

City of Mount Vernon, New York

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



Referral Packet - Final-revised **Comprehensive Plan: "Envision Mount Vernon"**

Wednesday, October 8, 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: Danielle Browne, President

OTHERS: Nicole Bonilla, City Clerk; Jordan Riullano, Deputy City Clerk; Antoinette Anderson, Legislative Aide; Johan Powell, Asst. 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. A Councilperson was asked to lead the council in the Pledge of Allegiance.

PRESENTATIONS

PUBLIC COMMENT

Roll Call administered by City Clerk Nicole Bonilla

To the Council:

FINANCE AND PLANNING

Comprehensive Plan: "Envision Mount Vernon".

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](#)

OTHER BUSINESS/CLOSING COMMENTS



PLANNING & COMMUNITY DEVELOPMENT
ONE ROOSEVELT SQUARE
MOUNT VERNON, NEW YORK 10550
PHONE: (914) 840-4029
EMAIL: TGRAHAM-OUATTARA@CMVNY.COM

JAMES RAUSSE, FAICP, WEDG
COMMISSIONER

September 15, 2025

VIA EMAIL:

Honorable City Council Members
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, New York 10550

RE: Request for the Mount Vernon City Council to formally adopt the Mount Vernon Comprehensive Plan – *Envision Mount Vernon*. For consideration on the agenda at the September 24th, 2025, City Council meeting.

Dear Council Members,

On behalf of the Department of Planning and Community Development, I am pleased to submit the draft of the Mount Vernon Comprehensive Plan, *Envision Mount Vernon*, for your formal consideration and adoption. This represents the City's first full Comprehensive Plan update since 1968, and it comes at a critical moment in Mount Vernon's history as we seek to shape a shared vision for the future.

The Department respectfully requests that the City Council begin the environmental review of this matter pursuant to SEQRA by declaring its intention to serve as the lead agency in accordance with the City Charter, and to schedule the required public hearings prior to voting on the acceptance of the Comprehensive Plan. These hearings will provide the public with a final opportunity to engage in this historic process and ensure that adoption reflects the transparent, participatory principles that have guided the Plan's creation.

The development of *Envision Mount Vernon* reflects a deliberate, methodical, and strategic approach to long-range planning. Produced by professional planning consulting firms, Cleary Consulting, AKRF, Inc., Hudson Valley Pattern for Progress, BRS, Inc and Creative Urban Alchemy, LLC, in partnership with the Department of Planning and Community Development, the Plan is grounded in nationally recognized planning standards while remaining flexible and innovative. It is holistic and long-range, addressing all elements of how the City functions—including preservation, land use, housing, transportation, economy, environment, and quality of life—while providing a policy-oriented framework to guide zoning, capital improvements, and public/private investment for the next decade and beyond. The Plan also includes a detailed implementation matrix with 36 goals and 418 objectives, each assigned timeframes, cost considerations, and responsible parties.

Equally important, this Plan is deeply rooted in the voices of Mount Vernon residents. Between Spring 2023 and Summer 2025, the City and its partners conducted a robust engagement process that included over 30 Community Conversations, targeted sessions with seniors, youth, Spanish-speaking residents, and industrial stakeholders, as well as four citywide workshops. In addition, the Department engaged directly with six active neighborhood and tenant associations ensuring that community priorities were incorporated from the outset. These efforts captured the lived experiences, aspirations, and concerns of our community, shaping every chapter of the Plan and embedding inclusivity, equity, and sustainability into its recommendations.





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COMMISSIONER

The results are clear: *Envision Mount Vernon* is a professional and technical planning document that reflects extensive community input and sets forth a shared vision for the City's future. It provides the City Council, administration, and residents with a roadmap for decision-making that is data-driven, action-oriented, and grounded in the values of our community.

We respectfully ask the City Council to advance this process by declaring its intent to serve as lead agency, conducting the required circulation to involved and interested agencies, scheduling and hosting the required public hearings, making the necessary referrals to the City Planning Board, Corporation Counsel, and the County Planning Board, and moving forward toward formal adoption of the Comprehensive Plan. With your leadership, Mount Vernon can finally modernize its land use framework and pursue a more equitable, resilient, and prosperous future for all.

Thank you for your consideration and your continued commitment to the people of Mount Vernon. To view the full document please [click here](#).

Respectfully submitted,



James Rausse, FAICP, WEDG

cc: Mayor Shawyn Patterson-Howard
Comptroller Darren M. Morton
Malcolm Clark, Chief of Staff



