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2025 NOV 26 AM 11:19

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

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



### **Meeting Agenda - Final**

**Tuesday, November 25, 2025**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

### **City Council**

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

***JORDANA RIULLANO, J.D.  
Deputy City Clerk***

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL  
HELD ON TUESDAY, NOVEMBER 25, 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; 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. Law Department: An Ordinance Amending Chapter 149 entitled "Housing Standards," Article I. General Provision, §149-42 (A) Inspections of the Code of the City of Mount Vernon, New York
2. Department of Public Works: An Ordinance Authorizing the Purchase of Downtown Trash Receptacles for Business Districts
3. Department of Public Works: An Ordinance Authorizing the Issuance of an Invitation for Bids (RFB No. 11.25) for the One-Time Removal and Disposal of Construction and Demolition (C&D) Debris at the 33 Canal Street Trash Yard
4. City Clerk: A Resolution Authorizing the Re-appointment of Beresford Granston and F. Romall Smalls to the Board of Ethics - (commencing November 25, 2025, and expiring November 24, 2027)
5. City Clerk: A Resolution of the City Council of the City of Mount Vernon Re-appointing Curtis Brewington and Blair Hoplight to the Board of Ethics - (December 26, 2025, and expiring on December 25, 2027)

**To the Council:****HUMAN RESOURCES**

6. Department of Recreation: An Ordinance Retroactively Authorizing the Mayor to Enter into an Agreement with the Westchester Board of Legislators to Provide Funding for the 2025 Summer Basketball Camp and Amending the City Budget Accordingly
7. Department of Recreation: An Ordinance Amending Chapter 186, "Parks and Playgrounds," § 186-17, "Tots Lots," of the Code of the City of Mount Vernon

**To the Council:****PUBLIC SAFETY AND CODES**

8. Department of Buildings: An Ordinance Authorizing Budget Line Transfers Within the Department of Buildings
9. Department of Buildings: An Ordinance to Establish a List of Qualified Vendors for Third-Party Inspection Services for the Department of Buildings
10. Fire Department: An Ordinance Authorizing the Acceptance of a \$95,000 Grant for the Purchase of a Replacement Air Compressor for the Fire Department

**To the Council:****FINANCE AND PLANNING**

11. Department of Buildings: An Ordinance Authorizing the City Comptroller to Establish a Custodial Account for the Development Project Located at 115 MacQuesten Parkway
12. Real Estate Committee: An Ordinance Rescinding the Recommendation for the Sale of City-Owned Property Located at 328 South 1st Avenue (Parcel ID: 169.31.3120.10) - (Valon Nikci of Bedrock Company)
13. Real Estate Committee: An Ordinance Authorizing the Sale and Conveyance of City-Owned Property Located at 328 South 1st Avenue ((Parcel ID: 169.31.3120.10) to Webb Development Services Corp.
14. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 146 South 13th Avenue, Mount Vernon, NY - (PARCEL ID: 169.21.3014.17) - (to Ms. Jeannette Garcia for the purchase price of \$200,000)
15. City Council: A Resolution of the City Council of the City of Mount Vernon Adopting a Negative Declaration Pursuant to SEQRA Regarding the Adoption of the Envision Mount Vernon Comprehensive Plan
16. City Council: A Resolution of the City Council of the City of Mount Vernon Adopting the Envision Mount Vernon Comprehensive Plan

**ADD-ON**

**LEGISLATION AND PUBLIC WORKS**

17. City Council: An Ordinance Authorizing the Transfer of Funds to Budget Line A1010.405 (Contracted Outside Services)

**FINANCE AND PLANNING**

18. Office of the Comptroller: An Ordinance Authorizing a Temporary Spending Freeze on Non-Essential Expenditures through February 2026

**OTHER BUSINESS/CLOSING COMMENTS**

**AN ORDINANCE AMENDING CHAPTER 149 ENTITLED  
"HOUSING STANDARDS," ARTICLE I. GENERAL  
PROVISIONS, §149-42 (A) INSPECTIONS OF THE  
CODE OF THE CITY OF MOUNT VERNON, NEW YORK**

**WHEREAS**, the City of Mount desires to update Chapter 149, entitled "Housing Standards," Article I. General Provisions, §149-42 (A) Inspections of the Code of the City of Mount Vernon, New York, to reflect the City's current code enforcement practices; and

**WHEREAS**, the City recognizes the importance of ensuring that its inspection protocols remain aligned with evolving code enforcement and administrative protocols and best practices for promoting safe and habitable housing conditions within the community; and

**WHEREAS**, the City further seeks to clarify and modernize the language of §149-42(A) to enhance transparency, improve implementation, and ensure that the ordinance reflects the manner in which inspections are actually conducted, without altering the substantive authority historically exercised under this section; and

**WHEREAS**, this amendment is intended to provide greater clarity and operational consistency; **NOW, THEREFORE**,

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

**Section 1. §149-42. Inspections.**

A. Building Department inspectors are hereby authorized to carry out their code-enforcement duties in accordance with the City of Mount Vernon Local Government Code Enforcement Program and the City's Administrative Search Warrant Procedure. In furtherance of such responsibilities, inspectors may enter any premises in accordance with applicable law, including but not limited to (i) upon consent of the owner or a tenant with authority to grant access; (ii) upon circumstances constituting an emergency or (iii) pursuant to a duly issued administrative search warrant, whenever such entry is necessary to safeguard the public interest. [and have the right, in the performance of their duties, to enter any premises during normal business hours and in emergencies whenever necessary to protect the public interest.]

**Section 2.** This ordinance shall take effect immediately.

New matter underlined

Deleted matter in brackets [ ]

APPROVED AS TO FORM  
Assistant Corporation Counsel

APPROVED  
NOV 26 2025  
Date

BY *Mark Sater* Mayor

*Garrison Gleason*  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
President  
*Julie Bonilla*  
City Clerk  
ATTEST

## AN ORDINANCE AUTHORIZING THE PURCHASE OF DOWNTOWN TRASH RECEPTACLES FOR BUSINESS DISTRICTS

**Whereas**, in correspondence dated October 27, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Department of Public Works, in coordination with the City's Purchasing Office, to purchase commercial-grade, approximately 32-gallon slatted steel trash receptacles with rigid liners, in-ground mounting kits, and delivery to the DPW yard, for use in downtown and business districts throughout the City of Mount Vernon; and

**Whereas**, the Department of Public Works ("DPW") has identified that the existing wire trash baskets located in high-traffic commercial corridors throughout the City of Mount Vernon have reached or exceeded their useful life; and

**Whereas**, many of these receptacles are rusted, missing liners, or structurally compromised, resulting in recurring litter overflow, sanitation inefficiencies, and an overall negative impact on the visual appearance and environmental health of the City's business districts; and

**Whereas**, the Department of Public Works has recommended replacing these outdated receptacles with standardized, commercial-grade steel trash receptacles that will improve waste containment, enhance pedestrian experiences, and promote cleaner, safer streets throughout Mount Vernon's downtown and business areas; and

**Whereas**, this initiative supports the City's broader goals of beautification, sustainability, and public safety, while also contributing to the economic vitality and civic pride of the community; and

**Whereas**, the proposed purchase will include approximately thirty-two (32) gallon, slatted steel trash receptacles with side openings, rigid liners, in-ground mounting kits, and freight delivery to the DPW yard, to be procured in accordance with the City's Procurement Policy; and

**Whereas**, the total cost of the purchase shall not exceed Twenty Thousand Dollars (\$20,000), and the Department of Public Works recommends the purchase from Belson Outdoors, the selected vendor, in compliance with all applicable purchasing procedures.

