

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

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



## **Referral Packet - Final**

**Wednesday, March 11, 2026**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

### **City Council**

*NICOLE BONILLA, MBA  
City Clerk*

*JORDAN A. RIULLANO, JD  
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL  
HELD ON WEDNESDAY, MARCH 11, 2026.**

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

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

PRESIDING: Derrick Thompson, President

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

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Council President Derrick Thompson 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 Thompson explained the 3-minute-plus-1 public comment rule. He then asked a Councilperson to lead the council in the Pledge of Allegiance. Council President then proceeded to the Public Speakers session of the evening (listed below as public comment).

**AWARDS / PRESENTATIONS**

Station Plaza

**Code:** FP

**Attachments:** [STATION PLAZA Presentation to City Council 3-11-26\\_FINAL2](#)

**PUBLIC COMMENT**

**REFERRAL SESSION**

Roll Call administered by City Clerk Nicole Bonilla

**REPORTS OF STANDING COMMITTEES AND ACTION THEREON**

**To the Council:**

**LEGISLATION AND PUBLIC WORKS**

1. Department of Public Works: An Ordinance Authorizing the Purchase and Installation of Four (4) Post Lift for the Canal St Garage

**Code:** LPW

**Attachments:** [Canal St Lift Purchase 2025](#)

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2. Department of Public Works: An Ordinance Authorizing a Budget Transfer within the Highway Maintenance Budget for Emergency Repairs

**Code:** LPW

**Attachments:** [Transfer of Funds- Highway Maintenance  
Emergency Repairs](#)

3. Department of Public Works: An Ordinance Authorizing the Declaration of an Emergency Condition Concerning the Traffic Signal Infrastructure at the Intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue

**Code:** LPW

**Attachments:** [2.18.26 Emergency Declaration West Broad  
Street](#)

4. Department of Public Works: An Ordinance Authorizing the Mayor to Enter into a Master Services Agreement with Arcadis of New York, Inc. for Uninterrupted Consent Order Compliance Services

**Code:** LPW

**Attachments:** [Arcadis Uninterrupted Consent Order  
Compliance](#)

5. Department of Public Works: An Ordinance Authorizing the Award of a Contract to West Shore Trucking for the Removal and Lawful Disposal of Construction and Demolition Debris at 33 Canal Street

**Code:** LPW

**Attachments:** [3.3.26 C+D Notice of Award West Shore  
Trucking  
CMVNY Notice to Award 3.5.26](#)

6. Department of Public Works: An Ordinance Authorizing Change Order No. 1 for Sewer Rehabilitation Phase 1 Project 222022-2

**Code:** LPW

**Attachments:** [122022-2 Change Order Referral Letter and  
Change Order 1](#)

- 
7. City Clerk: An Ordinance Authorizing Attendance for the Senior Account Clerk at the 2026 OpenGov Conference and Certification Training - (April 26 - May 1, 2026)
- Code:** LPW
- Attachments:** [Referral Letter post Austerity BOE -OpenGov Cert Conference request letter NStephens](#)  
[Signed Open Gov Austerity Request- N. Stephens](#)
8. City Clerk: City Clerk: An Ordinance Authorizing Attendance at the New York Conference of Mayors (NYCOM) Fall Training School - (September 13 - September 18, 2026)
- Code:** LPW
- Attachments:** [Referral Letter Post Austerty BOE - NYCOM 2026 request letter to BOE](#)  
[Signed NYCOM Austerity Request- N. Bonilla K. Joshua](#)
9. City Clerk: An Ordinance Authorizing the City Clerk to Attend the 2026 Summer International Institute of Municipal Clerks Municipal Clerks (IIMC) Education Program - (July 13-16, 2026)
- Code:** LPW
- Attachments:** [Referral Letter Post Austerity BOE - IIMC 2026 Summer Education Program Request](#)  
[Signed IIMC CLERK Austerity Request- N. Bonilla](#)  
[Save the Date Flyer & Schedule](#)
10. City Council: A Resolution Expressing Appreciation for the Governor's 30-Day Amendments Providing Additional Temporary Municipal Assistance and Urging its Inclusion in the Final State Budget
- Code:** LPW
- Attachments:** [Referral Letter Revamped AIM resolution March 2026](#)  
[Revamped AIM resolution March 2026](#)

**To the Council:**

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## HUMAN RESOURCES

11. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor and Conduct the Annual Easter Egg Hunt Celebration at Hartley Park - (Saturday, March 28, 2026, from 1:00 pm to 4:00 pm with a Rain Date of Saturday, April 4, 2026)

**Code:** HR

**Attachments:** [2026 Annual Easter Egg Hunt Referral Letter Support Letter\\_OEM Auxiliary Police Unit - Easter Egg Hunt](#)

12. Department of Recreation and Youth Bureau: An Ordinance Authorizing Continued Co-Sponsorship between the Mount Vernon Recreation Department, Youth Bureau, and Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. for Community Programming and Special Events

**Code:** HR

**Attachments:** [Request for co-sponsorship from MVFARYP for Rec. & YB's events](#)

**To the Council:**

## PUBLIC SAFETY AND CODES

13. City Council: An Ordinance to Amend Chapter 237 (Taxicabs) of the Code of the City of Mount Vernon to Promote Public Safety by Establishing New Regulations for Registered Class A Taxicabs Operating within the City

**Code:** PSC

**Attachments:** [Taxicab Referral Letter Taxicab Ordinance](#)

**To the Council:**

## FINANCE AND PLANNING

14. Comptroller: An Ordinance Certifying the 2024 In Rem Foreclosure Listing (COMP2026-3) and Authorizing the Comptroller to Proceed with In Rem Foreclosure Proceedings

**Code:** FP

**Attachments:** [COMP2026-3 – Certification of the 2024 In Rem Foreclosure Listing Mount Vernon Newspaper Ad 1st Petition of Foreclosure 03032026](#)

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15. Real Estate Committee: An Ordinance Rescinding the Prior Recommendation for the Sale of City-Owned Property Located at 234 East 5th Street - (Parcel ID: 169.32.4064.001)
- Code:** FP
- Attachments:** [Rescind ltr 234 East 5th Street 3.2026](#)
16. City Council: A Resolution of the City Council of the City of Mount Vernon Declaring Itself as Lead Agency for a Petition Seeking Zoning Text and Map Amendments and Related Land Use Approvals by Grace Baptist Church
- Code:** FP
- Attachments:** [Grace Baptist Church Lead Agency](#)
17. City Council: An Ordinance Authorizing the Return of Escrow Funds for 256-260 East 3rd Street
- Code:** FP
- Attachments:** [256-260 E. 3rd Street - return of escrow.3.5.2026](#)
18. City Council: A Resolution of the City Council of the City of Mount Vernon, Declaring Its Intent to Serve as Lead Agency Under Pursuant to SEQRA for Expedited Review of the Application of Macquesten Station Takeover, LLC for the Station Plaza Project and Referring the Application to the Westchester County Planning Board
- Code:** FP
- Attachments:** [Station Plaza Resolution](#)  
[Expedited Memo](#)
19. City Council: An Ordinance Authorizing the Comptroller to Establish a Custodial Account - Station Plaza Development Project, 20 South West Street
- Code:** FP
- Attachments:** [Escrow Acct Station Plaza 3.6.2026](#)