Envision Mount Vernon



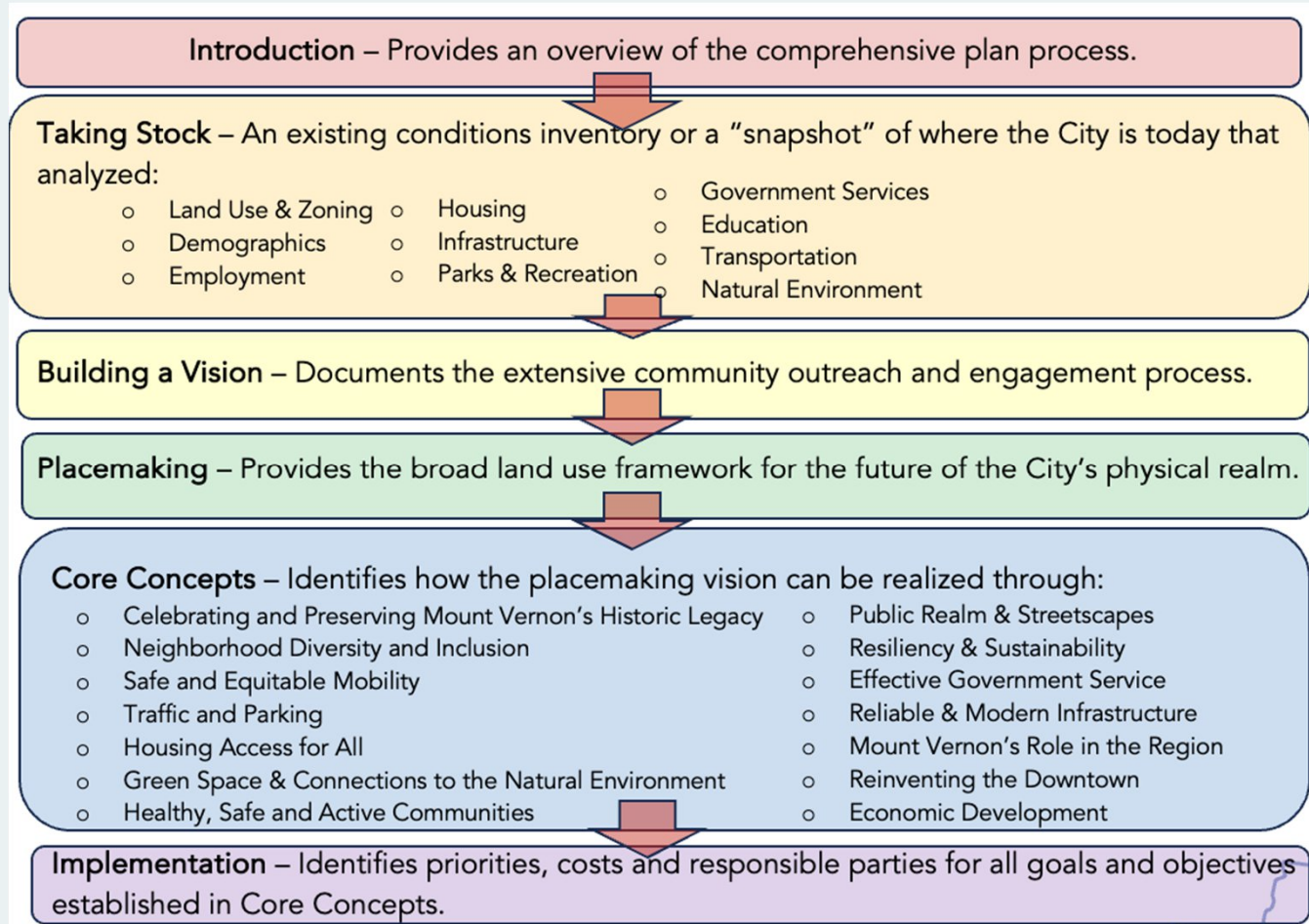
October 8, 2025

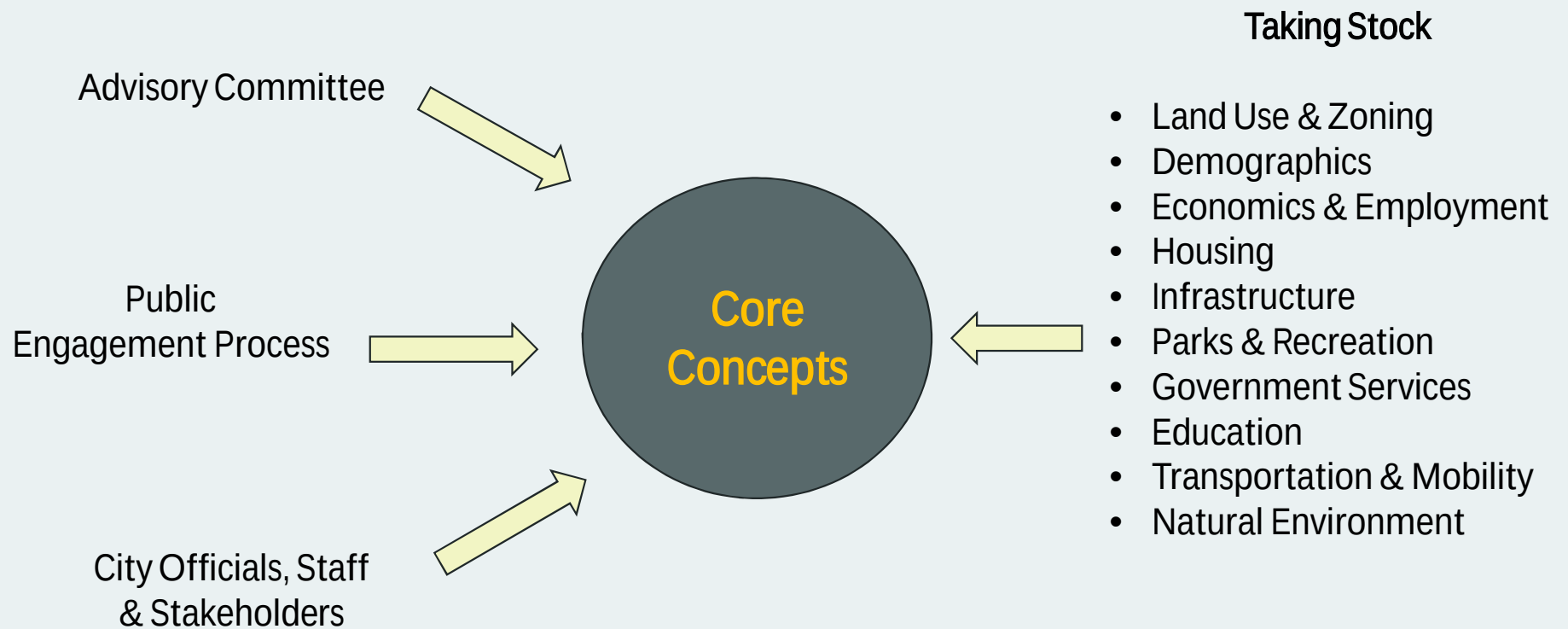
Project Team

City of Mount Vernon – Planning & Community Development

- Cleary Consulting
- AKRF
- Hudson Valley Pattern for Progress
- BRS, Inc.
- Creative Urban Alchemy, LLC

Organization of Envision Mount Vernon





Public Engagement Process

- Phase 1 Public Engagement – Fall 2022 – Winter 2023
- Phase 2 Public Engagement
 - ✓ Youth Engagement Conversations – August – September 2024
 - ✓ Senior Engagement Conversation – November 7, 2024
 - ✓ Spanish Language Workshop – December 5, 2024
 - ✓ City-Wide Engagement Conversations – January 11 & 15, 2025
 - ✓ Industrial Sector Engagement Conversation – January 29, 2025

BRS, Inc.
Creative Urban Alchemy, LLC

Core Concepts

- Mount Vernon's Role in the Region
- Celebrating & Preserving Mount Vernon's Historic Legacy
- Neighborhood Diversity & Inclusion
- Safe & Equitable Mobility
- The Public Realm & Streetscapes
- Housing Access for All
- Green Space & Connections to the Natural Environment
- Healthy, Safe & Active Communities
- Resiliency & Sustainability
- Economic Development
- Reliable & Modern Infrastructure
- Effective Government Service

Mount Vernon's Role in the Region

Why:

As Mount Vernon pursues the goals and strategies in the comprehensive plan, it is important to focus on broader aspirations that frame the city's role in the region.

What:

- ✓ **City of Homes v2.0**
 - Capitalize on Mount Vernon's exceptional transit access to honor Mount Vernon's historic identity of the City of Homes while building a thriving and inclusive future. Through housing growth across a broad range of typologies and price points, Mount Vernon will realize new economic and community benefits.
- ✓ **A Thriving Center for Creative and Cultural Excellence**
 - The city's legacy of producing influential figures that shaped the cultural and artistic landscape of America should be celebrated. It should also be utilized to train, spotlight, and develop the next generation creative and cultural leaders.
- ✓ **A Regional Destination to Play and Compete**
 - Critical mass of sports facilities in Mount Vernon and Pelham should be leveraged to tap into a \$40 billion youth sports economy.
- ✓ **Manufacturing with Access to Key Markets**
 - A well-supported manufacturing sector offers a key opportunity to support a high-value industry cluster of regional importance while strengthening the Mount Vernon economy.

Celebrating & Preserving Mount Vernon's Historic Legacy

Why:

Mount Vernon has a rich historic legacy that has helped to shape the community both physically and culturally. Planning for the future must respect, celebrate, and in some instances redress this legacy.

What:

- ✓ **Preserve the integrity of the historic character of the City.**
 - Assess specific opportunities in each of the City's 15 neighborhoods preserve structures and sites of historic or cultural importance, consider the establishment if historic districts in 6 specific neighborhoods, develop neighborhood character design guidelines for 5 specific neighborhoods
 - Adopt a historic preservation ordinance along with a Historic Preservation Commission.
 - Modify zoning provisions to facilitate the renovation of historic properties.
- ✓ **Preserve Mount Vernon's cultural heritage through the principles of inclusion, diversity, equity and access**
 - Erase the stigma of the railroad cut by improving all bridges and exploring capping the cut to accommodate redevelopment above
 - Modernize and update all historic and cultural markers, signage, exhibits, etc.
 - Work with marginalized communities to ensure their voice is heard
- ✓ **Integrate historic and cultural preservation efforts into economic development polices**
- ✓ **Integrate historic and cultural preservation efforts with green building and long-term sustainability programs**

Neighborhood Diversity & Inclusion

Why:

A fundamental principle of Envision Mount Vernon is that all people, regardless of race, ethnicity, disability status, age or socioeconomic background, have a right to live, work, and play in a Mount Vernon that is safe and inclusive. It provides a blueprint for investment and development in a way that makes meaningful progress toward equity and inclusion.

What:

- ✓ **Address environmental justice inequities in decisions relating to density, traffic, infrastructure, pollution and health disparities.**
 - The majority of Mount Vernon is designated as a Disadvantaged Community (DAC) by New York State. Leverage this designation to secure grant and technical assistance to help with the implement Envision Mount Vernon
 - Implement New York State's Environmental Justice Law to support DAC initiatives
 - Historic redlining
- ✓ **Identify hidden exclusionary zoning provisions and revise.**
- ✓ **Address climate vulnerability in at-risk neighborhoods.**
- ✓ **The benefits of new development should be shared by all, and adverse impacts should not burden vulnerable communities.**
- ✓ **Ensure all neighborhoods have equitable access to government and emergency services and health care.**
- ✓ **Ensure anti-discrimination in housing.**
- ✓ **Foster an equitable workforce ecosystem.**

Safe & Equitable Mobility

Why:

Equity, sustainability, livability, economic growth

What:

- ✓ **Complete Streets**
- ✓ **Safe, efficient, accessible options for moving within City**
 - Sidewalks, crossings, pedestrian signals
 - Cost-sharing programs for sidewalk repair, curb extensions & bump outs, visibility
 - Target corridors with highest safety issues. Detailed recommendations provided for:
 - E/W Grand St (Locust St to Gramatan Ave, Fleetwood MNR station)
 - E Prospect Ave (N 5th Ave to Park Ave: City Hall, Petrillo Plaza, Mt. Vernon East MNR)
 - 5th Ave (Stevens Ave to W 1st Street)
- ✓ **Bicycle access and usage**
 - Infrastructure (bike lanes, shared use paths, bicycle racks)
 - Bicycle network connecting residential to transit to commercial to parks to schools
- ✓ **Expand mobility options**
 - Bike or scooter share for last-mile (MNR stations, Petrillo Plaza, etc.)
 - Microtransit (flexible shuttle; fixed-route or demand response)

Safe & Equitable Mobility Efficient Parking

Why:

Parking is large cost of new development, making housing more expensive

Amount of parking in downtown multifamily housing is strong influence on demand

Existing off-street parking requirements exceed those of other Westchester cities

What:

- ✓ Right-size off-street parking requirements for new development
- ✓ Recognize different needs in different parts of City
- ✓ Encourage shared parking (private and municipal)
- ✓ Increase fee-in-lieu
- ✓ Re-allocate curbside space to allow for delivery vehicle parking
 - Reflect modern use patterns, improve safety (i.e., double parking)

The Public Realm & Streetscapes

Why:

Community feedback: safer and more attractive streets, celebrate local history and identity, improve walkability, enhance maintenance, create more vibrant public spaces.