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

**Section 1. Authorization to Purchase.** The City Council hereby authorizes the Department of Public Works, in coordination with the City's Purchasing Office, to purchase commercial-grade, approximately 32-gallon slatted steel trash receptacles with rigid liners, in-ground mounting kits, and delivery to the DPW yard, for use in downtown and business districts throughout the City of Mount Vernon.

**Section 2. Vendor and Procurement Compliance.** Said purchase shall be made from **Belson Outdoors**, pursuant to applicable procurement laws, policies, and procedures of the City of Mount Vernon. The Purchasing Office shall issue the necessary purchase order(s) to facilitate this procurement.

**Section 3. Funding.** The total expenditure authorized under this Ordinance shall not exceed \$20,000, to be charged to the appropriate Department of Public Works Budget Line A8160.203 (Equipment), as approved by the Comptroller.

**Section 4. Purpose and Intent.** This authorization is intended to promote cleaner, safer, and more visually appealing business corridors; enhance sanitation efficiency; and support the City's ongoing beautification and public health initiatives.

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**Section 5. Implementation.** The Department of Public Works is hereby authorized and directed to coordinate the acquisition, installation, and deployment of the new trash receptacles in designated downtown and business district locations.

**Section 6. Severability.** Suppose any clause, sentence, paragraph, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid. In that case, 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 & Contract.

Vote Taken As Follows: 11/25/2025

Boehill: Yea Gleason: Yea  
Poteat: Yea Thompson: Yea  
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

  
Assistant Corporation Counsel

APPROVED

NOV 26 2025

Date

By

  
Mayor

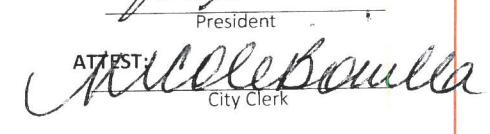
Page | 2

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST

  
Nicole Boula

City Clerk

3

**AN ORDINANCE AUTHORIZING THE ISSUANCE  
OF AN INVITATION FOR BIDS (RFB NO. 11.25)  
FOR THE ONE-TIME REMOVAL AND DISPOSAL  
OF CONSTRUCTION AND DEMOLITION (C&D)  
DEBRIS AT THE 33 CANAL STREET TRASH YARD**

**Whereas**, in correspondence dated November 10, 2025, the Commissioner of the Department of Public Works ("DPW") formally requested authorization to issue an Invitation for Bids (RFB No. 11.25) for the one-time removal and disposal of Construction and Demolition (C&D) debris at the 33 Canal Street Trash Yard; and

**Whereas**, the Department of Public Works has reported that approximately 2,000 cubic yards of Construction and Demolition (C&D) debris has accumulated at the City's Trash Yard located at 33 Canal Street, Mount Vernon, NY 10550; and

**Whereas**, the removal of this material is necessary to restore the site to functional capacity, support ongoing DPW operations, and ensure compliance with applicable environmental regulations; and

**Whereas**, this removal project satisfies Compliance Item #13 of the Consent Order Implementation Plan, thereby supporting the City's continued compliance with regulatory oversight requirements; and

**Whereas**, DPW proposes to issue an Invitation for Bids (RFB No. 11.25) seeking a qualified contractor to perform a one-time project involving: (1) the removal and loading of approximately 2,000 cubic yards of mixed C&D debris with proper handling and dust-suppression measures, and (2) the transportation and disposal of said debris at NYSDEC-permitted facilities with full documentation; and

**Whereas**, the issuance of the Invitation for Bids must comply with the City's Procurement Policy and applicable provisions of the New York State General Municipal Law; and

**Whereas**, the City Council finds it in the best interest of the City of Mount Vernon to authorize the advertisement, posting, and solicitation of competitive bids to secure a qualified contractor at the most advantageous pricing;

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

**Section 1. Authorization to Issue Invitation for Bids.** The Department of Public Works is hereby authorized to issue Invitation for Bids (RFB No. 11.25) for the one-time removal and disposal of Construction and Demolition (C&D) debris at the 33 Canal Street Trash Yard.

**Section 2. Public Notice.** The City Clerk is hereby directed to publish and post the bid solicitation in the official newspaper(s) of record and on the City's eProcurement portal in accordance with the City's Procurement Policy and the requirements of New York State General Municipal Law.

**Section 3. Competitive Bidding Process.** The Department of Public Works is authorized to proceed with the competitive bidding process to solicit qualified contractors and to undertake all necessary actions to administer the bid process.

**Section 4. Return to City Council for Contract Award.** Upon receipt and evaluation of all responsive bids, the Department of Public Works shall return the matter to the City Council for approval and award of the contract to the lowest responsible bidder.

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

APPROVED AS TO FORM  
Assistant Corporation Counsel

APPROVED  
NOV 26 2025  
Date

*Alvarez, Mayor*

Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:  
*Melodeon Villa*  
City Clerk

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**A RESOLUTION AUTHORIZING THE  
RE-APPOINTMENT OF BERESFORD GRANSTON  
AND F. ROMALL SMALLS TO THE BOARD OF ETHICS**

**WHEREAS**, Chapter 24, Section 24-7 of the Mount Vernon City Code provides that members of the Board of Ethics shall be appointed by the City Council; and

**WHEREAS**, the Board of Ethics plays a vital role in promoting transparency, accountability, and ethical conduct in municipal government; and

**WHEREAS**, Beresford Granston and F. Romall Smalls have demonstrated continued dedication, professionalism, and service as members of the Board of Ethics; and

**WHEREAS**, in accordance with the authority granted under the City Code, the City Council finds it in the best interest of the City of Mount Vernon to re-appoint Beresford Granston and F. Romall Smalls to new terms; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council of the City of Mount Vernon hereby re-appoints Beresford Granston and F. Romall Smalls to the Board of Ethics for terms of two (2) years, commencing November 25, 2025, and expiring November 24, 2027, and **BE IT FURTHER**

**RESOLVED**, that this Resolution shall take effect immediately upon its adoption by the City Council.

Vote Taken As Follows: 11/25/2025

Boxhill: Yea Gleason: Yea  
Poteat: Yea Thompson: Yea  
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM  
Assistant Corporation Counsel

APPROVED  
11/26/2025  
Date

BY  
Thomas Sutton Brown

Mayor

Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:  
Nedelle Bonilla  
City Clerk

4

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**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON RE-APPOINTING  
CURTIS BREWINGTON AND BLAIR HOPLIGHT  
TO THE BOARD OF ETHICS**

**WHEREAS**, Chapter 24, Section 24-7 of the Mount Vernon City Code provides for the appointment of members to the Board of Ethics by the City Council; and

**WHEREAS**, the Board of Ethics plays a vital role in promoting transparency, accountability, and ethical conduct among public officials and employees within the City of Mount Vernon; and

**WHEREAS**, Curtis Brewington and Blair Hoplight have faithfully served on the Board of Ethics during their current terms, demonstrating integrity, professionalism, and commitment to upholding the City's ethical standards; and

**WHEREAS**, in accordance with the authority granted under the City Code, the City Council desires to re-appoint Curtis Brewington and Blair Hoplight to the Board of Ethics for new terms; and

**WHEREAS**, the proposed re-appointments will take effect following the expiration of their current terms and will ensure continuity of service and stability within the Board of Ethics; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council of the City of Mount Vernon hereby re-appoints Curtis Brewington and Blair Hoplight to the Board of Ethics **for terms of** two (2) years, commencing on December 26, 2025, and expiring on December 25, 2027; and **BE IT FURTHER**