## **OTHER BUSINESS/CLOSING COMMENTS**



# STATION PLAZA

20 South West Street

# About Macquesten Development

- Based in Pelham, New York
- Specializes in financing, designing and construction management of multi-family, affordable housing and commercial properties in New York City and Westchester County since 1992.
- Portfolio of over half a Billion dollars in completed projects and \$250 Million of projects to be developed in the next five years throughout the five boroughs and Westchester.
- Developer of 22 South West Street (189 new rental residential units)

**Figure 1: Site Location**

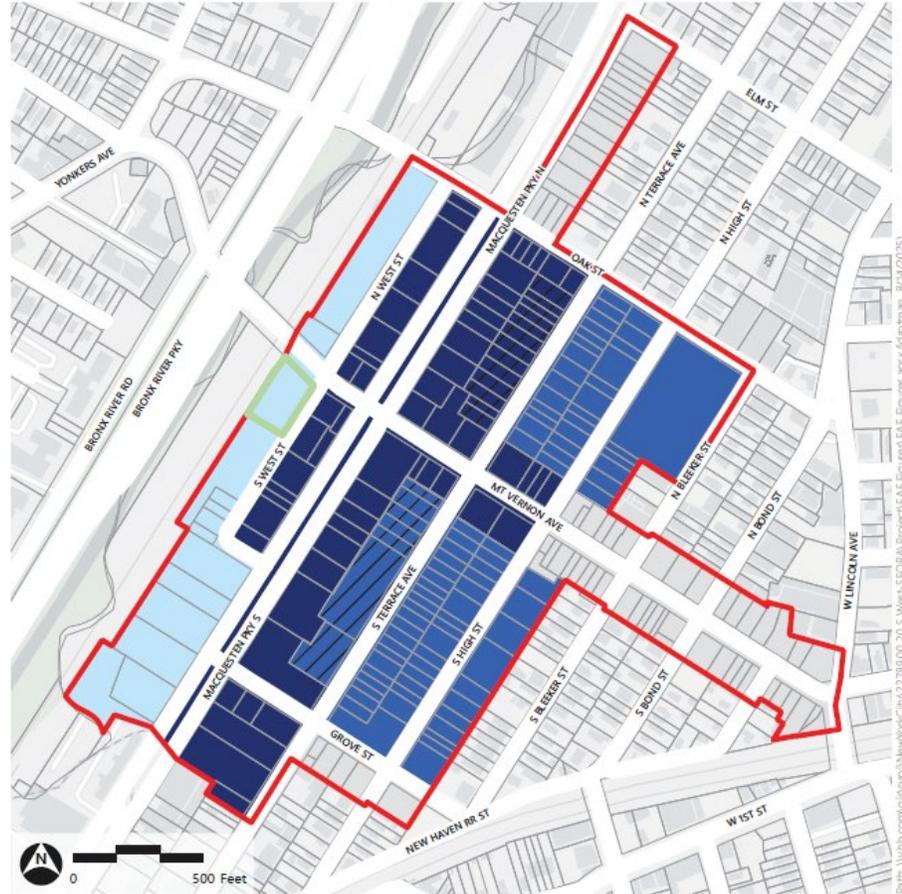
Station Plaza | 20 S. West Street | 20 South West Street, City of Mount Vernon, New York



Project Site (boundaries are approximate)

**Figure 2: Mount Vernon West Zoning Districts**

Station Plaza | 20 South West Street, City of Mount Vernon, New York



- Project Site (boundaries are approximate)
  - MWW District
- MWW Zoning Districts**
- MWW - Hub
  - MWW - Hub (Non-Commercial)
  - MWW - Transition
  - MWW-T (Non-Commercial)
  - MWW - C (Corridor)
  - MWW-H - Density Bonus Area

# Development Site

- Included in the MVW GEIS build out scenario
- Adjacent to the Mount Vernon West Metro-North Train Station
- Located in the MVW-H (Mount Vernon West Transit Oriented Development “Hub”) District
- Designated Brownfield Site (New York State Brownfield Cleanup Program)



# Project Overview

- 13-story on podium mixed-use residential building on a 21,970± square foot (0.5 acre) site
- 100 affordable for-sale residential units (floors 4-13) with 73 parking spaces. Unit breakdown: 30 one-bedrooms, 60 two-bedrooms, 10 three bedrooms
- Ground level commercial space (2,635 sf) with ingress/egress drive and 6 surface commercial parking spaces
- Below grade and above grade parking structure with 73 residential parking spaces
- Ground floor lobby, mail room, and concierge; third floor sales office and resident amenities (gym/community room); two rooftop open-air terraces for residents; bike racks and storage spaces available for every unit
- Condominium Association in coordination with the MTA will oversee ongoing building and site maintenance to ensure the building and property are kept well-maintained.

# Project Overview (cont'd)

- Complies with MVW-H Requirements (Zoning Review completed) and designed in accordance with MVW Design Guidelines
- Pedestrian friendly: publicly accessible landscape 1,300 square foot walkway to Metro-North South Entrance, 309 square foot pocket park at Metro-North North Entrance, new wayfinding signage, and a designated drop-off area for ridesharing services on South West Street
- Project team in regular consultation and coordination with MTA and Metro-North administrative and engineering staff
- Sustainable building designed to Passive House standards
- Sufficient public school capacity
- Sufficient water supply and sewer capacity
- Improved stormwater management and quality
- Will not result in any impacts that exceed the thresholds established by the MVW District GEIS; No PILOT or IDA benefits requested

# For Sale Affordable Condominiums

- **Housing Needs:** Project will address Mount Vernon's housing needs and shortage of quality workforce housing. Current market consists of limited homeownership opportunities and an aging housing stock (over 70% built prior to 1970). As a result, there is a shortage of accessible, quality ownership housing that allows working families to stay in the City and build financial stability over time.
- **80% AMI Target:** By introducing attainable ownership opportunities, the project directly addresses the City's shortage of quality workforce housing and offers low- and moderate-income residents an opportunity from renting to homeownership. The project will diversify the City's housing market and enable local households to build equity to promote generational wealth and long-term community stability.
- **Term of Affordability:** Resale within the initial ten (10) year term of affordability is permitted only to an eligible homebuyer earning no more than the original target AMI (adjusted to time of sale), who must assume the affordability obligation subject to a recapture of funds if the enforcement note and mortgage are not properly assigned. After the initial term of affordability, the owner may resell or refinance the home without resale restriction. HCR shall recapture 20% of the appreciated value over the original purchase price for an additional 20 years.

