an aging water system held together by patches — an environmental review is not optional. It is the bare minimum safeguard this community deserves.

Over just the past few years, Mount Vernon’s decline has accelerated. While neighboring Westchester communities see **sales tax revenues rising**, ours are falling. Businesses are fleeing, property values stagnate, and residents are losing faith in city governance. At the same time, the City Comptroller is driving us deeper into debt, issuing Tax Anticipation Notes simply to pay basic bills. A city that cannot manage its finances, cannot issue building permits within a year, and cannot even produce a budget on time has no business undertaking a redevelopment scheme of this magnitude.

Worse, this administration’s own actions show a shocking lack of seriousness: the Planning Commissioner is on vacation during what is arguably the most consequential policy push in Mount Vernon’s modern history; the “draft plan” itself is riddled with factual and typographical errors; and, according to the Mayor herself, one of its central features — the elimination of single-family zoning — was *never intended*. Yet it’s there, in black and white, because no one competent enough reviewed it.

So I ask, in all sincerity: how can an administration that cannot manage its own internal functions possibly manage a generational redevelopment plan?

This plan is not comprehensive. It is careless, premature, and dangerous. To move it forward without a full environmental review would not just be irresponsible — it would be an act of contempt toward the very residents this Council claims to represent.

This city deserves better. We deserve care, competence, and a city government that values its *people over rank politics* and actual *sustainability over slogans*. At the very least, we deserve a comprehensive environmental review — before another decision is made that this city cannot afford, either financially or morally.

Respectfully submitted,

Tamala Boyd

Mount Vernon Resident

From: Susan Emilio <
Sent: Monday, November 10, 2025 11:02 AM
To: Bonilla, Nicole <nbonilla@mountvernonny.gov>
Subject: Comprehensive Plab

Dear Ms. Bonilla, My name is Susan Emilio and I have lived in Mt. Vernon since 1968. Please read this letter into the minutes of the November 10th City Council meeting. The purpose of the Comprehensive Plan is to ensure that Mt. Vernon moves ahead in a positive manner in the future. As citizens we agree with this concept but numerous portions of the plan such as single family zoning, floor area ratio, ADU's, among others, are being contested by these very citizens. Much of the language in the plan is ambiguous, leaving loopholes that will not protect the city & its citizens from future unwanted development & potential lawsuits. Unwanted changes that could alter the culture and character of Mt. Vernon in a negative way. I respectfully suggest to the City Council that they consider the objections to the Comprehensive Plan's draft & consider the changes requested by your citizens. These proposed changes are based on information given by respected professionals & should be taken into serious consideration. Please make the changes requested by your neighbors & protect Mt. Vernon in the future. Respectfully, Susan Emilio

Sent from my iPhone

CONSTANCE G. POST REILLY

MOUNT VERNON, NEW YORK 10552

M E M O R A N D U M

TO: President and Members of the Mount Vernon City Council

RE: Comments on Mount Vernon Revised Draft Comprehensive Plan –
Envision Mount Vernon

DATE: November 10, 2025

Please accept the below comments as a part of the public record on this matter.

Good evening, my name is Gerrie Post, I am a 45-year resident and homeowner of the City of Mount Vernon. I am a professional planner and former Commissioner of Planning and Community Development for the City of Mount Vernon. I commend this Council for taking up the important task of envisioning the future of our city in this Comprehensive Plan which is intended as a roadmap for Mount Vernon's growth, revitalization, and preservation.

I have read the original draft Comprehensive Plan, the red lined revisions, and public comments on its contents. While I am sure that you have received many comments, recommendations, and criticisms for almost every included section in this document, I feel compelled to provide the following recommendation regarding the revised plan as presented for comment at tonight's public hearing.