What:

- ✓ Enhance neighborhood corridors (Lincoln Ave, East Sanford Blvd, Columbus Ave, MacQuesten Parkway, East 3rd Street)
 - District signage and art, neighborhood design standards
- ✓ Reconnect Gramatan and South 4th with a unified identity
 - Build on recommendations from Downtown Vision Report (open streets program, public art)
- ✓ Improve streets, sidewalks, and pedestrian infrastructure
 - Sidewalk repair/maintenance, pedestrian furniture, pedestrian experience, cleanliness
- ✓ Integrate cultural placemaking throughout the City
 - Public art, signage, murals (framework in Arts, Culture & Heritage Master Plan, Downtown Vision Report, S. 4th Avenue Corridor Plan)
 - Temporary or permanent uses of vacant parcels
- ✓ Regulate storefronts & signage, design guidelines, phase out solid roll-down gates
- ✓ Detailed call-out on East Sanford Blvd & Canal Village, with specific recommendations

Housing Access for All

Why:

Mount Vernon's future depends on housing policies that allow the city to grow and preserve its housing stock, support its current residents, welcome new neighbors, compete economically, promote affordability, and offer a high-quality life for its residents.

What:

- ✓ Elimination of exclusionary zoning provisions throughout the City.
- ✓ Increase homeownership opportunities by allowing smaller homes, multi-family ownership (such as co-ops) and other options throughout the city
- ✓ Encourage housing near train stations and in the heart of Mount Vernon's downtown to support transit options, provide a customer base to local business, and "feet on the street"
- ✓ Take steps to meet the demand for market-rate senior housing
- ✓ Prevent displacement and promote affordability through the adoption of an inclusionary zoning policy
 - "Set ratio" and "sliding scale" options are both outlined in the comprehensive plan
- ✓ Allow density bonuses for developers who incorporate affordable units into new projects
- ✓ Streamline the review and permitting process for housing
- ✓ Bring duplex and triplex conversions into compliance, so long as they comply with building safety standards. Focus on safety, health, and anti-displacement in all actions.

Green Space & Connections to the Natural Environment

Why:

Define character of City, critical to livability, recreation, relaxation, personal & social health, and provide connections to nature and each other

Community consistently emphasized desire to restore and enhance connections to natural environment, particularly along the Hutchinson River, and increase green space in neighborhoods where it is lacking

What:

✓ **Improve and connect existing greenspaces**

- Hutchinson River Parkway – potential for linear greenway, public amenities and access. Pair with development controls and ecological restoration.
- Bronx River Reservation – signage and lighting improvements at Oak Street Loop entrance and other key locations (Midland Ave, Laurel Ave, etc.)
- Hunts Woods Park – enhance signage and key entry points, limited interior wayfinding, dog-friendly infrastructure (dog runs?)
- Hartley Park – improve sidewalk access, lighting, maintenance. Create community stewardship program
- Improve access, lighting, signage as New City Parks continues its park rehabilitation

Green Space & Connections to the Natural Environment

What:

✓ **Integrate greenery into the Public Realm**

- Urban forestry initiative (part of Complete Streets, sustainability, environmental justice)
- Identify priority streets for greening and canopy extension
- Repurpose (temporarily or permanently) vacant lots for green spaces
- Advocate for and build partnerships for vegetated sound barrier in select locations proximate to the Cross County Parkway
- Incorporate green design elements into municipal facilities

✓ **Strengthen the City's Tree Ordinance and Advisory Board**

- Clarify role, criteria, and process
- Stronger enforcement tools
- Clearer landscape plan standards for new development and ensure adequacy of fee-in-lieu

Healthy, Safe & Active Communities

Why:

A healthy, safe and active community is one that prioritized the well-being of its residents which will lead to a stronger, more resilient, equitable and prosperous City.

What:

- ✓ Create complete neighborhoods through mixed-land use
- ✓ Prioritize active transportation modalities
 - Complete Streets
 - Functional bike lanes
 - Improved sidewalks
 - Improved crosswalks
 - Deploy traffic calming techniques
- ✓ Minimize environmental influences that adversely impact public health
 - ✓ Pollution, traffic, heat island
- ✓ Increase access to healthy foods
- ✓ Ensure healthy housing
 - Facilitate universal design, improve indoor air quality, limit VOC's, require detectors

Resiliency & Sustainability

Why:

Climate change, equitable access to resources, improved recovery from disasters, quality of life

What:

- ✓ **Preserve existing natural landscapes**
- ✓ **Preserve existing trees**
 - Inventory publicly-owned and maintained trees, systematize maintenance, partner with community groups
- ✓ **Revitalize the Hutchinson River waterfront**
 - Together with economic development, incorporate ecological restoration, public education, mobility corridor
- ✓ **Reduce heat-island effect**
 - Street trees, public space design upgrades, incentives for specific design features
- ✓ **Improve flood resilience**
 - Green infrastructure, enhanced flood damage regulations, rain barrel/cisterns, demonstration project for an area of urban (non-riverine) flooding, similar to NYC “Cloudburst” program
- ✓ **Improve sustainability of City Operations**
 - Building energy efficiency (in-house, capital, NYPA), renewable energy (solar leasing), greening City fleet, composting, obtaining Bronze certification in Climate Smart Communities Program, sustainable building materials, incorporating climate risk into building and infrastructure projects

Economic Development

Why:

Improve the social and economic well-being of people in Mount Vernon through job attraction and growth; workforce training; investments in infrastructure, transportation and housing; and the promotion of investment and competitiveness.

What:

- ✓ **Utilize the RFEI process to solicit development proposals for city-owned properties throughout Mount Vernon**
 - Full process outlined in great detail in the comprehensive plan
 - Promising and immediate opportunities to jumpstart economic momentum and revitalization
 - Huge public benefits for local business, housing, public realm, neighborhood revitalization
 - Mount Vernon has control to gets the public what it wants
 - Applicable to school buildings that are slated for closure
 - Appropriate role for the nimble powers of the URA
 - City-owned parcels located within the city's only federal opportunity zone
 - Excellent examples in Peekskill, Croton-on-Hudson, Pelham, Middletown, and beyond
 - The city – and its residents – are in control of what they want and what they receive
 - Reduce the land acquisition cost + speed up the review time for best results
 - Pair with required updates to the public realm or public amenities

Economic Development

What:

- ✓ Collaborate with MTA and Westchester County to develop underutilized parking at Mount Vernon East
 - MTA currently doing this in Beacon and Poughkeepsie; village project in Croton
- ✓ Work with a professional marketing company to establish a unified brand for Mount Vernon, and an asset map for business attraction and growth
- ✓ Grow the city's unique manufacturing base
 - “Hub and spokes” model with existing manufacturing businesses for attraction of supply chain
 - Zoning must allow traditional manufacturing and “light” manufacturing (breweries, maker spaces)
 - Advertise opportunities for green tech / clean tech to NYPA, NYSERDA, other partners
- ✓ Adopt an appropriate vacancy ordinance that requires temporary activation or advertising of space through a licensed realtor
- ✓ Collaborate with Westchester County on a unified plan for property along the Hutchinson River
- ✓ Ensure the zoning code responds to the public's desire for family recreation, entertainment, social gathering spaces, cafes, and more

Reliable & Modern Infrastructure

Why:

Mount Vernon can only survive and thrive if infrastructure is maintained in a state of good repair. This is vital to the protection of public health, environmental quality, and connectivity.