# Unit Ownership Expenses

	One Bedroom*	
Sale Price	\$	225,000.00
Downpayment (5%)		11,250
Mortgage (6.6% for 30 years)		213,750
Principal & Interest		1,366
Real Estate Taxes		\$265
Condo Fee		\$650
Walls-In Insurance (HO-6)		\$50
PMI		\$160
<b>TOTAL HOUSING EXPENSE</b>	<b>\$</b>	<b>2,491.00</b>
Minimum Income Required		95,200
Maximum Income (100% AMI)		\$119,000-\$136,000
		*Assumes 1.5 persons @80% AMI

	Two Bedroom*	
Sale Price	\$	275,000.00
Downpayment (5%)		13,750
Mortgage (6.6% for 30 years)		261,250
Principal & Interest		1,669
Real Estate Taxes		\$317
Condo Fee		\$750
Walls-In Insurance (HO-6)		\$60
PMI	\$	200.00
<b>TOTAL HOUSING EXPENSE</b>	<b>\$</b>	<b>2,996.00</b>
Minimum Income Required	\$	122,400.00
Maximum Income (100% AMI)		\$136,000; \$153,000; \$170,000 (2-4 person HH)
		*Assumes 2 persons @80% AMI

# Unit Ownership Expenses (cont'd)

	Three Bedroom*	
Sale Price	\$	<b>325,000.00</b>
Downpayment (5%)		16,250
Mortgage (6.6% for 30 years)		308,750
Principal & Interest	\$	1,973.00
Real Estate Taxes	\$	350.00
Condo Fee	\$	850.00
Walls-In Insurance (HO-6)	\$	70.00
PMI	\$	250.00
<b>TOTAL HOUSING EXPENSE</b>	<b>\$</b>	<b>3,493.00</b>
Minimum Income Required	\$	122,400.00
Maximum Income (100% AMI)	\$153,000; \$170,600; \$183,600 (2-5 person HH)	
*Assumes 2 persons @80% AMI		

## Owner Common Charges and Expenses (monthly)

To pay for Common area electric, Water and Sewer (taxes only), Hot Water, Repairs and Maintenance including elevator and supplies, Building Insurance, Superintendent and Porter, Accounting and Legal, Lobby Attendant, Management Fee (\$750.00 per unit annually), Building Broadband, Replacement Reserves (\$250.00 per unit annually)

# Publicly Accessible Pocket Park – 309 square feet



Existing Mount Vernon West train station (North Entrance) on Mount Vernon Avenue



Proposed Pocket Park at Mount Vernon West train station (North Entrance) on Mount Vernon Avenue

# Publicly Accessible Walkway – 1,300 square feet



Existing Corridor to Mount Vernon West train station (South Entrance) off of South West Street



Proposed Esplanade to Mount Vernon West train station (South Entrance) off of South West Street



# Community Benefits

- Project will convert outdated commercial site into community-oriented hub to advance neighborhood revitalization and create a pedestrian-friendly urban environment that supports nearby businesses and enhances the neighborhood's livability.
- Creates generational wealth for low- and moderate-income households.
- Convenient access to regional transit, reducing reliance on automobiles and improving access to employment opportunities throughout the region. The Project advances the City's goals for development that strengthens neighborhood connectivity and benefits local residents.
- Improved existing conditions at and near the Metro-North station.
- The building's massing, façade articulation, and material palette will provide a modern, visually appealing aesthetic that appropriately scales the structure to the surrounding area. Service areas and parking will be screened from public view to minimize visual impacts and maintain an active, attractive streetscape.

# Economic Benefits

- Project will bring economic benefits, in the forms of temporary and permanent employment, local spending, and sales tax, to the Mount Vernon West area and to the City as a whole.
- The Project will result in additional economic activity in Mount Vernon through the addition of new residential units. The proposed housing units would provide an additional evening and weekend presence of new residents with disposable incomes. Some of this income can be captured in the City and will support existing businesses and may assist the demand for new commercial development.
- Based on the current spending patterns of Mount Vernon residents, the new residents would be anticipated to spend approximately \$1.5 million annually on apparel, entertainment, restaurants, recreation, personal care, and household items. A significant portion of this income would likely be captured within the City.
- Construction jobs and Spending: The Project is expected to be constructed over three years starting at the end of 2026 and would support the local economy through temporary construction spending.
- Post construction ongoing jobs and spending; sales tax benefits to the City

ZONING DATA			
ADDRESS	20 SOUTH WEST STREET		SECTION: 164.67 BLOCK: 1057 LOT(S): 16 CITY OF MT. VERNON
ZONING DISTRICT	MVD-H ZONE DENSITY BONUS AREA		
STRUCTURE/SITE USE	ONE 13 STORY/100 UNIT RESIDENTIAL-RETAIL		
FLOOR AREA BY USE	RESIDENTIAL: 123,192 sf RETAIL: 2,835 sf GARAGE: 48,093,75 sf		
BUILDING TYPE- 'D' TOWER ON PODIUM	REQUIRED/PERMITTED	SITE	REMARKS
1. LOT LOT DIMENSIONS			
LOT AREA	MINIMUM 15,000SF	21,970 SF	COMPLIES
LOT WIDTH	MINIMUM 100FT	118 FT	COMPLIES
USEABLE OPEN SPACE	130SF PER DWELLING UNIT	13000SF	COMPLIES
2. BUILDING PLACEMENT SETBACKS			
COMMON LOT LINE	0FT OR 10FT (IF PROVIDED)	10FT	COMPLIES
LOT LINE ABUTTING RMF	20FT	*0 of N/A	COMPLIES
PODIUM ALONG PRIMARY STREET	MIN. 70%	70%	COMPLIES
PODIUM ALONG SIDE STREET	MIN. 35%	94%	COMPLIES
PARKING SETBACKS			
PRIMARY STREET	30FT	52FT 9IN	COMPLIES
SIDE STREET	10FT	10	COMPLIES
SURFACE PARKING LOCATION	BEHIND BUILDING	BEHIND BUILDING	COMPLIES
PARKING GARAGE	SAME AS PODIUM	SAME AS PODIUM	COMPLIES
COVERAGE			
LOT COVERAGE (PRINCIPAL)	MAX 85%	72%	COMPLIES
LOT COVERAGE (IMPERVIOUS)	MAX 100%	96%	COMPLIES
3. HEIGHT AND MASS			
BUILDING HEIGHT (STORIES)	15 STORIES	13 STORIES	COMPLIES
BUILDING HEIGHT (FEET)	150 FEET	140 FT	COMPLIES
STORY HEIGHT			
GROUND STORY (FLR to CEILING)	MIN 11 FT	14 FT 10in	COMPLIES
UPPER STORY (FLR to CEILING)	MIN 7 FT 6 INCHES	9 FT 4in	COMPLIES