**RESOLVED**, that this Resolution shall take effect immediately upon its adoption by the City Council.

Vote Taken As Follows: 11/25/2025

Boxhill: Yea Gleason: Yea  
Poteat: Yea Thompson: Yea  
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM  
J. T. Hall  
Assistant Corporation Counsel

APPROVED  
11/20/2025  
Date  
M. Patterson, Mayor

*Gleason*  
Signature  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
Signature  
President

*Nicole Bonilla*  
Signature  
ATTEST:  
Nicole Bonilla  
City Clerk

5

**AN ORDINANCE RETROACTIVELY AUTHORIZING  
THE MAYOR TO ENTER INTO AN AGREEMENT WITH  
THE WESTCHESTER COUNTY BOARD OF LEGISLATORS  
TO PROVIDE FUNDING FOR THE 2025 SUMMER  
BASKETBALL CAMP AND AMENDING THE  
CITY BUDGET ACCORDINGLY**

**Whereas**, in correspondence dated November 6, 2025, the Deputy Commissioner of the Department of Recreation formally requested authorization for Mayor Shawyn Patterson-Howard to retroactively enter into an agreement with the Westchester County Board of Legislators for the receipt of funds in the amount of \$28,837.00 to support the 2025 Summer Basketball Camp administered by the Department of Recreation; and

**Whereas**, the City of Mount Vernon seeks to continue providing high-quality recreational and youth engagement opportunities during the summer months; and

**Whereas**, the Westchester County Board of Legislators has offered funding to support a 2025 Summer Basketball Camp operated by the City's Department of Recreation; and

**Whereas**, under this program, the City will receive Twenty-Eight Thousand Eight Hundred Thirty-Seven Dollars (\$28,837.00) for the operation of the 2025 Summer Basketball Camp, scheduled to take place from July 1, 2025, through August 31, 2025; and

**Whereas**, these funds are to be deposited into revenue account code A2229.15 (Westchester County funded recreation grants) and appropriated into expense codes A7310.104 (Youth Program Salary – Part-Time) and A7310.458 (Sports, Equipment, Guest Speakers, and Supplies); and

**Whereas**, the City Council finds it to be in the best interest of the residents of the City of Mount Vernon to authorize acceptance of the funding and execution of the agreement necessary to implement this program;

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

**Section 1. Authorization to Enter into Agreement.** The Mayor is hereby authorized to retroactively enter into an agreement with the Westchester County Board of Legislators for the receipt of funds in the amount of \$28,837.00 to support the 2025 Summer Basketball Camp administered by the Department of Recreation.

**Section 2. Term of Program.** The program shall operate from July 1, 2025, through August 31, 2025, in accordance with the terms of the agreement and applicable City policies.

**Section 3. Budget Amendment.** The Comptroller is authorized and directed to:

1. Deposit received funds into revenue account code A2229.15; and
2. Appropriate said funds into the following expense codes:
  - o A7310.104 – Youth Program Salary (Part-Time)
  - o A7310.458 – Sports, Equipment, Guest Speakers, and Supplies

**Section 4. 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 5. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

APPROVED AS TO FORM  
\_\_\_\_\_  
Assistant Corporation Counsel

APPROVED  
11/26/2025  
Date  
\_\_\_\_\_  
Shawn Patterson  
Mayor

*Derrick Thompson*  
Councilperson  
\_\_\_\_\_  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
\_\_\_\_\_  
President  
\_\_\_\_\_  
ATTEST:  
*Michelle Bonilla*  
City Clerk

**AN ORDINANCE AMENDING CHAPTER 186,  
“PARKS AND PLAYGROUNDS,” § 186-17, “TOT LOTS,”  
OF THE CODE OF THE CITY OF MOUNT VERNON**

**Whereas**, in correspondence dated November 7, 2025, the Commissioner of the Department of Recreation formally requested authorization to amend Chapter 186, “Parks and Playgrounds,” § 186-17 of the Code of the City of Mount Vernon is hereby amended and restated to read as shown below; and

**Whereas**, the City of Mount Vernon maintains numerous playgrounds throughout the community that serve as dedicated recreational spaces for young children and their families; and

**Whereas**, Chapter 186 of the Code of the City of Mount Vernon governs the use, management, and protection of City parks and playgrounds, including provisions specific to “tot lots”; and

**Whereas**, § 186-17 currently identifies certain playgrounds as tot lots but does not comprehensively list all City playgrounds intended exclusively for use by children, accompanied by adults responsible for their care and supervision; and

**Whereas**, the Department of Recreation and other City agencies have recommended updating § 186-17 to include the full list of designated tot lots to inform the public, promote child safety, and clarify areas where adult congregation is prohibited; and

**Whereas**, such an amendment is necessary to provide the Mount Vernon Police Department with a clear legal basis to enforce the rules and regulations governing tot lot areas, including the issuance of summonses and other enforcement actions for violations.

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

Section 1. **Amendment to Chapter 186, § 186-17 (“Tot Lots”).** Chapter 186, “Parks and Playgrounds,” § 186-17 of the Code of the City of Mount Vernon is hereby amended and restated to read as follows:

**§ 186-17. Tot Lots.**

A. The following playgrounds are hereby designated as tot lots:

1. Grove Street Playground (Grove Street);
2. Lorraine Avenue Playground (Lorraine Avenue and Claremont Place);
3. Sophie J. Mee Playground (South 3rd Avenue and 4th Street);
4. Adams Street Playground (Adams Street and South Fulton Avenue);
5. Ben Gordon Playground (South 8th Avenue and 7th Street);
6. Brush Park (South 3rd Avenue and 6th Street);
7. Eddie Williams Playground (South 7th Avenue and 4th Street);
8. Fleetwood Playground (Broad Street);
9. Nichols Playground (High Street);
10. Hartley Park/Playground (North 3rd Avenue and Gramatan Avenue);
11. Howard Street Playground (Howard Street);
12. Leo Mann Playground (Sheridan Avenue);
13. Madison Avenue Playground (Madison Avenue and Franklin Avenue);
14. Purdy Playground (South 9th Avenue and West 2nd Street).

B. No person 18 years of age or older shall remain in or enter a children's playground area designated as a tot lot unless actually engaged in the care, custody, or supervision of a person younger than 12 years of age who is using the facilities in the area.

**Section 2. Purpose.** The purpose of this amendment is to provide clear public notice that tot lots are restricted for use by young children accompanied by responsible adults, and to establish an enforceable legal framework enabling the Mount Vernon Police Department to issue summonses or take other lawful action against individuals who violate the regulations applicable to tot lot areas.

**Section 3. 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 4. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

NOV 26 2025

Date

BY

Mayor

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

8

## AN ORDINANCE AUTHORIZING BUDGET LINE TRANSFERS WITHIN THE DEPARTMENT OF BUILDINGS

**Whereas**, in correspondence dated November 14, 2025, the Commissioner of the Department of Buildings formally requested authorization for the Comptroller to execute the necessary budget line transfers shown below on behalf of the Department of Buildings; and

**Whereas**, the Department of Buildings has identified current negative balances within several revenue and operational budget lines; and

**Whereas**, these transfers are necessary to support ongoing departmental functions, ensure compliance with municipal requirements, and maintain the City's overall fiscal stability; and

**Whereas**, the City Council finds it to be in the best interest of the City of Mount Vernon to authorize the reallocation of funds to meet the Department of Buildings' current financial needs;

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

**Section 1. Authorization of Budget Transfers.** The City Council hereby authorizes the following budget line transfers for the Department of Buildings:

<b>From:</b>	<b>Amount:</b>	<b>To:</b>
A2555 – Building Permit Fees	\$20,000	A1289.1 – Electrical Permits
	\$70,000	A1560 – Inspections (Elevator)
	\$43,000	A1560.1 – Absentee Landlord Program
	\$116,000	A1560.2 – Multiple Dwelling Inspections
	\$160,000	A2189.1 – Building Department Fees

**Section 2. Purpose.** These transfers shall be used exclusively to offset current negative balances and to support the Department of Buildings' operational, inspection, and administrative needs.