As stated in the Executive Summary of the Plan, the city of Mount Vernon is the second most densely populated city in the State of New York and the tenth most densely populated city of over 50,000 people in the United States with nearly all of it being classified as "developed." And, while this plan is intended to be a guide to empower residents and local leaders to shape our neighborhoods, the inclusion of FARs, maximum building heights and parking ratios is out of place as there is no mention let alone analysis of the city's existing zoning code as a precursor to what is suggested therein.

I understand that an analysis of the Mount Vernon Zoning Code will take place in the near future, as a part of the next phase of this Draft Plan. This is imperative if the Draft Comprehensive Plan is to move from a vision plan to an action plan!

Therefore, I suggest that any inclusion in this current document of zoning issues including FARs, maximum building heights and parking ratios, is premature at best and should be a part of a “hard look” at the existing zoning code, with a full analysis of its positive and negative aspects. Any changes should be based on real impacts to existing land use, our neighborhoods and downtown core and not be pre-conceived suggestions as represented in Phase I and 2 of the current Draft Comprehensive Plan.

Thank you for your consideration.

Tanesia Walters
Mount Vernon Resident
Mount Vernon, NY 10552

November 10, 2025

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

Re: Formal Opposition to the Draft Comprehensive Plan and Request to Keep the Public Hearing Open- Please Read Into Record

Dear Honorable Members of the Council:

I submit this correspondence to formally register my opposition to the Draft Comprehensive Plan presently under consideration and to respectfully request that the Council keep the public hearing open to permit continued review, comment, and participation by the residents and stakeholders of the City of Mount Vernon.

As the City's long-range policy document, the Comprehensive Plan establishes the framework for land use, zoning, housing, infrastructure, and economic development decisions that will shape Mount Vernon for decades to come. Accordingly, the adoption of such a plan requires the highest degree of transparency, public accessibility, and substantive engagement with those who will be directly affected by its provisions.

At this time, there remain significant procedural and substantive concerns with the draft. Many residents and community organizations have not been adequately notified of its content or implications, nor afforded sufficient opportunity to review the supporting data and proposed policy changes. The current schedule for public comment, coupled with the limited dissemination of information, does not satisfy the principles of open governance or the intent of New York State's General City Law §28-a, which mandates meaningful citizen participation in the comprehensive planning process.

For these reasons, I respectfully urge the Council to:

1. Keep the public hearing open for an extended period to allow the submission of additional written and oral testimony;
2. Facilitate public workshops and informational sessions in each quadrant of the city to ensure that residents are fully informed; and
3. Ensure full transparency by making all studies, drafts, revisions, and related planning documents readily accessible through the City's website.

A plan of this magnitude must reflect the informed consensus of the community it governs. Proceeding to adoption without such participation risks enacting policies that may not align with the City's long-term social, economic, and environmental priorities.

Thank you for your consideration of this request and for your ongoing service to the residents of Mount Vernon.

Respectfully submitted,

Tanesia Walters

Tanesia M. Walters

Resident, City of Mount Vernon

November 10, 2025

To Whom It May Concern:

My name is Steven Vazquez and I have resided in Mount Vernon at 207 E Prospect Ave for over 3 years now. I have reviewed the updated version of the Comprehensive Plan and I had several comments that don't seem to be addressed in the updated plan:

- The plan mandates buildings with 10+ units to include permanently affordable housing into many neighborhoods, requiring subsidies or tax abatements that erode the tax base of our city. I do not see how city services will be funded and thus expanded to support more residents.
- This plan does not once mention a Generic Environmental Impact Statement. How does this plan take environmental impact into consideration? Per NYS SEQRLaw, the adoption of a Comprehensive Plan is a Type 1 Action which will have a significant impact on the environment. The report states there is "no impact" without any reference to a GEIS being prepared or any other points of reference with regards to the environment.
- I'm also concerned about the requirement to include a 1.0 floor Area Ratio in place of standard front, side and rear yard setback requirements. I worry that developers will take advantage of this to increase density in one of the most densely populated cities in the country, where the focus should be on creating a beautiful Mount Vernon to continue to attract a strong tax base.

Steven Vazquez