

City of Mount Vernon, New York

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



Meeting Minutes - Final-revised **Comprehensive Plan - "Envision Mount Vernon" Night 2**

Tuesday, October 14, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL
1 ROOSEVELT SQUARE
MOUNT VERNON, NY 10550**

City Council Public Hearing

*NICOLE BONILLA, M.B.A.
City Clerk*

*JORDAN A. RIULLANO
Deputy City Clerk*

**** This meeting was held in the council chambers, with virtual participation via ZOOM and CMVNY Facebook. The meeting was not closed to the public however, the maximum number of in-person occupant was limited ****

PRESIDING: Edward Poteat, Acting President

OTHERS: Nicole Bonilla, City Clerk; Jordan Riullano, Deputy City Clerk; Antoinette Anderson, Legislative Aide; Brian Johnson, Corporation Counsel

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Acting Council President Edward Poteat 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”. Acting Council President Poteat explained the 3-minute-plus-1 public comment rule. A Councilperson was asked to lead the council in the Pledge of Allegiance.

PRESENTATIONS

Mayor Shawyn Patterson-Howard emphasized balance, supporting both growth and preservation. She advocated for smart, data-driven density around transit hubs and commercial corridors, while protecting single-family neighborhoods and promoting homeownership, workforce, and market-rate housing. Planning Commissioner Rausse and Consultant Cleary gave opening commentary on the draft comprehensive plan.

PUBLIC COMMENT

There were two (2) in-house speakers "FOR" the draft comprehensive plan. The speaker was thankful that mix-income residents were taken into consideration and that it would benefit the new generation whom could not afford homeownership or the high cost of market-rate apartments. There was also comments and criticisms regarding the lack of community participation during the thirty plus community forums held prior to these public hearings.

There were twenty-six (26) , in-house speakers "AGAINST" the draft comprehensive plan. To summarize: Residents voiced very similar opposition to proposed zoning changes that would eliminate or weaken single-family zoning. Speakers warned that allowing duplexes, triplexes, and accessory dwelling units could destabilize long-standing neighborhoods, erode property values, and strain an already fragile infrastructure. They urged the City Council to protect the character of Mount Vernon’s single-family areas, the core of the city, protecting generation wealth opportunities, tax bases and community identity. Several commenter's also criticized the city’s process, saying the 475-page plan was rushed, inadequately shared with the public, and lacked a required environmental reviews. They called for a full Generic Environmental Impact Statement to address flooding, sewage, traffic, and parking concerns before any plan is adopted.

There was one (1) online speaker who spoke on the plan and broke down each part and giving commentary.

There were thirty-four (34) written comments received and read prior by the City Clerk, she provided the following summary: Across letters and testimony submitted, residents shared a consistent message: slow down, listen, and protect Mount Vernon’s neighborhoods. Many residents-especially in Fleetwood

and other single-family areas-voiced strong opposition to up-zoning that would permit duplexes, triplexes, and high-density housing. They warned this could erase the character of the “City of Homes,” overwhelm schools already stretched thin, worsen parking and flooding, and strain an infrastructure system that’s failing under current demand. Several noted that without a completed Generic Environmental Impact Statement and a finished zoning update, adoption of the plan would violate state law and risk costly litigation. Some mentioned Vince Ferrandino by name and echoed his legal and procedural concerns. They criticized the rushed timeline, incomplete environmental forms, and lack of detailed studies on traffic, fiscal impact, and infrastructure. The advice; pause the adoption, complete the environmental review, and integrate zoning changes transparently before moving forward. Residents also expressed frustration with city management-questioning how a government struggling to fix roads, manage flooding, and process permits can realistically implement a 475-page plan that invites more development. Several commenter's offered constructive ideas: pursue a retail and economic strategy for Fleetwood, strengthen historic preservation, explore capping the Cross County Parkway residential area, and engage the community through a truly open review process. In sum, while residents support planning for Mount Vernon’s future, they are calling for a “responsible, transparent, and legally sound plan”-one that protects the city’s homes, infrastructure, and identity before embracing more density.

Roll Call administered by City Clerk Nicole Bonilla

PRESENT Pro Tempore Edward Poteat, Acting Pro Tempore Derrick Thompson, Councilperson Jaevon Boxhill, and Councilperson Cathlin Gleason

ABSENT President Danielle Browne Esq.

FINANCE AND PLANNING

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Code: FP

Attachments: [Comp Plan Referral with Link](#)
[Comp Plan Committee Mtg July 14](#)
[Comp Plan EAF Part 1](#)
[Comp Plan EAF Part 2](#)
[Comp Plan PH Comments Night 1](#)
[Comp Plan PH Comments Night 2 as of 10-15.](#)

OTHER BUSINESS/CLOSING COMMENTS

Commissioner Rausse and Comptroller Morton gave closing remarks regarding the draft comprehensive plan.

Council Members Gleason, Thompson, Boxhill and Poteat thanked all the constituents for coming out to the public hearings and submitting written comments. The council members explained the importance of these public hearings to that there will be changes coming to the draft comprehensive plan to reflect the sentiments of the speakers and contributors.

Motion to keep the Public Hearing open for ten (10) business days.

Moved: Councilmember Gleason, **Seconded:** Councilmember Thompson
approved

Aye: Pro Tempore Poteat, Acting Pro Tempore
Thompson, Councilperson Boxhill, and
Councilperson Gleason

Nay: None

Absent: President Browne

Motion to close the public meeting, not the Public Hearing.

Moved: Councilmember Thompson, **Seconded:** Councilmember Gleason

approved

Aye: Pro Tempore Poteat, Acting Pro Tempore
Thompson, Councilperson Boxhill, and
Councilperson Gleason

Nay: None

Absent: President Browne

There being no other further business, the meeting ended at 8:36 p.m.

Nicole Bonilla, MBA
City Clerk