**Section 3. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

NOV 20 2025

Date

By

Mayor

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:

Nicole Bonilla

City Clerk

**AN ORDINANCE TO ESTABLISH A LIST OF  
QUALIFIED VENDORS FOR THIRD-PARTY  
INSPECTION SERVICES FOR THE  
DEPARTMENT OF BUILDINGS**

**Whereas**, in correspondence dated November 24, 2025, the Commissioner of the Buildings Department formally requested authorization for the Department of Buildings to establish and maintain a list of qualified third-party inspection vendors for use by property owners and constituents seeking specialized or general code inspections and related services; and

**Whereas**, the Department of Buildings is responsible for ensuring compliance with the New York State 2020 Uniform Fire Prevention and Building Code, the Energy Code, and all applicable City of Mount Vernon ordinances; and

**Whereas**, property owners and constituents often require specialized or general technical inspections, consultations, report preparation services, and other construction-related services to ensure compliance with state and local codes; and

**Whereas**, the Department of Buildings issued Request for Qualifications (RFQ) #005 – DOB Third-Party Inspection Services on August 29, 2025, seeking qualified vendors capable of providing a broad range of third-party inspection and construction-related services; and

**Whereas**, two responses were received to RFQ #005, from LaBella Associates and Ettinger Engineering Associates; and

**Whereas**, each submission was evaluated for responsiveness, responsibility, and pricing, including completeness, required forms, acknowledgments, professional experience, capacity, references, and compliance with applicable insurance and prevailing wage requirements; and

**Whereas**, the Department of Buildings has determined that LaBella Associates and Ettinger Engineering Associates are responsible, qualified vendors capable of performing the inspections and related services outlined in RFQ #005; and

**Whereas**, the use of such third-party inspectors will be fee neutral or fee positive, as property owners will pay vendors directly and the Department of Buildings will collect its standard initial inspection fee of \$150.00, similar to the practices of neighboring municipalities; and

**Whereas**, establishing an approved list of qualified vendors will expand inspection capacity, assist property owners, and support code compliance without creating a financial burden on the City;

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

**Section 1. Purpose.** The purpose of this Ordinance is to authorize the Department of Buildings to establish and maintain a list of qualified third-party inspection vendors for use by property owners and constituents seeking specialized or general code inspections and related services.

**Section 2. Authorization to Establish Qualified Vendor List.** The Department of Buildings is hereby authorized to formally establish a list of qualified vendors, initially consisting of:

1. LaBella Associates
2. Ettinger Engineering Associates

These vendors have been evaluated and determined to be qualified in accordance with the criteria set forth in RFQ #005.

### Section 3. Use of Third-Party Vendors.

A. The approved vendor list shall be made available to property owners and constituents solely as an optional resource for obtaining third-party inspection services.

B. The City shall incur no cost for services provided by these vendors; all payments shall be made directly by property owners to the selected vendor.

C. The Department of Buildings shall maintain oversight of all inspections conducted by third-party vendors to ensure compliance with applicable laws and standards.

### Section 4. Fees.

A. The Department of Buildings is authorized to continue collecting an initial inspection fee of \$150.00, comparable to neighboring jurisdictions, to support the administrative and oversight functions associated with third-party inspections.

B. Fees charged by third-party vendors for their services shall be set independently by the vendors and paid directly by the property owners.

**Section 5. Amendments to the Vendor List.** The Department of Buildings may update, expand, or modify the list of qualified vendors as additional RFQs are issued or as future evaluations deem necessary. All such revisions shall be reported to the City Council for acknowledgment.

**Section 6. 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 the remainder of this Ordinance.

**Section 7. 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.

APPROVED AS TO FORM  
Assistant Corporation Counsel  
Date: 11/25/2025  
By: *Matthew Thompson*  
Mayor

*John Poteat*  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
President  
ATTEST:  
*Michele Bonilla*  
City Clerk

18

**AN ORDINANCE AUTHORIZING THE  
ACCEPTANCE OF A \$95,000 GRANT FOR  
THE PURCHASE OF A REPLACEMENT  
COMPRESSOR FOR THE FIRE DEPARTMENT**

**Whereas**, in correspondence dated October 31, 2025, the Fire Commissioner formally requested authorization for Mayor Shawyn Patterson-Howard to accept the grant award in the amount of \$95,000 from New York State Assemblyman Gary Pretlow for the replacement of the Eagle Air compressor at Fire Station 3; and

**Whereas**, on September 30, 2025, New York State Assemblyman Gary Pretlow awarded the City of Mount Vernon a grant in the amount of Ninety-Five Thousand Dollars (\$95,000) for the benefit of the Mount Vernon Fire Department; and

**Whereas**, the Mount Vernon Fire Department has identified the need to replace the Eagle Air compressor located at Fire Station 3, which is essential for refilling Self-Contained Breathing Apparatus (SCBA) air cylinders that enable firefighters to safely operate in smoke-filled and hazardous conditions; and

**Whereas**, acceptance of this grant award will allow the City to acquire a new compressor necessary to support firefighter safety and operational readiness; and

**Whereas**, the funds received from this grant shall be recorded in revenue code A3389.9 (NYS Other) and subsequently transferred to budget code A3410.203 (Equipment) for the purchase and installation of the compressor; and

**Whereas**, the Mayor of the City of Mount Vernon must be authorized to accept said award and execute any documents necessary to effectuate the use of the funds.

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

**Section 1. Authorization to Accept Grant.** The City Council hereby authorizes Mayor Shawyn Patterson-Howard to accept the grant award in the amount of \$95,000 from New York State Assemblyman Gary Pretlow for the replacement of the Eagle Air compressor at Fire Station 3.

**Section 2. Accounting for Funds.** Upon acceptance of the grant, the Comptroller is directed to record the funds in Revenue Code A3389.9 (NYS Other) and to transfer said funds to appropriation code A3410.203 (Equipment) for the acquisition and installation of the new compressor.

**Section 3. Authorization for Necessary Actions.** The Mayor, Comptroller, and Fire Commissioner are hereby authorized to execute any documents, contracts, or agreements necessary to carry out the purpose 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 & Contract.