BUILDING MASS			
MAX LENGTH OF GROUND FLR STREET-FACING WALL WITHOUT OFFSET	MAX 75FT	75FT	COMPLIES
GROUND FLOOR STREET FACING WALL OFFSET DEPTH	MIN 5FT	5FT	COMPLIES
GROUND FLOOR STREET FACING WALL OFFSET WIDTH	MIN 10FT	29FT	COMPLIES
MAX LENGTH OF UPPER FLR STREET-FACING WALL WITHOUT OFFSET	MAX 45FT OR **	31FT 1IN	COMPLIES
UPPER FLOOR STREET FACING WALL OFFSET DEPTH	MIN 4FT	4FT	COMPLIES
UPPER FLOOR STREET FACING WALL OFFSET WIDTH	MIN 8FT	11FT 6IN	COMPLIES
PARKING GARAGE STOREFRONT WRAP			
GROUND FLOOR PRIMARY STREET	REQUIRED	PROVIDED	COMPLIES
4. ACTIVATION			
TRANSPARENCY			
GROUND STORY, PRIMARY STREET FACADE	MIN. LENGTH 60%	63%	COMPLIES
GROUND STORY, SIDE STREET FACADE	MIN. LENGTH 20%	60%	COMPLIES
PODIUM BLANK WALL PRIMARY STREET FACADE	MAX 30FT	15FT 7IN	COMPLIES
PODIUM BLANK WALL SIDE STREET FACADE	MAX 40FT	14FT 2IN	COMPLIES
FUNCTIONAL ENTRIES			
FUNCTIONAL ENTRIES MIN	90FT	86FT	COMPLIES
AREA OF GARAGE OR SERVICE BAY OPENINGS ALONG STREET-WALL	20% MAX	20%	COMPLIES
PERMITTED BUILDING ELEMENTS			
PORCH	YES	N/A	
STOOP	YES	N/A	
BALCONY	YES	N/A	
GALLERY	YES	N/A	
AWNING/CANOPY	YES	YES	COMPLIES
FORECOURT	YES	N/A	

\*\*SUBJECT PROPERTY DOES NOT ABUT THE RMF DISTRICT

PARKING CALCULATIONS:

APARTMENTS & PARKING SPACES:

- 3 BEDROOMS (10)x 0.9 = 9
- 2 BEDROOMS (60)x 0.7 = 42
- 1 BEDROOMS (30)x 0.7 = 21

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72 RESIDENTIAL SPACES TOTAL REQ'D      73 RESIDENTIAL SPACES TOTAL PROVIDED

COMMERCIAL PARKING 2635SF/450=5,85 SPACES

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6 COMMERCIAL SPACES TOTAL REQ'D      6 COMMERCIAL SPACES PROVIDED

PARKING FOR PROPOSED 13 STORY BUILDING 100 UNITS  
BY LEVEL:

- 25spaces      PK 3
- 11 spaces      PK 2 L
- 37 spaces      PK 1 C

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73 RESIDENTIAL SPACES TOTAL including 5 Electric Vehicle Spaces provided  
as per HCR requirements

Bicycle Parking Spaces Required

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1 per Every 10 Dwelling Units      =10 spaces      10 spaces provided  
including 5 e-bike chargers

ADA COMPLIANCE CHART:

ACCESSIBLE PARKING SPACES (2025 BCNYS TABLE 1106.2(1):

- PROVIDED RESIDENTIAL SPACES = 73
- REQUIRED ACCESSIBLE SPACES = 3
- PROVIDED ACCESSIBLE SPACES = 3 (IN COMPLIANCE)

ACCESSIBLE DWELLING UNITS (2025 BCNYS TABLE 1108.6.1.1:

- PROVIDED UNITS = 100
- REQUIRED ACCESSIBLE UNITS = 4 WITHOUT ROLL IN SHOWER
- REQUIRED ACCESSIBLE UNITS = 1 WITH ROLL IN SHOWER
- PROVIDED ACCESSIBLE UNITS = 5 (IN COMPLIANCE)

ADA, ANSI A117.1 & 2025 BCNYS ACCESSIBLE COMPLIANCE CHECKLIST:

- ACCESSIBLE ROUTES IN COMPLIANCE
- ENTRANCE AND DOORS IN COMPLIANCE
- RAMPS AND CURB RAMPS IN COMPLIANCE
- ELEVATOR AND VERTICAL ACCESS IN COMPLIANCE
- TOILET & BATHING ROOMS IN COMPLIANCE
- DRINKING FOUNTAINS AND FIXTURES IN COMPLIANCE
- SIGNAGE AND COMMUNICATION IN COMPLIANCE
- COUNTERS, WORK SURFACES AND OPERABLE PARTS IN COMPLIANCE

PROPOSED OUTDOOR PUBLIC SPACE

- OUTDOOR PUBLIC SPACE: 309 SF
- OUTDOOR PUBLIC SPACE/ACCESS TO MTA: 1,300 SF

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TOTAL PROPOSED OUTDOOR PUBLIC SPACE: 1,609 SF

REV.	DESCRIPTION	DATE
1	Revised per City's Comments	12/11/25
2	Revised per City's Comments	01/22/26
3	Revised per City's Comments	03/06/26
<b>NOT FOR CONSTRUCTION</b>		

DESIGN PROFESSIONAL



JUSTIN H. SEENEY P.E.  
NY PROFESSIONAL ENGINEER NO. 095227

PROJECT #:	250566
DATE:	08/08/2025
SCALE:	1" = 20'
FORMAT:	24" x 36" (ARCH D)
DRAWN BY:	JM/AL
CHECKED BY:	JS

SHEET TITLE:

## SIGNAGE PLAN

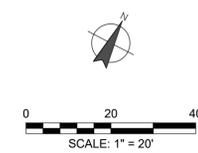
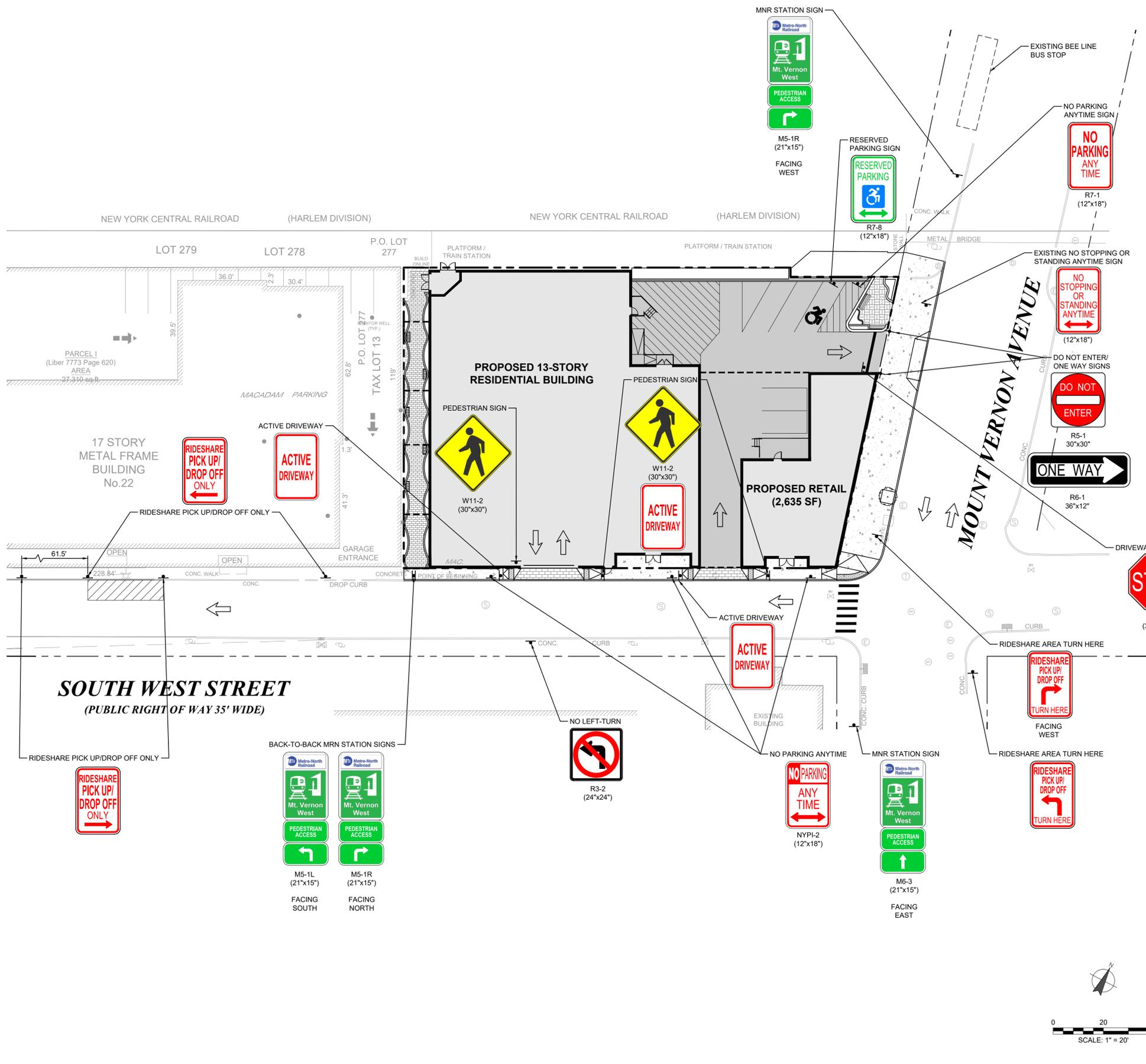
SHEET NUMBER:

# C304

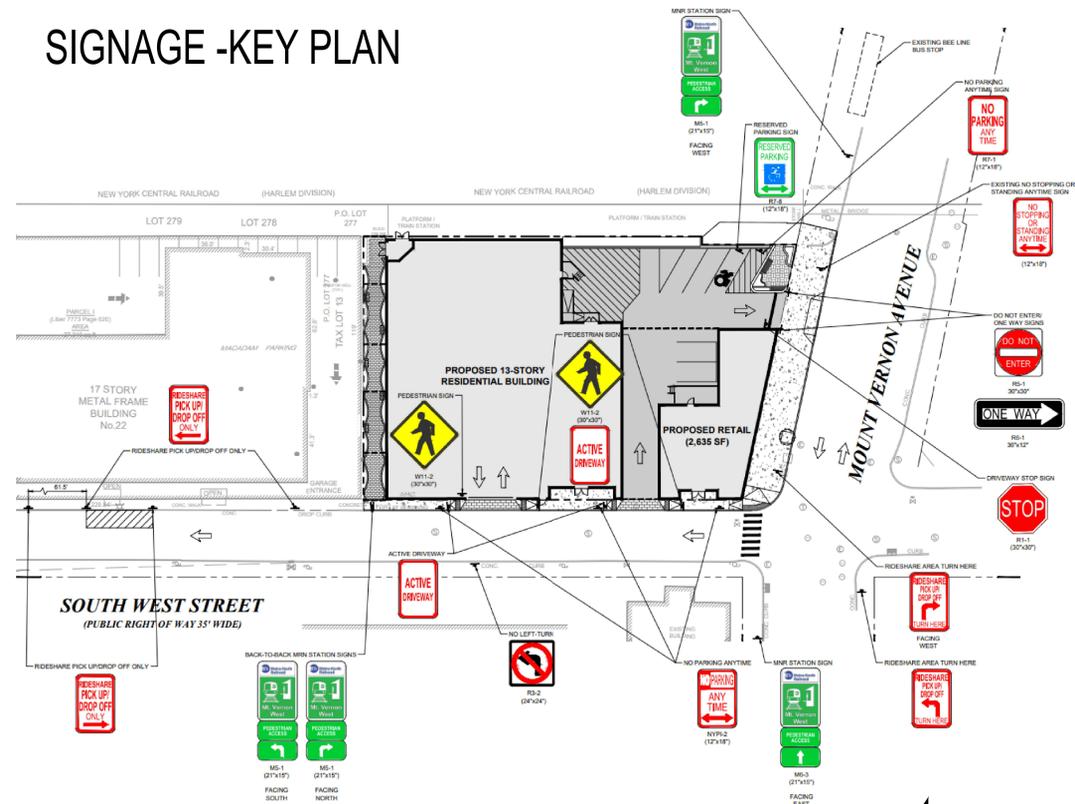
SIGN SCHEDULE				
SIGN FACE	MUTCD NUMBER	SIZE	BACKGROUND COLOR	LEGEND COLOR
	R1-1	30" x 30"	RED	WHITE
	R5-1	30" x 30"	RED	WHITE
	R6-1R	36" x 12"	WHITE	BLACK
	R7-1	12" x 18"	WHITE	RED
	-	14" x 18"	WHITE	RED
	-	12" x 18"	WHITE	RED
	R7-8	12" x 18"	WHITE	GREEN
	R3-2	24" x 24"	WHITE	BLACK/RED
	-	12" x 18"	WHITE	RED
	-	-	WHITE	RED
	-	-	GREEN	WHITE
	M6-3	21" x 15"	GREEN	WHITE
	M5-1R	21" x 15"	GREEN	WHITE
	M5-1L	21" x 15"	GREEN	WHITE
	-	-	GREEN	WHITE
	W11-2	30" x 30"	YELLOW	BLACK

### LEGEND

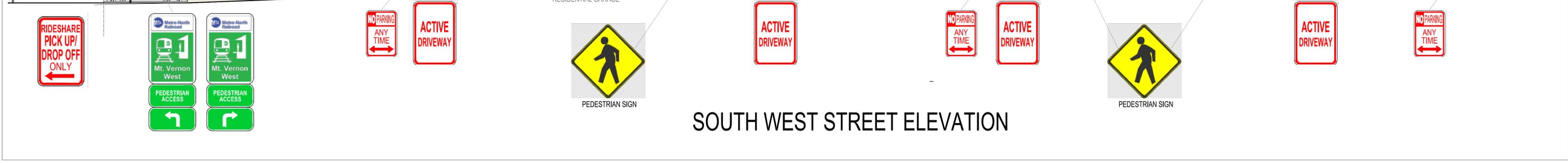
	PROPERTY LINE
	EXISTING CURB
	EXISTING TREE
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING HYDRANT
	EXISTING CATCH BASIN
	PROPOSED BUILDING
	PROPOSED LIMIT OF BUILDING OVERHANG
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	PROPOSED SIGN
	PROPOSED TREE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	TRAFFIC DIRECTION