What:

- ✓ Comply with the current consent order and finish all sewer inspections and repairs
- ✓ Invest more in asset management systems and create a 10-year capital plan for water, sewer and stormwater infrastructure
- ✓ Investigate Mount Vernon's growing proportion of non-revenue water
 - Focus on leak detection and concepts from the 2017 WaterDM report
 - Stay under the NYC water supply entitlement consumption threshold to avoid huge bills
- ✓ Pursue opportunities for water efficiency
 - Re-engage with NYCDEP on grants; toilet replacement; industrial solutions
- ✓ Help developers by mapping water service capacity and the progress of sewer work
- ✓ Strengthen partnerships that can get laptops, tablets and other devices into the hands of residents who lack internet access for jobs, education, healthcare, etc.

Effective Government Service

Why:

Effective government service turns policy intentions into real-world results by aligning public employees, processes, and resources in pursuit of the public good.

What:

- ✓ Require a mission statement for every city department to avoid duplication and give employees a sense of unified purpose
- ✓ Develop written tasks and standards for every city employee, including an annual performance review
- ✓ Establish a quarterly training program on topics related to all city employees, and allow budget for specialized training
 - Cybersecurity, budgeting, customer service communication, professional licenses, etc.
- ✓ Establish an economic development cabinet that meets monthly to coordinate and expedite projects that would expand jobs, build housing, or involve the pursuit of grants
- ✓ Create SOPs for key tasks → from building permits and fleet maintenance to the tracking of work orders and resident complaint intake, tracking and response
- ✓ Establish a citywide data group with an eye toward unified data systems
- ✓ Require an annual Mayor's Management Report with trackable metrics to show the public how the government is working (or not) on its behalf

Envision Mount Vernon



Thank You!

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
b. Is the use permitted or allowed by a special or conditional use permit? N/A	□ Yes □ No
c. Is a zoning change requested as part of the proposed action? If Yes,	□ Yes □ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____ _____	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? □ Yes □ No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? □ Yes □ No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? □ Yes □ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

iii. If other than water, identify the type of impounded/contained liquids and their source.	

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? Yes ☐ No ☐ v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and covertypes on the project site.			
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, i. Identify Facilities: _____ _____	
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____ _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? ☐ Yes ☐ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form

Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐		
h. Other impacts: _____ _____		☐	☐		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☐ YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	☐ NO	☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	☐ NO	☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: e. i. The proposed action may result in the destruction or alteration of all or part of the site or property. ii. The proposed action may result in the alteration of the property’s setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3g, E3f E3e, E3f, E3g, E1a, E1b E3e, E3f, E3g, E3h, C2, C3	☐ ☐ ☐	☐ ☐ ☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

Mount Vernon, NY 10552

October 8, 2025

Re: Opposition to Zoning Changes in the Proposed Comprehensive Plan

Dear Members of the Mount Vernon City Council,

My name is Donna Wemple, and I write to you not only as a 26-year resident of Mount Vernon, but as a homeowner and taxpayer.

I am writing to express my strong opposition to the zoning changes proposed in the so-called “Comprehensive Plan,” particularly the elimination of single-family zoning and the blanket legalization of duplexes, triplexes, and accessory dwelling units (ADUs) in residential neighborhoods.

These changes pose a direct threat to the very communities that have sustained Mount Vernon through years of hardship. Our single-family neighborhoods are stable, tax-contributing, and deeply rooted communities. They provide green space, absorb stormwater, and most importantly, support the city’s per-capita tax base.

Instead of being protected or supported, these neighborhoods are being targeted for intensified density with no clear plan to expand infrastructure, address traffic and parking, or preserve community character. Simply, it’s destabilizing policy. It undermines property values, reduces quality of life, and drives away exactly the kind of families and homeowners Mount Vernon needs to retain.

Legalizing multi-unit housing throughout established single-family zones risks turning these neighborhoods into high-turnover, investor-owned rental corridors. It encourages speculative development, absentee landlords, and a transient population less connected to the long-term well-being of our city.

If housing expansion is a goal, do it responsibly by supporting projects near transit hubs and in underutilized commercial corridors. But this plan does not reflect responsible growth. It reflects a rushed, top-down approach that sacrifices community stability for density targets.

I urge you to reject the proposed elimination of single-family zoning.

Sincerely,
Donna Wemple

From: [Mrs. Kenyah Miller](#)
To: [cityclerk](#)
Cc: [MayorSPH](#)
Subject: Comprehensive Plan Feedback
Date: Wednesday, October 8, 2025 11:15:53 AM

You don't often get email from kmiller@intellectusprep.org. [Learn why this is important](#)

Greetings-

Intellectus Preparatory Charter School has not been included in this comprehensive city plan at all. We currently serve 150 students across grades 6-10, we will be adding 11th and 12th grade one at a time over the next two years until we are a full 6-12 campus. Intellectus Prep focuses on accelerated academics and high school completion, as well as early college. I respectfully request that Intellectus Preparatory Charter School is appropriately included in this plan. Even private schools are listed, so I am assuming this is an oversight, and not a slight. Intellectus Prep has consistently served the community, shows up at community events (and pays), and even serves as a training site for the Mount Vernon Police Department.

Furthermore, the way the education section is written refers to changes "proposed" or in the future. At this time, the proposed changes have been enacted, so it should be adjusted to reflect what currently is.

Lastly, the education section only includes enrollment data. However, a strong emphasis should be placed on the actual performance of the district. These numbers can be obtained from data.nysed.gov. This is the data that people are using to determine whether or not to move to Mount Vernon.

I am not able to make the meeting tonight or next week due to prior obligations, but I am happy to be of service in any way possible.

Preparing Scholars for Life,

Mrs. Kenyah Miller

Founder/CEO and Executive Director

[Intellectus Preparatory Charter School](#)

175-177 Gramatan Avenue

Mount Vernon, NY 10550

914.221.6929 x110 | www.intellectusprep.org | [Book a 30-minute Meeting](#)

"Non Scholae Sed Vitae" - We learn not for school, but for life.

Comp Plan Public Hearing Comment

Nicole Bonilla, MBA

City Clerk - City of Mount Vernon, New York

From: Sarah Alim <salim@savills.us>
Sent: Tuesday, October 7, 2025 1:17 PM
To: cityclerk <CityClerk@mountvernonny.gov>
Subject: Commentary on the Mount Vernon 10 Year Plan

You don't often get email from salim@savills.us. [Learn why this is important](#)

Dear Mount Vernon City Board,

My name is Sarah Abdin. I've lived in Mount Vernon for 10 years. I'm 35, a mom of three girls (ages 4, 3, and 6 months), and a real estate program manager—so yes, I think about how businesses and how their real estate portfolio function (or don't) for a living.

I love this city. My two older girls are students at Friendship for Tots (they love it!), and my dream is to keep my girls in the Mount Vernon public schools all the way through high school without constantly worrying if I'm gambling with their education. I want to buy a home here, raise my kids here, and believe in the future here. But right now, Mount Vernon feels like a city that's lost its confidence.

We have *everything* a great city needs: three train stations, 30-minute access to Manhattan, incredible diversity, and a tight-knit community when it's allowed to shine. We could be the Long Island City of Westchester—think Forest Hills energy with Pelham-level schools and New Rochelle pride. But we've got to stop tripping over ourselves and start managing our potential.

So here's my real talk—from someone who loves Mount Vernon enough to stay, and who's stubborn enough to believe we can do better.

1) The North/South Divide is Embarrassingly Real

Mount Vernon is *visibly divided*. You don't need a map to find it — just cross the Metro-North line.

On one side, you've got tree-lined streets, historic homes, and people walking dogs under working streetlights. Cross the tracks and it's a different city — older buildings, cracked sidewalks, empty storefronts, and a gray, tired energy that says, "The city stopped caring about us."

It's not dirt — our streets are actually pretty clean — it's *neglect*. It's a lack of attention, investment, and leadership. It's the "other side of 8 Mile," but ours is just a half-mile apart. That should embarrass us.

And it's not just visual — it's racial, economic, and structural. City services, schools, investment... they all look different depending on which side of the line you're on. That divide isn't accidental — it's the result of years of decisions. And we need to start undoing it, not managing around it.

Nowhere is this divide clearer than on **4th Avenue**, our so-called "Main Street." My family runs businesses there, and I can tell you firsthand: it's in trouble. Homelessness, open drug use, shoplifting, abandoned storefronts — the street has become a place people avoid, not visit.

We lost our **Rite Aid across from the Metro-North** station because of repeated theft and safety issues. Think about that: a national retailer, on a prime corner across from a commuter hub, gave up. That's a failure of safety, not business.

But it doesn't have to stay that way.

4th Avenue could be our comeback story. Across from a major train station, it's perfectly positioned to become a mixed-use, active corridor — our version of Steinway Street or even Downtown New Rochelle. We just need to make it safe, bright, and livable.