APPROVED AS TO FORM  
\_\_\_\_\_  
Assistant Corporation Counsel

APPROVED  
11/25/2025  
Date  
\_\_\_\_\_  
Shawn Patterson-Howard  
Mayor

Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:  
Nicole Bonilla  
City Clerk

**AN ORDINANCE AUTHORIZING THE CITY  
COMPTROLLER TO ESTABLISH A CUSTODIAL  
ACCOUNT FOR THE DEVELOPMENT PROJECT  
LOCATED AT 115 SOUTH MACQUESTEN PARKWAY**

**Whereas**, in correspondence dated November 19, 2025, the Commissioner of the Department of Buildings formally requested authorization for the Comptroller to establish a custodial account for the development project located at 115 South MacQuesten Parkway, Mount Vernon, New York; and

**Whereas**, the City Comptroller requires authorization from the City Council to establish custodial accounts for the proper management of funds related to development projects within the City of Mount Vernon; and

**Whereas**, the developers of the property located at 115 South MacQuesten Parkway are required to fund the City's construction inspection services during the construction phase of the project; and

**Whereas**, Labella Associates Inc. has been engaged to provide construction inspection services as set forth in its proposal, P2505704.01, dated November 11, 2025, and executed on November 17, 2025, in accordance with the terms and conditions contained in Exhibit A; and

**Whereas**, the custodial account is necessary to ensure the timely and proper payment of inspection services, to maintain compliance with City requirements, and to support an aggressive construction schedule; and

**Whereas**, the applicant/owner of the project is 115 MacQuesten Development LLC, with Dan Brenner serving as Authorized Signatory, located at 1228 Euclid Avenue, 4th Floor, Cleveland, OH 44115; and

**Whereas**, the custodial account will remain active until all construction inspections have been successfully completed and final inspection reports have been submitted to the City's Building Department; now therefore,

**THE CITY COUNCIL OF THE CITY OF MOUNT VERNON HEREBY  
ORDAINS:**

**Section 1. Authorization to Establish Custodial Account.** The City Comptroller is hereby authorized and directed to establish a custodial account for the development project located at:

115 South MacQuesten Parkway, Mount Vernon, New York.

**Section 2. Purpose of Account.** The custodial account shall serve as a holding account to receive funds from the project developer for the payment of construction inspection services performed by Labella Associates Inc. throughout the construction phase.

**Section 3. Disbursement of Funds.** Funds deposited into the custodial account shall be disbursed solely for payments owed to Labella Associates Inc. for services rendered in accordance with Proposal P2505704.01 and the terms of Exhibit A.

**Section 4. Duration of Account.** The custodial account shall remain active until the developer fully completes all required construction inspections and the Building Department receives all final inspection reports.

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

APPROVED AS TO FORM  
Assistant Corporation Counsel  
APPROVED  
Date  
By: *Adam Ballen Hayes*  
Mayor

*J. S. Bushell*  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
President  
ATTEST: *Nicole Bonilla*  
City Clerk

12

**AN ORDINANCE RESCINDING THE RECOMMENDATION  
FOR THE SALE OF CITY-OWNED PROPERTY LOCATED  
AT 328 SOUTH 1ST AVENUE (PARCEL ID: 169.31.3120.10)**

**Whereas**, in correspondence dated November 12, 2025, the Secretary of the Real Estate Committee formally requested that the City Council rescind Ordinance No. 22, adopted on October 8, 2025, which authorized the sale of the City-owned property located at 328 South 1st Avenue, Mount Vernon, NY (Parcel ID: 169.31.3120.10), for the amount of \$305,000.00; and

**Whereas**, by correspondence dated November 12, 2025, it was reported that the previously stated sum of \$305,000.00 was incorrect, and that Mr. Nikci's confirmed bid for the property is in fact \$138,000.00; and

**Whereas**, the subject property was acquired by the City of Mount Vernon through foreclosure for non-payment of taxes; and

**Whereas**, the City Council's Real Estate Committee reviewed all documentation pertaining to the property at its meeting on October 31, 2025, and by unanimous vote recommended that the prior offer be rescinded in light of the corrected bid and the circumstances surrounding the acquisition; and

**Whereas**, the City Council now finds it necessary and appropriate to rescind its prior recommendation concerning the conveyance of this City-owned parcel to ensure accuracy, transparency, and compliance with proper disposition procedures;

**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. Rescission of Prior Recommendation.** The recommendation to approve the sale of the City-owned property located at 328 South 1st Avenue, Mount Vernon, NY (Parcel ID: 169.31.3120.10), for \$305,000.00 is hereby rescinded in its entirety.

**Section 2. Basis for Rescission.** This rescission is based upon the confirmation that the accurate bid submitted by Valon Nikci of Bedrock Company is \$138,000.00, as well as the findings of the Real Estate Committee following its October 31, 2025, review.

**Section 3. Further Action.** The City Council reserves the right to reconsider the disposition of the property upon submission of a corrected and complete recommendation in accordance with applicable laws, procedures, and City policies governing the sale of City-owned real property.

**Section 4. 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 5. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

J. S. B. Hill

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

ATTEST:

Nicole Bonilla

City Clerk

15

**AN ORDINANCE AUTHORIZING THE SALE  
AND CONVEYANCE OF CITY-OWNED PROPERTY  
LOCATED AT 328 SOUTH 1ST AVENUE (PARCEL  
ID: 169.31.3120.10) TO WEBB DEVELOPMENT  
SERVICES CORP.**

**Whereas**, in correspondence dated November 21, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to convey the City-owned property located at 328 South 1st Avenue, Mount Vernon, NY, identified as Parcel ID 169.31.3120.10, to Webb Development Services Corp. for the purchase price of \$200,000; and

**Whereas**, the City of Mount Vernon is the owner of the real property located at 328 South 1st Avenue, Mount Vernon, New York, designated as Parcel ID 169.31.3120.10 (“the Property”); and

**Whereas**, the Property was acquired by the City through foreclosure due to non-payment of real property taxes; and

**Whereas**, the City, through its Real Estate Committee, reviewed all offers received for the Property during a duly convened meeting on November 21, 2025; and

**Whereas**, following its review, the Real Estate Committee unanimously determined that the offer submitted by Alonzo Webb of Webb Development Services Corp. in the amount of \$200,000 (Two Hundred Thousand Dollars) constituted the highest responsible bid and was fully compliant with the City’s bidding procedures; and

**Whereas**, the proposed sale of the Property is in the best interest of the City in order to return the parcel to productive use and contribute to the City’s tax base; 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. Authorization to Convey Property.** The Mayor of the City of Mount Vernon is hereby authorized and directed to execute any and all documents necessary to convey the City-owned property located at 328 South 1st Avenue, Mount Vernon, NY, identified as Parcel ID 169.31.3120.10, to Webb Development Services Corp. for the purchase price of \$200,000.

**Section 2. Form of Documents.** All closing documents, including but not limited to the deed, transfer forms, and affidavits, shall be approved as to form by the City’s Corporation Counsel prior to execution.

**Section 3. Conditions of Sale.** The conveyance shall be made on an “as-is, where-is” basis, without warranties or representations by the City, except as may be expressly stated in the final purchase agreement approved by Corporation Counsel.

**Section 4. Deposit of Proceeds.** The proceeds from the sale of the Property shall be deposited into the appropriate City account as determined by the Comptroller.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

APPROVED AS TO FORM  
Assistant Corporation Counsel

APPROVED  
Date  
BY  
Shawn S. Miller, Mayor

J. S. Boxhill  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
President

ATTEST:  
Nicole Bonella  
City Clerk

10/25/2025  
14

**AN ORDINANCE AUTHORIZING THE SALE  
OF CITY-OWNED PROPERTY LOCATED AT  
146 SOUTH 13TH AVENUE, MOUNT VERNON,  
NY - (PARCEL ID: 169.21.3014.17)**

**Whereas**, in correspondence dated November 21, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute all documents and take all necessary steps to convey the City-owned property located at 146 South 13th Avenue, Mount Vernon, New York (Parcel ID: 169.21.3014.17) to Ms. Jeannette Garcia for the purchase price of \$200,000, subject to approval by the Corporation Counsel; and

**Whereas**, the City of Mount Vernon is the owner of real property located at 146 South 13th Avenue, identified on the tax map as Parcel ID: 169.21.3014.17 ("the Property"); and

**Whereas**, the Property was acquired by the City through foreclosure due to non-payment of taxes; and

**Whereas**, the Property was made available for purchase pursuant to the City's established disposition and bidding procedures; and

**Whereas**, all submitted offers for the Property were reviewed by the Real Estate Committee at its meeting held on November 21, 2025; and

**Whereas**, following its review, the Real Estate Committee unanimously determined that the offer submitted by Ms. Jeannette Garcia, in the amount of Two Hundred Thousand Dollars (\$200,000), constituted the highest responsible bid and fully complied with all requirements of the bidding process; and

**Whereas**, it is in the best interest of the City of Mount Vernon to authorize the conveyance of the Property to Ms. Garcia for the total sum of \$200,000;

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

**Section 1. Authorization of Sale.** The Mayor is hereby authorized to execute all documents and take all necessary steps to convey the City-owned property located at 146 South 13th Avenue, Mount Vernon, New York (Parcel ID: 169.21.3014.17) to Ms. Jeannette Garcia for the purchase price of \$200,000, subject to approval by the Corporation Counsel.