# SIGNAGE -KEY PLAN



## SOUTH WEST STREET ELEVATION



**L+M** Lawless + Mangione  
Architects | Engineers  
www.lawlessmangione.com

480 North Broadway  
Yonkers, NY 10701  
Tel: 914-423-8844  
Fax: 914-423-8981

580 Fifth Avenue  
New York, NY 10036  
Tel: 212-324-1700

CLIENT: **MACQUESTEN DEVELOPMENT, LLC**

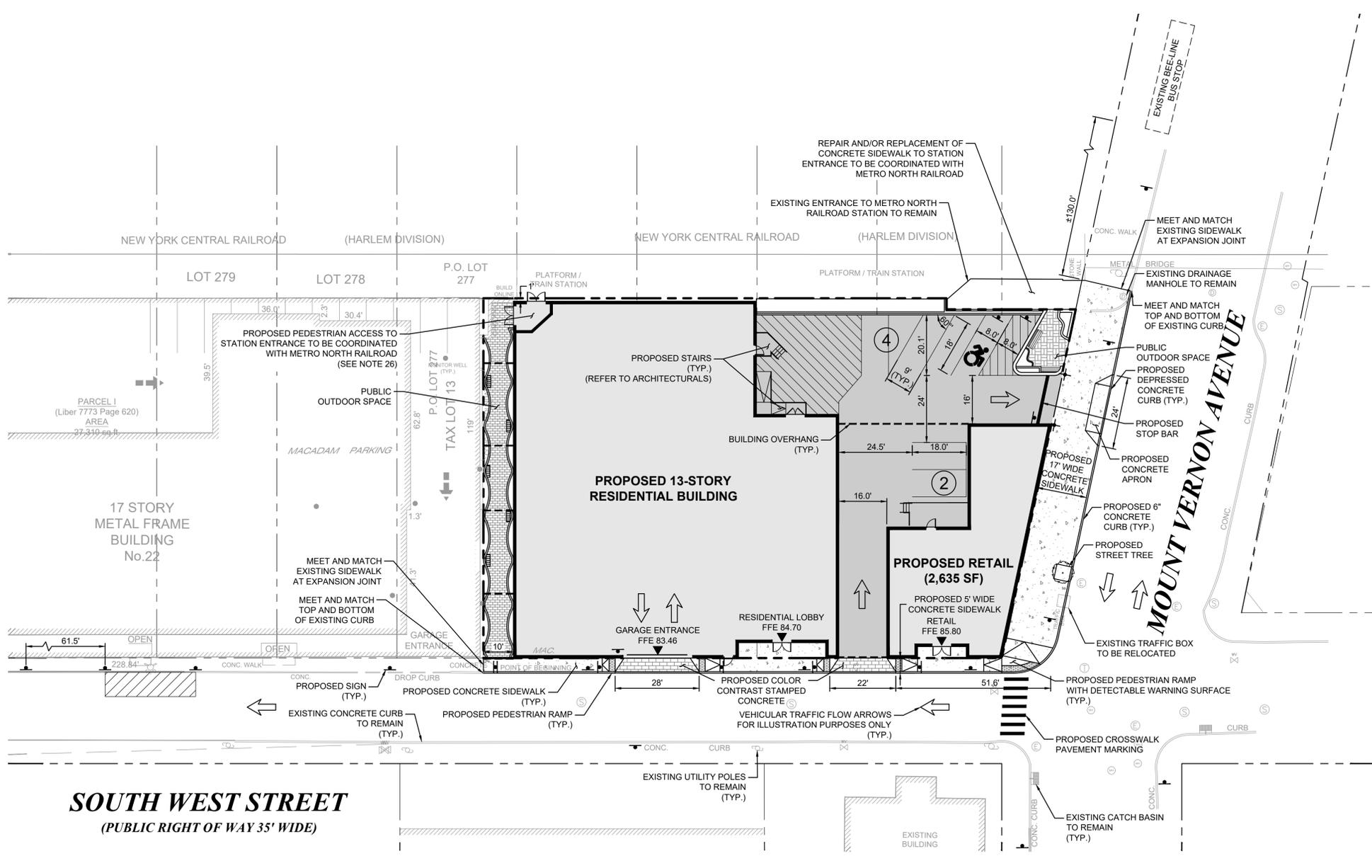
PROJECT: **STATION PLAZA**  
PROPOSED 13 STORY BUILDING  
20 SOUTH WEST STREET  
MOUNT VERNON, NEW YORK

DWG TITLE: **PROPOSED ELEVATION SIGNAGE**

PROJECT #: 25-0907-00  
SCALE: AS NOTED  
DATE: 2-19-26  
DRAWN BY: GJM  
CHECKED BY: BP

DWG NO.: **SK-7B**





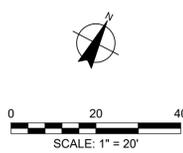
**SOUTH WEST STREET**  
(PUBLIC RIGHT OF WAY 35' WIDE)