What I'm asking for:

- **Light it up.** Reliable streetlights and active cameras so people feel safe after 7 p.m.
- **Feet on the street.** Consistent foot patrols—not just drive-bys. Presence changes behavior.
- **Fix the zoning.** Right now, 4th Avenue is strangled by commercial-only zoning. Let building owners create apartments above storefronts. Residents mean lights on at night, safer streets, and buildings that get real investment. When owners can make income upstairs, they'll modernize downstairs.
- **Don't tax the survivors.** The small businesses that are still there are heroes. Don't burden them with improvement fees — *help them*.
- **Rebrand the corridor.** New signage, fresh storefronts, and art that celebrates Mount Vernon's culture. Bring pride back to the south side.

We can make 4th Avenue the heart of this city again — but we have to stop treating it like its lungs: something we hold our breath around.

2) Homelessness & addiction

Let's talk about the issue we all see but hate to mention: too many people are suffering in the open.

You can walk from the station to 4th Avenue and see people sleeping in doorways, nodding off on benches, or yelling at ghosts. It's heartbreaking, and it's also unsafe. Businesses can't operate like this, and families can't walk their kids around like this.

This isn't just a policing issue — it's a systems issue. These are people with trauma, addiction, mental illness, or all three, and right now we're addressing it with the same approach we use to fill potholes: patch and move on.

We need compassion *and* boundaries:

- **Partner with regional programs.** We're not alone — Westchester County and New Rochelle have programs that connect unhoused residents to treatment, housing, and case management. Use them.
- **Convert vacant city properties** into transitional housing with wraparound services: counseling, job readiness, addiction treatment. Not shelters — structured programs with exit plans.
- **Establish crisis response teams.** We need trained professionals, not police, handling mental health calls when possible. It's more humane and more effective.
- **Clean and reclaim public spaces.** Families and businesses have a right to safety. Compassion without rules is chaos, and right now, we're living the proof.

We can care deeply without letting the city unravel. A safe city *is* a compassionate city.

3) Schools — fewer buildings, better results (and don't leave closed sites to rot)

I've got three little girls I want to keep in this district through high school. Help me say "yes" to that.

We have too many schools for too few students, and not enough results where it counts. I know consolidation and closures are already on the table. Good. My question is: what's the plan for those closed sites? Please don't let them sit vacant and drag neighborhoods down.

What I'm asking for:

- **Yes you are closing & consolidating** underused schools—but **what is the plan for reuse?**
- **Partner with a reputable developer** to convert closed sites into **mixed-income affordable housing** or **community hubs** (childcare, arts/rec, workforce training).
Idle land = blight; reused land = revenue + vitality.
- **Supercharge MVHS.** Modern labs, clean bathrooms, safe halls, rigorous academics,

and college/CTE pathways. Publish a 12-month turnaround plan with monthly public metrics.

- **Slim the admin, fund classrooms.** If dollars aren't reaching teachers and facilities, you're doing it wrong.
- **Full transparency.** Post contracts, vendors, and spend in a simple public dashboard.
-

My family—and a lot of families like mine—are deciding whether to stay based on this.

4) Infrastructure — the pipes, the pavement, the priorities

This one's not glamorous, but it's urgent.

Mount Vernon's sewer system is over 100 years old. The city reports we lose **23.6% of our water** before it even reaches homes. That's not a small leak — that's millions of dollars literally vanishing underground. And the system is failing. Every time it rains hard, basements flood and residents cross their fingers that the toilets will flush.

This is a basic quality-of-life issue. We can't keep patching. We need a rebuild — smartly funded and tightly managed.

How to fund it without raising taxes:

- **Cut redundancy.** We do street sweeping twice a week—that's a rich-city habit. Cut to once and put the savings into pipes.
- **Win grants.** NYS Environmental Facilities Corp exists for this. With that huge city hall building who even works there? Hire a full time grant-writer. That role should pay for itself with all the state and federal money on the table...
- **Targeted infrastructure bond** with independent oversight and a public progress tracker.
- **Fix it right once.** When a street opens for repaving, require full line replacement before closure—no more patchwork boomerangs.

Fix the bones before we add muscle.

5) Homeownership — let working families plant roots (this is personal)

I do spreadsheets for a living, so trust me: I've run the mortgage calculator twelve ways. With prices over \$600k and our property taxes, buying in the city I've lived in for a decade (and my husband grew up in!) still feels like trying to board a train that never stops. And I'm a full-time professional with two incomes in the household. If I can't make it pencil, what chance does a single parent or first-gen buyer have?

Homeownership is what turns "I live here" into "**I'm invested here.**" Owners paint, plant, join PTAs, and fight for better blocks. Renters can be great neighbors too—but ownership stabilizes a city.

Create a real on-ramp:

- **First-Time Buyer Mount Vernon:** down-payment/closing-cost help for residents here **5+ years**, with counseling so people buy safely.
- **Rehab-to-Own:** take vacant/city-owned homes, renovate with trade-school partnerships, and sell below market to resident buyers who agree to live there (not flip).
- **Legal ADUs** (backyard/attic/basement units) with safety codes so owners can offset mortgages and add gentle, regulated density.
- **Shared-equity / community land trust** pilots so affordability lasts for the next family, not just the first.
- **Permit fast-track + pre-approved plan sets** for small rehabs—days, not months. Time is money, and delays kill deals.

Give families like mine a fair shot to **buy here**—and watch loyalty (and the tax base) grow.

6) Corruption...quit the bullshit please

The federal subpoenas, the unpaid school funds, the consulting contracts, it's all out there. This city doesn't have a "bad reputation"; it has a well-earned one. It's time to be the generation that fixes that:

- **Independent audits** of city and school finances.
- **Mandatory public bidding** for contracts and consulting work.
- **A shared transparency portal** showing every expense, from both the city and the school district.
- **Tie leadership raises to transparency metrics.**

You can't rebuild trust if you don't stop breaking it.

7) Bring in revenue (without squeezing residents or small businesses)

No new taxes. No new fees on 4th Ave. Just smarter plays.

- **Redevelop closed school sites and idle city lots** into **mixed-use** with affordable units.
- **Transit-Oriented Development** at all **three stations**—capture our commuter advantage.
- **Signature cultural festivals** (food, music, arts) that celebrate our diversity and bring outside wallets in.
- **Naming rights & sponsorships** for parks, playgrounds, and city events.
- **Public-private partnerships** for infrastructure and streetscapes.
- **Full-time grant office**—stop leaving state/federal money on the table.
- **C-PACE** to help property owners modernize (lower energy costs, safer buildings, prettier streets).

I'm not angry—just exhausted by wasted potential. Mount Vernon is the most well-positioned, underperforming city in Westchester, and it doesn't have to be. I'm choosing to stay. Please make that choice worth it—so my three girls can grow up proud of the city that raised them.

Kindly,
Sarah Abdin

David Reich

Comments to City Council on proposed Comprehensive Plan 10/8/2025

I have quite a few concerns with the comprehensive plan, strictly from a layman's point of view. I'm not a city planner, but I do have common sense and I've also seen the continuing decline of our beloved city over the past 30 years or so.

My first concern is close to home – the Fleetwood and Hunts Woods neighborhoods. Although the plan calls for no zoning change from the current single-family residential, I think we need wording that specifically prohibits work-arounds such as ADUs, splitting parcels and converting single-family homes into duplexes and triplexes. I brought this up to the Mayor and she said, in writing, that she opposes ADUs, so I'd look to hold her to that. However, we need specific wording to prevent that. Otherwise, we risk losing value of our homes, which for most of us is our biggest investment and asset.

Still close to home for me... the Fleetwood business district. It has traditionally had a small-town feel, and I believe that must be preserved. I am alarmed that the plan proposes a change to the blocks between Westchester Avenue going west, from around Cedar St. to just north of the parkway, at Center Street. A change would permit high-rises which will completely change the character of the neighborhood, bring overcrowding and make parking and traffic even more challenging than it currently is. Traffic and parking congestion will kill off many remaining retail businesses along Gramatan and down Broad and Grand, and it will discourage other retail from considering the neighborhood. I strongly urge the council to limit height on those blocks to 3- 4 stories, if even that high.

The plan calls for high-rise residential along transit corridors by rail stations downtown and at MV West. In theory, sounds good, but the city cannot sustain 18 – 21 story residential buildings. Whatever building does take place, it must be

market-rate. MV has more than its share of low-income and affordable housing, so we should stop it now and let other communities in Westchester do their fair share.