**Section 2. Form of Conveyance.** The conveyance shall be made by Quitclaim Deed or such other form of deed as approved by the Corporation Counsel of the City of Mount Vernon.

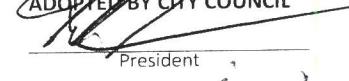
**Section 3. Payment of Purchase Price.** The purchaser shall remit the full purchase price of \$200,000 at closing, along with any and all associated closing costs, filing fees, and taxes customarily borne by the purchaser.

**Section 4. Conditions of Sale.** The Property shall be conveyed "as is," with no representations or warranties as to condition, zoning, or fitness for any particular use, except as expressly stated in the closing documents. The purchaser shall be responsible for securing all required permits and complying with all applicable federal, state, and local regulations.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

APPROVED AS TO FORM  
  
Assistant Corporation Counsel

APPROVED  
10/25/2025  
Date  
  
Mayor

  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
  
President

ATTEST:  
  
City Clerk

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON ADOPTING A  
NEGATIVE DECLARATION PURSUANT TO SEQRA  
REGARDING THE ADOPTION OF THE ENVISION  
MOUNT VERNON COMPREHENSIVE PLAN**

**WHEREAS**, the City of Mount Vernon has the authority and responsibility to undertake comprehensive planning in the City and to regulate land use for the purpose of protecting the public health, safety, and general welfare of its citizens; and

**WHEREAS**, in 2022, recognizing the need to update the 1968 Comprehensive Plan, and in accordance with New York General City Law (“GCL”) Section 28-a, the City Council appointed a Comprehensive Plan Advisory Committee (“Committee”), comprised of a diverse group of community stakeholders, for the purposes of assisting City staff (including the Department of Planning and Community Development) and a consultant team with preparing a new Comprehensive Plan for the City entitled Envision Mount Vernon (“Comprehensive Plan”); and

**WHEREAS**, following an extensive community engagement process, which involved numerous conversations with the community, meetings, working sessions, interviews, roundtables, public workshops, and digital engagement, the Committee, City Planning staff, and the City’s consultant team prepared a draft Comprehensive Plan; and

**WHEREAS**, the adoption of the Comprehensive Plan is classified as a Type I Action (“Proposed Action”) under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 (“SEQRA”); and

**WHEREAS**, the Proposed Action will not require permits and approvals from any other local, regional, State, or Federal agencies prior to adoption, and coordinated SEQRA review is, therefore, not required; and

**WHEREAS**, on September 24, 2025, the City Council designated itself as Lead Agency for the review of the Comprehensive Plan under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1); and

**WHEREAS**, the City Council, together with its consultants and City Planning staff, initially prepared Parts 1 and 2 of the Full Environmental Assessment Form in support of the adoption of the Comprehensive Plan (collectively, “EAF”); and

**WHEREAS**, City Planning staff and the City Council’s consultants assisted the City Council in its preparation and review of the EAF; and

**WHEREAS**, pursuant to Section 28-a(6)(a) of the GCL, on September 24, 2025, the City Council referred the Comprehensive Plan to the City of Mount Vernon Planning Board for its review and recommendation prior to its adoption; and

**WHEREAS**, pursuant to Section 28-a(6)(b) of the GCL, and Section 239-m of the New York General Municipal Law (“GML”), on September 24, 2025, the City Council referred the Comprehensive Plan to the Westchester County Planning Board; and

**WHEREAS**, City Planning staff and the City Council’s consultants presented a draft of the Comprehensive Plan at a meeting of the Westchester County Planning Board on October 7, 2025; and

**WHEREAS**, the City Planning Board discussed the Comprehensive Plan at its meeting on October 8, 2025; and

**WHEREAS**, the City Council conducted a duly noticed Public Hearing for the draft Comprehensive Plan on October 8, 2025, at 7:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, the City Council conducted a duly noticed continued Public Hearing for the draft Comprehensive Plan on October 14, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, by letter dated October 21, 2025, the Westchester County Planning Board, among other things, applauded the City's efforts to update the Comprehensive Plan, and provided certain comments for the Council to consider as it finalizes the Plan and works toward its implementation, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

**WHEREAS**, the Westchester County Planning Board also commended the City for the numerous recommendations that are consistent with the County Planning Board's long-range planning policies, and for engaging in significant community and stakeholder outreach throughout the process; and

**WHEREAS**, the Westchester County Planning Board further expressed that it is "encouraged that the City is considering a comprehensive rewrite of the zoning code following the adoption of this Plan;" and

**WHEREAS**, by Memo dated October 27, 2025, the City Planning Board recommended adoption of the Comprehensive Plan, and offered comments on the Comprehensive Plan, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

**WHEREAS**, the City Council carefully considered all the oral and written comments on the Comprehensive Plan, and worked together with City Planning staff and its consultants to revise the Comprehensive Plan to address certain comments as the Council deemed appropriate; and

**WHEREAS**, on October 30, 2025, the City Council posted an updated draft Comprehensive Plan on the City's website; and

**WHEREAS**, the City Council conducted a duly noticed continued Public Hearing for the updated draft Comprehensive Plan on November 10, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

**WHEREAS**, the Proposed Action does not involve the adoption of any amendments to the City Zoning Code or Zoning Map, and no proposed draft zoning ordinance has been prepared or reviewed by the City Council at this time; and

**WHEREAS**, the Proposed Action also does not involve the authorization for any specific land development activities or construction in the City; and

**WHEREAS**, although the Proposed Action does not involve the adoption of any zoning ordinance, the City is aware of three proposed projects for which rezoning petitions have been submitted to the City Council and are pending as of this date: (i) proposal by Grace Baptist Church to amend the Zoning Code and Zoning Map to facilitate the development of a mixed use residential and commercial project located at 70 South Sixth Avenue, 47 Second Street West, and 60 South Sixth Avenue; (ii) proposal by Sammy Properties, Inc. to amend the Zoning Map by applying the RMF-SC Senior Citizen Housing Floating Overlay district to an approximately 0.43-acre property located at 505 Gramatan Avenue; and (iii) proposal by West First Professional Plaza LLC for certain zoning text amendments in connection with a proposed multi-family apartment building at 22 West First Street (collectively, "Existing Projects"); and

**WHEREAS**, the City Council is in the process of conducting an environmental review under SEQRA for the Existing Projects; and

**WHEREAS**, Section 617.2(ah) of the SEQRA Regulations defines segmentation as "the division of the environmental review of an action such that various activities or stages are addressed under this Part as though they were independent, unrelated activities, needing individual determinations of significance;" and

**WHEREAS**, Section 617.3(g)(1) of the SEQRA Regulations further states that if a lead agency believes that circumstances warrant a segmented review, it must clearly state in its determination of significance, and any subsequent EIS, the supporting reasons and must demonstrate that such review is clearly no less protective of the environment; and