**GENERAL NOTES**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON SURVEY PREPARED BY GABRIEL E. SENOR, P.C. CONSULTING ENGINEER AND LAND SURVEYORS DATED JUNE 16, 2025.
- THE CONTRACTOR SHALL EXAMINE AND VERIFY IN THE FIELD ALL EXISTING AND GIVEN CONDITIONS AND DIMENSIONS WITH THOSE SHOWN ON THE PLANS. IF FIELD CONDITIONS AND DIMENSIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED.
- THE LOCATION, SIZES AND TYPES OF UNDERGROUND UTILITIES SHOWN ON THE PLANS REFLECT THE BEST AVAILABLE INFORMATION. ACTUAL FIELD CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL UTILITY COMPANIES THAT HAVE SUBSURFACE INSTALLATIONS IN THE AREA OF WORK FOR THIS CONTRACTOR AND DIRECT THEM TO HAVE THEIR FACILITIES MARKED OUT PRIOR TO COMMENCING WORK.
- IT WILL BE THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO USE METHODS AND EQUIPMENT WHICH WILL ENSURE THE SATISFACTORY COMPLETION OF THE REQUIRED WORK WITHIN THE CONTRACT DURATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED FOR THE IMPROVEMENT WORK SHOWN WITHIN THE PROJECT AREA.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGES CAUSED BY HIS/HER OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR MUST NOTIFY THE ENGINEER AND CITY OF MOUNT VERNON OF ALL PROPOSED STREET CLOSINGS, OR ANY WORK THAT MIGHT AFFECT THE MOBILITY OR ACCESS OF THE FIRE OR POLICE DEPARTMENTS, 2 WEEKS IN ADVANCE OF THEIR IMPLEMENTATION.
- THE CONTRACTOR SHALL MAINTAIN THE ROAD OPEN TO LOCAL TRAFFIC AT ALL TIMES. ALL TEMPORARY LANE CLOSURES AND/OR CHANNELIZING SHALL BE MADE IN ACCORDANCE WITH THE LATEST REVISION OF THE FEDERAL AND NEW YORK STATE MUTCD, AND NYS DOT TRAFFIC REGULATIONS. WHERE ON-GOING WORK WILL NOT PERMIT ONE (1) LANE OPEN TO TRAFFIC, OR WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL EMPLOY COURTEOUS FLAG MEN TO HOLD AND RELEASE TRAFFIC IN THE WORK ZONE, IN ORDER TO MAINTAIN SAFE CONTROL OF VEHICULAR AND PEDESTRIAN TRAFFIC FLOW. ACCESS TO AND FROM ALL LOCAL RESIDENCES SHALL REMAIN ACTIVE AT ALL TIMES.
- THE CONTRACTOR MAY NOT COMMENCE ANY WORK THAT WILL AFFECT THE MOVEMENT OF TRAFFIC AND PEDESTRIANS WITHOUT RECEIVING THE ENGINEER'S APPROVAL AND THEN MAKING SUCH NOTIFICATIONS AS REQUIRED. BEFORE RESTRICTING THE NORMAL FLOW OF TRAFFIC IN ANY WAY, THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS PRIOR NOTICE OF SAME TO THE MOUNT VERNON TRAFFIC, POLICE AND FIRE DEPARTMENTS AND THE ENGINEER. IN ADDITION, ALL FORTY-EIGHT (48) HOURS IN ADVANCE BY THE CONTRACTOR BEFORE COMMENCING ANY OPERATIONS WHICH WILL TEMPORARILY INTERFERE WITH THEIR USE. THE CONTRACT SHALL ASSIGN RESPONSIBLE EMPLOYEE TO GIVE THE AFORESAID NOTICES.
- ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- DUST CONTROL SHALL BE PERFORMED BY THE CONTRACTOR AS DEEMED NECESSARY BY THE ENGINEER OR CITY DPW.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF HIS/HER EMPLOYEES AND GENERAL PUBLIC. STRUCTURAL/SITE FEATURES TO REMAIN, ADJACENT PROPERTIES & PUBLIC RIGHT-OF-WAYS DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE OWNER, CITY AND PROJECT ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAM AND PROCEDURES IN CONNECTION WITH THE WORK.
- SITE EXCAVATION: ALL EXCAVATED SOIL SHALL BE STOCKPILED IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS. ALL NYSDEC AND USEPA REGULATIONS FOR REMOVAL OF CONTROLLED FILL SHALL BE ADHERED TO. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCESS SOIL.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDING WALLS AND/OR FOUNDATIONS TO REMAIN IN PLACE.
- IN THE PERFORMANCE OF THE SHEETING OF A TRENCH FOR EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE LABOR LAW AND PARTICULARLY WITH RULE NUMBER 23 (AS AMENDED) OF THE INDUSTRIAL CODE AS PROMULGATED BY THE BOARD OF STANDARDS AND APPEALS, LISTED IN FEDERAL REGISTER / VOLUME 54, NUMBER 209 / TUESDAY, OCTOBER 31, 1989, [DOCKET NUMBER S-204] RIN 1218 AA 36.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL EXISTING TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGED TREES AND/OR VEGETATION SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT CATCH BASINS FROM FILLING WITH SEDIMENT AND/OR DEBRIS WITHIN THE CONTRACT LIMITS DURING THE CONTRACT OPERATIONS. IN THE EVENT THE CONTRACTOR'S OPERATION DAMAGES OR BLOCKS THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL AT HIS/HER EXPENSE IMMEDIATELY REPAIR OR RESTORE THE DRAINAGE SYSTEM AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE CITY.
- ALL DEMOLITION, GRADING, AND TREE REMOVAL PROCEDURES, PERMITS AND APPROVALS SHALL BE IN ACCORDANCE WITH CITY, NYSDEC AND/OR OTHER APPROPRIATE AUTHORIZING AGENCIES AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR GROUNDWATER DEWATERING, INCLUDING, BUT NOT LIMITED TO WITHDRAWAL AND TREATMENT, PERMITTING, INSTALLATION AND MAINTENANCE AS REQUIRED TO PERFORM THE WORK.
- WHERE CONSTRUCTION ACTIVITY IS ADJACENT TO EXISTING UTILITY LINES OR APPURTENANCES (FUEL, WATER, SEWER, TELECOMMUNICATION, GAS OR ELECTRIC), THE CONTRACTOR SHALL DIG TEST PITS AND CAREFULLY HAND EXCAVATE SO AS TO LOCATE, MARK, AND PROTECT THE UTILITY LINES AGAINST DISTURBANCE OR DAMAGE.
- CONTRACTOR TO FIELD-VERIFY ALL QUANTITIES.
- THE CONTRACTOR IS ADVISED THAT ADDITIONAL NOTES SHALL BE FOUND ON SUBSEQUENT SHEETS OF THE CONTRACT PLANS AND SUCH NOTES, WHILE PERTAINING TO THE SPECIFIC DRAWINGS THEY ARE PLACED ON, ALSO SUPPLEMENT THE GENERAL NOTES LISTED HEREIN.
- THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY CONFLICTS AND/OR REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS OF COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, AN "AS-BUILT" PLAN SHOWING THE INSTALLED AND COMPLETED IMPROVEMENTS (ABOVE AND BELOW GRADE), CERTIFIED BY A NEW YORK STATE LICENSED LAND SURVEYOR SHALL BE PREPARED AT THE SOLE EXPENSE OF THE CONTRACTOR. SAID AS-BUILT PLAN SHALL BE PROVIDED TO THE ENGINEER DOCUMENTING SATISFACTORY COMPLETION OF ALL APPROVED AND AUTHORIZED CONSTRUCTION ACTIVITIES AND ZONING COMPLIANCE.
- EXISTING ENTRANCE LEADING UP TO THE RAILROAD STATION PLATFORM SHALL BE ACCESSIBLE TO PEDESTRIANS DURING CONSTRUCTION.
- PARKING GARAGE STRUCTURE IS PROPOSED BELOW GRADE AND EXTENDS UP TO THE PROPERTY LINE IN CERTAIN AREAS. CONTRACTOR TO VERIFY ADEQUATE DEPTH IS PROVIDED FOR PAVEMENT SECTION FOR ON-SITE SURFACE PARKING AND DRIVEWAY.
- PROPOSED STREETSCAPE AND LIGHTING TO BE COORDINATED WITH THE CITY OF MOUNT VERNON.
- LANDSCAPING SHALL INCLUDE NATIVE NON-INVASIVE PLANT SPECIES PER CITY OF MOUNT VERNON REQUIREMENTS.

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CURB
- ⊙ EXISTING TREE
- ⊙ EXISTING SIGN
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING CATCH BASIN
- ▬ PROPOSED BUILDING
- - - - - PROPOSED LIMIT OF BUILDING OVERHANG
- ▬ PROPOSED CONCRETE CURB
- ▬ PROPOSED DEPRESSED CURB
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED TREE
- ▬ PROPOSED ASPHALT PAVEMENT
- ▬ PROPOSED CONCRETE SIDEWALK
- ← TRAFFIC DIRECTION



34 SOUTH BROADWAY  
SUITE 300  
WHITE PLAINS, NY 10601  
(914) 949-7336  
WWW.AKRF.COM

**OWNER**  
**MACQUESTEN DEVELOPMENT, LLC**  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

**PROJECT**  
**STATION PLAZA**  
20 SOUTH WEST STREET  
MOUNT VERNON, NY 10550  
LOT ID: 164.67-1057-16

**MILESTONE**  
**SITE PLAN APPROVAL**

REV.	DESCRIPTION	DATE
1	Revised per City's Comments	12/11/25
2	Revised per City's Comments	01/22/26
<b>NOT FOR CONSTRUCTION</b>		