Finally – NO MORE PILOTS for residential. If developers want to build in our city, let them pay their fair share of taxes. PILOTS should instead be used to lure commercial and targeted retail development, to provide more jobs for our residents. Also, the plan does not include any specifics for how we will try to attract business into our city. It's nice to say it, but we need to see a realistic and ongoing plan.

The bottom line... this proposed plan is a long way from being ready for adoption by the council. All aspects of the proposals need to be closely examined with generic impact reviews, so we know what we are getting ourselves into.

If you rubber-stamp and fast-track this, you are doing the city and current and future residents a grave disservice. And we, the voters, will remember and work hard to get your behinds out of those chairs you now occupy.

Thank you.

From: noreply@civicplus.com
To: [cityclerk](#)
Subject: Online Form Submittal: Sign-Up to Speak at a City Council Meeting
Date: Wednesday, October 8, 2025 12:56:49 PM

Name	Jerry Canning
------	---------------

Email Address

Address

City	Mount Vernon
------	--------------

State	NY
-------	----

Zip Code	10552
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Phone Number

I hereby request permission to speak before the "Committee of the Whole" of the City Council for four (4) minutes. My Topic is:	Comprehensive plan - I reject the proposed elimination of single-family zoning.
---	---

Will Speaker Log In By Zoom?	Yes
------------------------------	-----

Date	10/8/2025 7:00 PM
------	-------------------

Zoom Info: www.zoom.us

Meeting ID: 974 3754 6185

Email not displaying correctly? [View it in your browser.](#)

October 8, 2025

To Whom It May Concern:

My name is Steven Vazquez and I have resided in Mount Vernon for 3 years now at
I have reviewed the Comprehensive Plan and I have some concerns:

- The plan seems to open the door in other neighborhoods for some serious issues I have noticed in mine by allowing duplexes and triplexes in certain single-family zones 'by right' and retroactively legalizing informal conversions. For example, my street has not once been cleaned by other property owners. Trash has been laid out en masse for months outside some property streets and even on their yards, and to me it is a clear indication of a lack of resources in Code Enforcement. That said, how does this plan ensure that the city gets more resources to address the already lacking services?
- 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 a city whose budget ran at a \$75 million deficit last year. How will these future subsidies and abatements be paid for? What studies have been conducted here to support this? How will services expand to support this initiative?
- How is the recommended use of general municipal revenue for housing financing sustainable without continuing to increase property taxes at high rates?
- What is the reasoning for producing this plan without a Generic Environmental Impact Statement? How does this plan take environmental impact into consideration here, considering the city faces significant issues with parking, housing mix, flooding and drainage, and neighborhood character?
- How does this plan make public

Please make sure that these concerns are addressed before moving forward with adopting this plan.

From: Nanette Aguirre <
Sent: Wednesday, October 8, 2025 3:39 PM
To: Bonilla, Nicole <nbonilla@mountvernonny.gov>
Cc: nanetteaguirreesq@gmail.com <
Subject: Fwd: Comments regarding rezoning

You don't often get email from nanetteaguirre347@gmail.com. [Learn why this is important](#)

Hello,

Please submit the below objection and have it entered on record with respect to the comprehensive plan and today's hearing.

Thank you,

Nanette Aguirre

Sent from my iPhone

Begin forwarded message:

From: Nanette Aguirre
Date: October 8, 2025 a
To: envisionmv@cmvny.com
Subject: Comments regarding rezoning

Pursuant to the hearing this evening regarding rezoning to multiple family units, please note my objection as the new owner of 16 Burkewood Road. Furthermore, here are a series of priorities that are unaddressed and unacceptable, not to mention, I have lived in my home for less than one year and have never been more concerned about where my tax dollars are going. I am an active real estate investor and attorney. Priority items are:

1) non-stop helicopter and airplanes over 10552 to the point that it is impossible

to keep my windows open or enjoy my backyard,
2) roads, water drains and sewer are in desperate need of updating including the added destruction due to Bronxville Field Club dumping directly into these outdated and at capacity infrastructure lines,
3) Mount Vernon by way of Fleetwood is already a commuter area and it will not help property values or traffic or noise or safety to make more of Mount Vernon a multi family zoning especially in the area by hunt woods. These homes have increased property values only because they are quiet and single family. 10552 pays the bulk of Mount Vernon taxes and we will all flee if this plan proceeds.

Please confirm receipt of this objection from me.

Nanette Aguirre. Esq.

Gabriel Thompson
Mount Vernon NY 10552
October 8th, 2025

Subject: Reject the “Envision Mount Vernon” Plan — Stop the Attack on Our Neighborhoods

To the Mount Vernon City Council and Planning Department:

The so-called Envision Mount Vernon Comprehensive Plan is nothing more than a stealth attempt to wipe out single-family neighborhoods and hand the city over to developers looking to profit off our stability and our history.

Let’s be honest — this plan doesn’t “modernize” zoning; it bulldozes it. By pushing “missing middle” housing and “flexible” lot sizes, you’re setting the stage for multi-unit buildings jammed onto single-family blocks, destroying the quiet character that makes our neighborhoods livable — for Black, Latino, Asian, Indian, and working-class families alike.

What you’re really proposing is to erase a pathway to homeownership and generational wealth in exchange for creating a permanent class of renters beholden to the same generational slumlords who already exploit Mount Vernon. That’s not equity — that’s economic segregation dressed up in planning jargon.

I could easily sell my home, convert it to a triplex, and move to Scarsdale, Bronxville, or Pleasantville if this passes. But future families won’t get what I have — they’ll pay more for less, and they’ll never experience the stable, quiet, diverse neighborhood that exists now. If people here wanted that kind of density, they’d live in the Bronx.

No one asked for this. There’s been little public outreach, no infrastructure plan, and zero explanation of how our overburdened sewers, narrow streets, and aging schools are supposed to absorb this density. I attended the comprehensive plan meetings — this proposal was never once raised by residents. So who asked for it? Developers? Consultants? Campaign donors?

Mount Vernon is not New York City. We have commuter trains, not subways. We are a small, diverse town with no “exclusionary” enclaves to justify this kind of social engineering. Take 10552, for example — the wealthiest ZIP code in Mount Vernon, and it’s roughly 40% Black, 30% Latino, 30% white. This is one of the most integrated single-family neighborhoods anywhere in the region. What problem are you even trying to solve?

Mount Vernon deserves smart, balanced growth, not a developer feeding frenzy disguised as progress. Protect single-family zones. Extend the public review period. And stop trying to rush through a plan that residents clearly and overwhelmingly do not want.

If this plan moves forward as written, expect fierce opposition — in meetings, in court, and at the ballot box.

Sincerely,
Gabriel Thompson
Mount Vernon Resident

Nicole Bonilla, MBA

City Clerk - City of Mount Vernon, New York

From: Adriane Saunders

Sent: Wednesday, October 8, 2025 5:47 PM

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

Subject: comprehensive Plan

You don't often get email from surestopmv@gmail.com. [Learn why this is important](#)

Please read this into the record for tonight's city council meeting.

My name is Adriane Saunders, and I am taxpayer of the city of Mount Vernon.

This so-called "Comprehensive Plan" is not at all comprehensive. In fact, it is reckless, as it fails to address two problems that define Mount Vernon's decline:

1. An old, crumbling infrastructure that can't handle what we already have — flooding every time it rains; broken, collapsing storm and sewage drainage systems; raw sewage in basements; roads that test even the best suspensionsystems, and parking shortages everywhere.
2. A city dependent on property taxes for half its budget, with ballooning expenses and shrinking alternative revenuestreams. And those property taxes fall squarely on single-family homeowners who are already stretched to the breaking point.

This plan fixes neither problem. It actually makes both worse.

From what I understand, the city seeks to move this plan forward without preparing a Generic Environmental Impact Statement. You are able to get away with this because a GEIS is not technically required under state law. But just because you *can* do something, doesn't mean you *should*. Under SEQRA, adopting a comprehensive plan is a Type I action — meaning it is *presumed* to have significant environmental impacts. But here, Council doesn't have to "presume" —

you already know the problems faced by this community, and given that reality, a GEIS is absolutely necessary. You should have already issued a Positive Declaration and directed the preparation of a GEIS to assess cumulative impacts on flooding, drainage, parking, housing mix, and neighborhood character.

A GEIS isn't bureaucratic busywork — it's protection. It's how you make sure the public, planners, and the courts can see the truth *before* the damage is done. Rushing to adopt this plan without that review — in a city whose infrastructure is already failing — isn't just bad policy; it's bordering on criminal negligence. It is indefensible. That is especially so here, where the required SEQRA paperwork isn't even complete or signed.