**WHEREAS**, the City Council, together with City Planning staff and its consultants, and in compliance with its duties under SEQRA as Lead Agency, has carefully reviewed and considered the entire record of the Proposed Action, including the draft Comprehensive Plan, all materials submitted and comments received, the EAF, the County Planning Board recommendations, and the City Planning Board recommendations, which when considered together, constitute the record which serves as the basis for a SEQRA determination, and has prepared Part 3 of the EAF, including the EAF Part 3 Supplement, dated November 25, 2025 ("EAF Supplement"), which contains the City Council's analysis of the Proposed Action as compared to the SEQRA criteria determining significance (6 NYCRR Section 617.7(c)) and its reasoned determination as to the effects of the Proposed Action on the environment; and

**WHEREAS**, the City Council has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Proposed Action may have a potentially significant adverse impact on the environment; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council confirms that it is acting as Lead Agency for the environmental review of the Proposed Action; and **BE IT FURTHER**

**RESOLVED**, that, pursuant to 6 N.Y.C.R.R. Part 617, the City Council determines after due discussion and deliberation that the Proposed Action does not have the potential to result in any significant adverse environmental impacts, and that an environmental impact statement is not required, for the reasons set forth in the attached EAF Supplement and Negative Declaration; and **BE IT FURTHER**

**RESOLVED**, that the City Council adopts and incorporates herein by reference the attached EAF Supplement and Negative Declaration for the Proposed Action under SEQRA; and **BE IT FURTHER**

**RESOLVED**, that this Resolution and the attached EAF Supplement and Negative Declaration shall constitute the City Council's evaluation of the magnitude and importance of impacts of the Proposed Action and reasons in support of the determination of significance required under Part 3 of the EAF; and **BE IT FURTHER**

**RESOLVED**, that for the reasons stated in this Resolution and the EAF Supplement, the City Council finds that segmenting the environmental review of the Existing Projects, as well as potential future amendments to the City Zoning Code and Zoning Map, from the review of the Comprehensive Plan is warranted under 6 N.Y.C.R.R. Section 617.3(g)(1) for the following reasons:

1. The Comprehensive Plan is a City-wide legislative action only. It does not commit the City to any particular type of development or specific development plan.
2. The environmental review of the Existing Projects will address all areas of concern that SEQRA requires for those individual Projects in accordance with SEQRA. It is appropriate that the reviews be conducted in the context of the site-specific projects rather than more generally as part of the Comprehensive Plan review. It is more protective of the environment to study the actual plans for the Existing Projects as part of their individual project reviews, rather than as part of a SEQRA review for a generic Comprehensive Plan, which is a theoretical policy document.

NOV 25 2025

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3. The Comprehensive Plan does not commit the City Council to the adoption of any specific zoning amendments. The Council will address all areas of concern that SEQRA requires for all future comprehensive and/or site-specific zoning amendments at the time they are considered for adoption; and BE IT FURTHER

**RESOLVED**, that the City Council hereby issues a Negative Declaration for the Proposed Action; and BE IT FURTHER

**RESOLVED**, that the City Clerk shall arrange to fulfill the filing and distribution requirements for the Negative Declaration as required by the SEQRA regulations in 6 N.Y.C.R.R. Section 617.12, and to make all other filings required by law; and BE IT FURTHER

**RESOLVED**, that this Resolution shall take effect immediately.

FILED  
CITY CLERK  
MOUNT VERNON, NY

2025 NOV 26 A 11:20

Vote Taken As Follows: 11/25/2025

Boxhill: Yea Gleason: Yea  
Poteat: Yea Thompson: Yea  
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

NOV 26 2025

By

John Patterson, Mayor

Page 14  
(4926-1160-5115, v. 1)

15

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

Attest:

Midibonilla

City Clerk

Councilperson

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON ADOPTING THE  
ENVISION MOUNT VERNON COMPREHENSIVE PLAN**

**WHEREAS**, the City of Mount Vernon has the authority and responsibility to undertake comprehensive planning in the City and to regulate land use for the purpose of protecting the public health, safety, and general welfare of its citizens; and

**WHEREAS**, in 2022, recognizing the need to update the 1968 Comprehensive Plan, and in accordance with New York General City Law (“GCL”) Section 28-a, the City Council appointed a Comprehensive Plan Advisory Committee (“Committee”), comprised of a diverse group of community stakeholders, for the purposes of assisting City staff (including the Department of Planning and Community Development) and a consultant team with preparing a new Comprehensive Plan for the City entitled Envision Mount Vernon (“Comprehensive Plan”); and

**WHEREAS**, following an extensive community engagement process, which involved numerous conversations with the community, meetings, working sessions, interviews, roundtables, public workshops, and digital engagement, the Committee, City Planning staff, and the City’s consultant team prepared a draft Comprehensive Plan; and

**WHEREAS**, the City Council is appreciative of its Planning staff and consultants’ efforts, and is also grateful to the Committee and the Mount Vernon community-at-large for participating in the planning process; and

**WHEREAS**, a copy of the Comprehensive Plan can be viewed in the office of the City Clerk, or online at: <https://www.envisionmtvernon.com>; and

**WHEREAS**, the adoption of the Comprehensive Plan is classified as a Type I Action (“Proposed Action”) under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 (“SEQRA”); and

**WHEREAS**, the Proposed Action will not require permits and approvals from any other local, regional, State, or Federal agencies prior to adoption, and coordinated SEQRA review is, therefore, not required; and

**WHEREAS**, on September 24, 2025, the City Council designated itself as Lead Agency for the review of the Comprehensive Plan under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1); and

**WHEREAS**, the City Council, together with its consultants and City Planning staff, initially prepared Parts 1 and 2 of the Full Environmental Assessment Form in support of the adoption of the Comprehensive Plan (collectively, “EAF”); and

**WHEREAS**, City Planning staff and the City Council’s consultants assisted the City Council in its preparation and review of the EAF; and

**WHEREAS**, pursuant to Section 28-a(6)(a) of the GCL, on September 24, 2025, the City Council referred the Comprehensive Plan to the City of Mount Vernon Planning Board for its review and recommendation prior to its adoption; and

**WHEREAS**, pursuant to Section 28-a(6)(b) of the GCL, and Section 239-m of the New York General Municipal Law (“GML”), on September 24, 2025, the City Council referred the Comprehensive Plan to the Westchester County Planning Board; and

**WHEREAS**, City Planning staff and the City Council’s consultants presented a draft of the Comprehensive Plan at a meeting of the Westchester County Planning Board on October 7, 2025; and

**WHEREAS**, the City Planning Board discussed the Comprehensive Plan at its meeting on October 8; and

**WHEREAS**, the City Council conducted a duly noticed Public Hearing for the draft Comprehensive Plan on October 8, 2025, at 7:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, the City Council conducted a duly noticed continued Public Hearing for the draft Comprehensive Plan on October 14, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, by letter dated October 21, 2025, the Westchester County Planning Board, among other things, applauded the City's efforts to update the Comprehensive Plan, and provided certain comments for the Council to consider as it finalizes the Plan and works toward its implementation, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

**WHEREAS**, the Westchester County Planning Board also commended the City for the numerous recommendations that are consistent with the County Planning Board's long-range planning policies, and for engaging in significant community and stakeholder outreach throughout the process; and

**WHEREAS**, the Westchester County Planning Board further expressed that it is "encouraged that the City is considering a comprehensive rewrite of the zoning code following the adoption of this Plan;" and

**WHEREAS**, by Memo dated October 27, 2025, the City Planning Board recommended adoption of the Comprehensive Plan, and offered comments on the Comprehensive Plan, which comments were carefully considered and integrated into the final draft Comprehensive Plan where appropriate; and