Perhaps the most dangerous part of this plan is the backdoor attempt to erase single-family zoning — legalizing duplexes, triplexes, and ADUs in the very neighborhoods that have kept this city financially afloat. These neighborhoods aren't just zoning categories. They're a lifeline. They provide the bulk of the per capita tax base. They absorb stormwater. They contain significant green space. And — just as important — they are home to people who have stayed here *in spite of everything*. These are residents who pay the highest tax rate in Westchester County, who put up with failing schools, collapsing roads, and nonexistent city services — but remain because they love the homes they have built, their neighborhoods, and their neighbors.

What happens when you drive those people away? When you destroy the very thing — the quiet, single-family character — that makes staying here worthwhile? You lose the city's stable core. You hollow out the tax base. You create a transient city of absentee landlords and renters with no stake in its future. You abort the opportunity for families to create generational wealth. You call that revitalization? I call it collapse.

If this City Council issues a Negative Declaration under SEQRA, it will be one of the most irresponsible, indefensible acts of this administration. A Negative Declaration means the Council is saying this plan will have *no significant environmental impact*. I hope that you are ready to own that pronouncement, because in Mount Vernon, that's absurd on its face. We have flooding, raw sewage, collapsing roads, no parking — I could go on, and you all are prepared to claim that massive zoning changes and new development won't make that worse? Come on. This is exactly the kind of project SEQRA was designed for and the only responsible path is to issue a Positive Declaration and conduct a GEIS. Anything less is a cover-up. And if the Council pushes this through anyway, it will show that this wasn't about good planning or public welfare — it was about political expediency — and it will be challenged in court.

Under New York law, before issuing a Negative Declaration, the lead agency must identify environmental concerns, take a *hard look* at them, and provide a *reasoned elaboration* for its determination. There is no evidence that has happened here.

Do your jobs. Follow the law. Protect this city before it's too late.

Thank you.



FERRANDINO & ASSOCIATES INC.
PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

To: President and Members of the City Council

From: Vince Ferrandino, AICP

Re: Comments on Mount Vernon Draft Comprehensive Plan –
Envision Mount Vernon-- Unveiled on September 24, 2025

Date: October 8, 2025

My name is Vince Ferrandino. I am a professional planner with an active consulting practice in the tri-state area, a former Commissioner of Planning & Development for the City of Mount Vernon, and current Mount Vernon resident. I have reviewed the *Draft Plan* including the *Phase 1 Downtown Vision Report*, as well as the Long Form EAF, Parts 1 & 2, and the resolution by the City Council declaring itself-Lead Agency under SEQR and setting the public hearings for October 8 and 14, 2025. I offer the following preliminary comments. Following the completion of the second public hearing, I may opt to add to these comments.

Please accept the below referenced testimony/comments for placement into the public record this evening.

After almost three (3) years of stops & starts in preparing the *Draft Plan* before you tonight, the planning commissioner, on September 24, 2025, submitted a 475 page document, replete with 36 goals and 419 objectives, recommendations for several zone changes, and other land use procedures & capital improvements, to the Council for action. On that date, with ZERO discussion, the Council scheduled two public hearings:

the first one two (2) weeks later on October 8, 2025 (tonight), and the second one six (6) days later on October 14. I highly doubt that any of the Council people read the *Draft Plan* before accepting the document as "complete," and scheduling these hearings; and, just as likely, members of the public will not have sufficient time to review, digest and comment upon it. As of October 5, 2025, just four (4) days before tonight's hearing, ZERO documents were placed on the City Council web site (*Granicus Legistar*) for the public to review. After my personal prodding, only some of the documents appeared on line yesterday, October 7, 2025 -- only one (1) day ago. While the planning staff touts the public input process they undertook over several months in producing this *Plan*, the extremely tight timeline, arbitrarily established by the City Council to adopt it, and the absence of complete documents to review on line in a timely manner, seriously

compromises that process.

Further, the environmental review process is also being rushed, with the goal of bypassing a full vetting of the impacts of this *Draft Plan* via a full *Generic Environmental Impact Statement (GEIS)*. Under NYS SEQRLaw, the adoption of a comprehensive plan is a Type 1 Action which is presumed to "have a significant adverse impact on the environment". But despite stating in the City Council resolution that the Proposed Action is a Type 1 Action, the scant Long Form Parts 1 & 2, prepared by the planning department, belies that with incredulous responses of "no impact" throughout.

A comprehensive plan "sets the table for the future," usually over a ten year time frame. This one proposes radical zone changes in a number of City neighborhoods which could negatively affect community character and increase our population by 10 to 15%, adversely impacting our already aging & fragile infrastructure. We have not had a Comprehensive Plan update since 1968. This *Plan*, whatever its pluses or minuses as drafted, deserves to be reviewed and vetted very carefully, in accordance with the law. Arbitrarily rushing to approve it before year's end will not accomplish that goal.

As a matter of fact, the public hearing(s) should be kept open until such time as the Comp Plan consulting team and planning department have had a chance to review all comments and respond to them individually, as well as in a revised Draft Comprehensive Plan for posting and further comment by the public. This may take several weeks or months.

I ask you to rethink the process and the environmental consequences of your actions, as a lawsuit will be in the offing if you do not.

I will submit detailed technical comments as an "expert planning witness" before the end of this fast tracked process and public comment period.

Thank you.



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2362 – Fax: (914) 665-6173

MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

October 8, 2025

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

RE: Envision Mount Vernon Draft Comprehensive Plan

Members of the City Council,

I apologize for my absence tonight, but it is important to put on paper my initial thoughts about this Draft Comprehensive Plan. I will continue to expand my comments over the next two weeks. First, I want to extend my sincere gratitude to the City Council, the Department of Planning and Community Development, our consultants, advisory board members, and the many community stakeholders who contributed to the development of the Envision Mount Vernon Draft Comprehensive Plan. This plan represents a historic milestone the first comprehensive land-use plan undertaken in the City of Mount Vernon over fifty-five years.

The process to reach this point has been deeply collaborative and inclusive. Over thirty community engagement sessions including workshops, educational forums, neighborhood meetings, and discussions held in churches and community centers have shaped this document. This report is the collaboration of all of Mount Vernon throughout the past few years.

While I support the vision and goals of this draft plan, I want to highlight one area of particular importance: the preservation of our single-family neighborhoods. As we look toward future growth, we must ensure that neighborhood preservation is balanced with smart, intentional development. Growth must be community-driven, not dictated by outside investors. Our residents must remain at the center of shaping Mount Vernon's future.

Housing is one of the most critical elements of our city's future. As Mayor, I strongly support the development of both workforce and market-rate housing. I am not in favor of low-income housing as Mount Vernon has paid its share of investments in that area. To that end, we must ensure that we build housing that allows our residents to remain in our community as they build wealth, raise families, and retire. A vibrant housing mix is an essential one that includes single-family homes, multifamily buildings, townhomes, condominiums, co-ops, and market-rate housing for seniors. Homeownership opportunities must be woven into our growth strategy so that residents at all income levels have a pathway to stability and equity.

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.

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MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

It is also important that as we consider limited allowances for Accessory Dwelling Units (ADUs), we do so with great care and intention. ADUs should be permitted only on owner-occupied properties not for speculative investment or absentee ownership. We must prevent corporate entities and poorly managed LLCs from exploiting these opportunities at the expense of our neighborhoods and residents.

The Draft Comprehensive Plan goes far beyond housing. It encompasses strategies for economic development, sustainability, transportation, expansion of our tax base, cultural arts, equity, and smart growth. It strikes a thoughtful balance between preserving the character of our neighborhoods and seizing new opportunities for responsible development that benefits our entire community.

I support increasing density in a strategic, data-informed manner particularly along high-traffic corridors, retail areas, and transit-oriented zones. Such development will bring diversity of income, attract neighborhood-serving retail, and create opportunities for dining, recreation, cultural arts, and entertainment. These are the investments that make Mount Vernon not just a place to live, but a destination to experience.

Mount Vernon is not a poor community. Our challenge is not the lack of people or potential, but the lack of diversity in our retail, commercial, and industrial base. By implementing the Envision Mount Vernon plan with focus and discipline, we can create the ecosystem needed to keep residents' spending local, attract new investment, and build the economic richness our city deserves.

Thank you once again for your tireless work, partnership, and dedication to shaping the Mount Vernon of tomorrow. Together, we are ensuring that our city's growth is smart, equitable, and rooted in the strength of our community.

In Service,

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

To: Mount Vernon City Council
From: Michael Justino-ZBA Chair; FNA President; Advisory Committee Member
Date: October 8, 2025
Subject: Comments and Concerns Regarding the Comprehensive Draft Plan

Dear Members of the City Council,

This statement is submitted to express significant concerns regarding the current **Comprehensive Draft Plan** and its associated procedures. Several substantive and procedural issues require attention and correction prior to consideration of Plan adoption.

1. SEQRA Classification and GEIS Requirement

As this action constitutes a **Type I action under SEQRA**, a **Generic Environmental Impact Statement (GEIS)** is absolutely required **prior to adoption**. Proceeding without a completed GEIS would be procedurally improper and may expose the City to legal challenges. The GEIS must address cumulative impacts, mitigation strategies, and alternatives in sufficient detail to inform decision-making.

2. Deficiencies in the Long-Form Environmental Assessment Form (EAF)

The current **Long-Form EAF** is **deficient**, with numerous sections left **blank and unsigned**. This undermines the transparency and completeness of the environmental review process and must be rectified prior to any further consideration of plan adoption.

3. Zoning Completion Prior to Adoption

Zoning revisions must be **completed and synchronized** with the comprehensive plan before final adoption. Without finalized zoning, the plan's implementation framework remains uncertain, potentially creating confusion and inconsistency between policy and regulatory intent.

4. Single-Family Zoning Concerns

The proposed plan raises serious concerns about the preservation and integrity of single-family zoning districts. These areas have long been a defining feature of Mount Vernon's residential character and stability. Any changes to density or permitted uses within these districts should be carefully studied for their long-term impacts on neighborhood cohesion, infrastructure capacity, and property values.

5. High-Rise Density Between Gramatan Avenue and Westchester Avenue

The proposed high-rise density designations within the corridor between **Gramatan Avenue east to Westchester Avenue** appear excessive and inconsistent with surrounding neighborhood context. The scale, height, and intensity proposed would significantly alter the built environment

and may create adverse impacts on traffic, parking, and overall livability. A more balanced, context-sensitive approach to height and density is warranted.

6. Lack of a Retail Plan for the Fleetwood Business District

The **Fleetwood Business District** lacks a coherent retail and economic development plan in the draft. The Fleetwood Business district is currently suffering from vacant store fronts and lack of pedestrian traffic after 6:00 PM. This omission risks undermining the district's commercial vitality and its role as a neighborhood economic anchor. A targeted retail strategy—emphasizing pedestrian activity, small business retention, and mixed-use synergy—is essential before adoption of the broader plan.

7. Insufficient Use of the Advisory Committee

The **Comp Plan Advisory Committee** has not been adequately utilized during the **Phase 2** review process. There were only two (2) meetings called. The first, only to explain the plan to change consultants and other miscellaneous processes, with NO input from the members. The second meeting was a slide presentation and broad overview of the work in progress with scant detail and little feedback from members.

During **Phase 1**, most Advisory Committee members recommended **much lower height and density levels** than those ultimately proposed. This deviation from advisory input raises concerns about the effectiveness of the public participation process and the value placed on community-based recommendations.

8. Public Hearing and Review Process

It is imperative that the **public hearing remain open** until all public and agency comments have been thoroughly reviewed by both the **Planning Department** and the **consulting team**. The public must have the opportunity to:

- Review all consultant responses to public communications and questions. Then present the **revised plan** to the **Advisory Committee** and recirculate for **public review**;
- Address **remaining concerns**; and
- Participate in a transparent discussion regarding the process for **public input evaluation, consolidation, and plan revision** leading to final review.

This step is critical to maintaining public trust, ensuring compliance with SEQRA, and producing a comprehensive plan that reflects the collective vision of the community.

Conclusion

Given the concerns outlined above, we strongly recommend that the City Council refrain from adopting the Comprehensive Plan until:

1. The **Long Form EAF** is fully and accurately completed;
2. The **GEIS** is completed and accepted;
3. Zoning updates are finalized;
4. The public and Advisory Committee have a full opportunity to review and respond to all revisions.

Respectfully submitted,



Michael Justino

Chairman-Zoning Board of Appeals

President-Fleetwood Neighborhood Association

Member-Comprehensive Plan Advisory Committee

Public Comment on the Comprehensive Plan Draft

Submitted by Wendy Ball-Attipoe, Member, Comp Plan Advisory Committee
Member and a ZBA commissioner

My comments concern diversity of housing options & the elimination of single family zones; inconsistencies in neighborhood designations; density parameters and environmental impact

This plan advocates for a diversity of housing options, yet throughout its 475 pages it repeatedly calls for the elimination of single family only zones and the allowance of duplexes and triplexes “by right” in all single family zones. (For ex. Sections 3-7; 3-18; 4-11; 5-45; 5-70) Are single family zones not among the diverse housing options that should be a feature of a future Mt. Vernon?

As a member of the comp plan advisory committee, I attended many many of the community conversation workshops and sessions over the past 3 years of this process. In not one of them did I hear a community member say, “Gee I really want my neighbor to be able to create an apartment in their basement or attic and add to the parking problems and noise pollution I already experience.” Additionally, the plan does not include Relevant Takeaways from the Community Conversation with Neighborhood Associations that took place from Sept. 2023 – May 2024. In these discussions quality of life was a major concern.

This idea of the elimination of single family exclusionary zoning came late in the game and was presented as part of the plan in June 2025 at a meeting of the Planning Dept., and Cleary Consulting with the Advisory Committee to share a preliminary outline of the draft plan. It was then re-circulated in public plan workshops in July 2025. In the last workshop via Zoom, homeowners expressed their displeasure with this idea and specifically asked the Planning Dept if single family zoning was going to be eliminated across the board as this “elimination by right” language suggests, and we were told No. Yet this concept is repeated throughout this draft plan.

According to the Implementation Plan Section 6, there are only 2-1/2 neighborhoods that would remain single family zones. These are Aubyn & Pasadena, and some residential sections of Fleetwood. The Implementation Plan section is at odds with the Neighborhood Analysis in the Placemaking Section where No Change to the Land Use Characteristics of Huntswood, Chester Hill Park, Chester Heights, and Oakwood Heights, are recommended along with Aubyn & Pasadena—yet only those two and parts of Fleetwood are noted as single family zones in the Implementation Section.

Between the adoption of the Downtown Vision Plan, and the appropriate recommendations for transit oriented development, and corridor mixed use in high and medium density areas, just how much more density can Mt. Vernon take if also now includes the elimination of single family zones and the widespread allowance of the building or conversion to duplexes and triplexes? The City Council must incorporate an environmental impact assessment and density projections analysis into this process so that we all understand beyond the abstract how many people will be living here and what kinds of services are required as a result. I also ask the City Council to reject the notion of the elimination of single family zoning.

Regarding Neighborhood descriptions, Neighborhood descriptions in the plan are overly broad, erasing nuance. I guess Kingsbridge Gardens is somewhere in Parkside, and Langdon Terrace is somewhere in Vernon Heights but the unique characteristics inside neighborhoods are not recognized and thus placemaking opportunities will be lost. Mt. Vernon is a place where one block in a neighborhood can be a completely different experience than another. This is very true of Vernon Heights where some blocks are strictly Single Family and others are multifamily.

In the case of my own Neighborhood of Oakwood Heights the description and boundaries in the plan are just plain incorrect on page 2-44. Here is a map that our Association put together. Oakwood Heights includes approximately 250 family homes on 13 streets in the area bounded in a sloppy triangle by North Columbus, East Lincoln and Lorraine Avenues in zip code 10553. Interior residents live on Willard, East Prospect, Hudson, East Sidney, Esplanade, Mersereau, Darwood, Magnolia, Sycamore, and Oakwood. Neither Traphagen School, or the Parklane or Esplanade Coops are part of Oakwood Heights. They are on the opposite side of Lincoln and are in zip code 10552. Nor does it include a variety of midrise apartment buildings. It was founded 100 years ago as a residential park and largely retains that character today.

In closing, I urge the City Council and Planning Department to revisit this plan with greater fidelity to the nuances and the lived realities of its neighborhoods. In a truly inclusive vision, single family zones should not only be characterized as exclusionary. They are vital threads in the fabric of Mt. Vernon's identity, offering stability, green space, and a quality of life that many residents cherish and have fought to preserve.

Let us move forward with a plan that reflects both the diversity of housing options and the diversity of lived experiences. Let us plan for growth, yes—but with clarity, transparency, and respect for the people who already call Mt. Vernon home and have invested their livelihoods in it.