**WHEREAS**, the City Council carefully considered all the oral and written comments on the Comprehensive Plan, and worked together with City Planning staff and its consultants to revise the Comprehensive Plan to address certain comments as the Council deemed appropriate; and

**WHEREAS**, on October 30, 2025, the City Council posted an updated draft Comprehensive Plan on the City's website; and

**WHEREAS**, the City Council conducted a duly noticed continued Public Hearing for the updated draft Comprehensive Plan on November 10, 2025, at 6:00 P.M., at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted following the Hearing; and

**WHEREAS**, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

**WHEREAS**, the City Council, together with City Planning staff and its consultants, and in compliance with its duties under SEQRA as Lead Agency, has carefully reviewed and considered the entire record of the Proposed Action, including the draft Comprehensive Plan, all materials submitted and comments received, the EAF, the County Planning Board recommendations, and the City Planning Board recommendations, which when considered together, constitute the record which serves as the basis for a SEQRA determination, and has prepared Part 3 of the EAF, including the EAF Part 3 Supplement, dated November 25, 2025 ("EAF Supplement"), which contains the City Council's analysis of the Proposed Action as compared to the SEQRA

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criteria determining significance (6 NYCRR Section 617.7(c)) and its reasoned determination as to the effects of the Proposed Action on the environment; and

**WHEREAS**, on November 25, 2025, the City Council determined that the adoption of the Comprehensive Plan would not have significant adverse environmental impacts and issued a Negative Declaration related to the SEQRA determination; and

**WHEREAS**, the City Council believes that the Comprehensive Plan positions the City with the best opportunity to address foreseeable challenges, recognize new opportunities, protect the environment, and foster a vibrant economy, while preserving and improving the quality of life for its residents. NOW, THEREFORE, BE IT

**RESOLVED**, that the City Council hereby adopts the Envision Mount Vernon Comprehensive Plan; and BE IT FURTHER

**RESOLVED**, that this Resolution shall take effect immediately.

FILED  
CITY CLERK  
MOUNT VERNON, NY

2025 NOV 26 A 11:20

Vote Taken As Follows: 11/25/2025

Boxhill: Yea Gleason: Yea  
Poteat: Yea Thompson: Yea  
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

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(4914-0403-8779, v. 1)

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*J. S. Boxhill*  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

President

*M. M. B. Boxhill*  
City Clerk

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**AN ORDINANCE AUTHORIZING THE  
TRANSFER OF FUNDS TO BUDGET LINE  
A1010.405 (CONTRACTED OUTSIDE SERVICES)**

**Whereas**, in correspondence dated November 24, 2025, the Legislative Assistant to the Mount Vernon City Council formally requested authorization for the transfer of Twenty-Seven Thousand Dollars (\$27,000.00) from the budget lines indicated below; and

**Whereas**, the City Council is vested with the authority to approve and authorize budget modifications and fund transfers necessary for the efficient administration of municipal operations; and

**Whereas**, the Office of the City Council President has identified the need to transfer funds to Budget Line A1010.405 (Contracted Outside Services) in order to cover costs associated with required outside services; and

**Whereas**, sufficient funds are available within the originating budget lines to support this transfer without negatively affecting departmental operations; and

**Whereas**, the following budget lines and corresponding amounts have been identified for transfer:

From:	Amount:	To:
A1010.401 – Office Expense	\$ 2,000	A1010.405 – Contracted Outside Services
A1410.402 – Travel Expense	\$ 4,000	
A1410.215 – Software & Software Support	\$14,500	
A1411.101 – City Clerk – NYS Records	\$ 5,000	
A1411.401 – Records Office Expense	\$ 1,500	
<b>Total Funds to Be Transferred:</b>		<b>\$27,000.00</b>

; and

**Whereas**, the transfer of these funds is necessary and in the best interest of the City to ensure continuity of services and effective administrative operations;

**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 of Transfer of Funds.** The City Council hereby authorizes and approves the transfer of Twenty-Seven Thousand Dollars (\$27,000.00) as indicated in the Table above.

**Section 2. Purpose of Transfer.** The funds transferred pursuant to this Ordinance shall be used exclusively to cover costs associated with contracted outside services required for City operations.

**Section 3. Authorization to Implement.** The City Comptroller and all other appropriate City officials are hereby authorized and directed to take any and all necessary administrative actions to effectuate the intent 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 & Contract.

APPROVED AS TO FORM  
Assistant Corporation Counsel  
APPROVED 11/25/2025  
Date  
BY *John J. Thompson* Mayor

*Garrison Gleason*  
Councilperson  
THIS ORDINANCE  
ADOPTED BY CITY COUNCIL  
President  
ATTEST: *Nicole Bonilla*  
City Clerk

## AN ORDINANCE AUTHORIZING A TEMPORARY SPENDING FREEZE ON NON-ESSENTIAL EXPENDITURES THROUGH FEBRUARY 2026

**Whereas**, in correspondence dated November 24, 2025, the Comptroller formally requested authorization to implement a temporary spending freeze on all non-essential expenditures across City operations effective immediately upon adoption of this Ordinance and continuing through February 29, 2026; and

**Whereas**, the Office of the Comptroller has advised the City Council that the City of Mount Vernon is currently experiencing significant cash-flow pressures as a result of delayed revenues, prior-year obligations, and insufficient available fund balance; and

**Whereas**, these fiscal challenges pose a direct risk to the City's ability to meet critical financial obligations, including payroll, employee benefits, debt service, and other essential public services; and

**Whereas**, the Comptroller has recommended the implementation of immediate cost-containment measures to stabilize municipal finances and ensure continuity of necessary government operations; and

**Whereas**, the temporary suspension of non-essential and discretionary expenditures will allow the Administration to impose stronger internal controls and manage limited cash resources more effectively during this period of fiscal constraint; and

**Whereas**, the City Council finds that authorizing a temporary spending freeze is in the best interest of the City of Mount Vernon in order to promote fiscal stability while longer-term corrective measures are developed and implemented;

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

**Section 1. Authorization of Temporary Spending Freeze.** The Mayor, Comptroller, and all relevant administrative departments are hereby authorized and directed to implement a temporary spending freeze on all non-essential expenditures across City operations effective immediately upon adoption of this Ordinance and continuing through February 29, 2026.

#### **Section 2. Scope of the Spending Freeze:**

(a) The spending freeze shall apply to all discretionary purchases, non-urgent operating expenses, and non-essential departmental expenditures.

(b) No new contractual commitments may be entered into during the freeze period unless expressly determined by the Administration to be essential to the maintenance of core City functions, public health, safety, or legal compliance.

(c) All departments shall comply with revised internal control procedures established by the Comptroller for the purpose of stabilizing cash flow and managing available financial resources.

**Section 3. Exemptions.** The following categories of expenditures are exempt from this spending freeze:

(a) Payroll and employee benefits;

(b) Emergency expenditures required for the protection of life, public safety, or critical infrastructure;

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(c) Legally mandated or court-ordered payments;

(d) Any expenditure approved in writing by the Mayor and Comptroller as essential to City operations.

**Section 4. Reporting Requirements.** The Comptroller shall provide regular updates to the City Council regarding the fiscal impacts of the spending freeze, improvements to cash flow, and the status of financial conditions requiring ongoing monitoring.

**Section 5. Duration.** This Ordinance shall remain in full force and effect through February 29, 2026, unless amended or rescinded by further action of the City Council.

**Section 6. Effective Date.** This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

By

Mayor

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J. S. Baskill

Councilperson

THIS ORDINANCE

ADOPTED BY CITY COUNCIL

President

Nicole Bonilla

City Clerk