DESIGN PROFESSIONAL



JUSTIN H. SEENEY P.E.  
NY PROFESSIONAL ENGINEER NO. 09527

PROJECT #:	250566
DATE:	08/08/2025
SCALE:	1" = 20'
FORMAT:	24" x 36" (ARCH D)
DRAWN BY:	JM/AL
CHECKED BY:	JS

SHEET TITLE:

**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C301**

OWNER

## MACQUESTEN DEVELOPMENT, LLC

438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

PROJECT

## STATION PLAZA

20 SOUTH WEST STREET  
MOUNT VERNON, NY 10550  
LOT ID: 164.67-1057-16

MILESTONE

## SITE PLAN APPROVAL

REV.	DESCRIPTION	DATE
1	Revised per City's Comments	12/11/25
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<b>NOT FOR CONSTRUCTION</b>		

DESIGN PROFESSIONAL



JUSTIN H. SEENEY P.E.  
NY PROFESSIONAL ENGINEER NO. 095227

PROJECT #:	250566
DATE:	08/08/2025
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CHECKED BY:	JS

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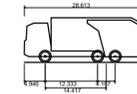
## VEHICLE TURNING MOVEMENT PLAN

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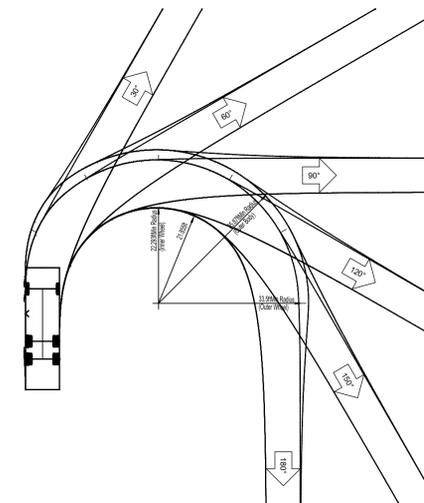
# C302

### GENERAL NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON SURVEY PREPARED BY GABRIEL E. SENOR, P.C., CONSULTING ENGINEER AND LAND SURVEYORS DATED JUNE 16, 2025.

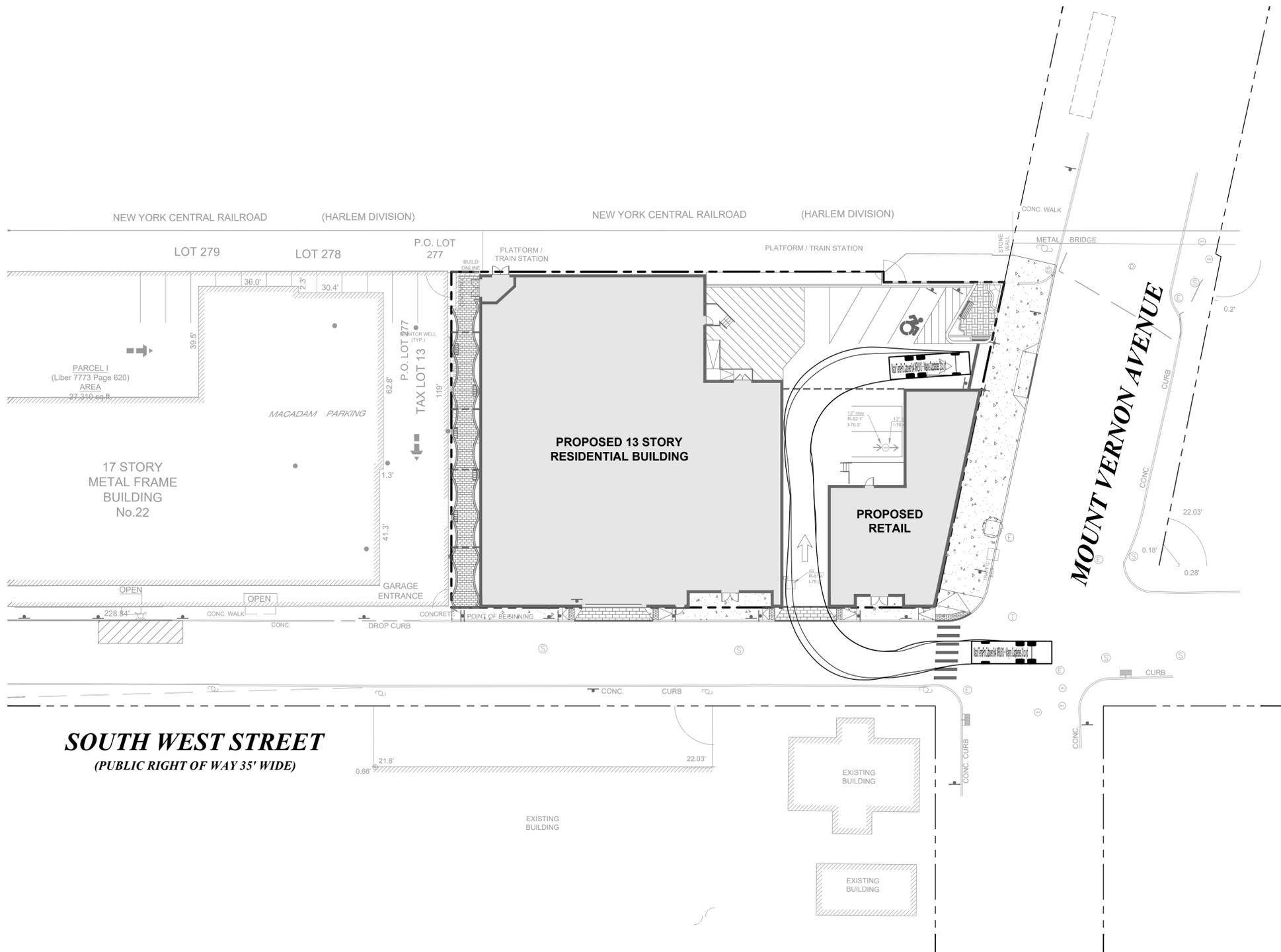


Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd  
Overall Length 28.613ft  
Overall Width 8.000ft  
Overall Body Height 10.451ft  
Min Body Ground Clearance 1.311ft  
Track Width 8.000ft  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 33.500ft

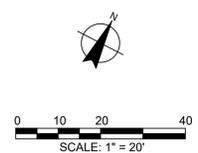


### LEGEND

	PROPERTY LINE
	EXISTING CURB
	EXISTING TREE
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING HYDRANT
	EXISTING CATCH BASIN
	PROPOSED BUILDING
	PROPOSED LIMIT OF BUILDING OVERHANG
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	PROPOSED SIGN
	PROPOSED TREE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK



**SOUTH WEST STREET**  
(PUBLIC RIGHT OF WAY 35' WIDE)







**EMERGENCY PHONE NUMBERS**

**BUILDING ENFORCEMENT:**  
 DEPT OF TRANSPORTATION (718) 482-4594  
 EMERGENCY 911  
 NY DEPARTMENT OF COMMUNITY AFFAIRS (844) 668-4366  
 FIRE DEPARTMENT (914) 939-1661

**OWNER INFO**

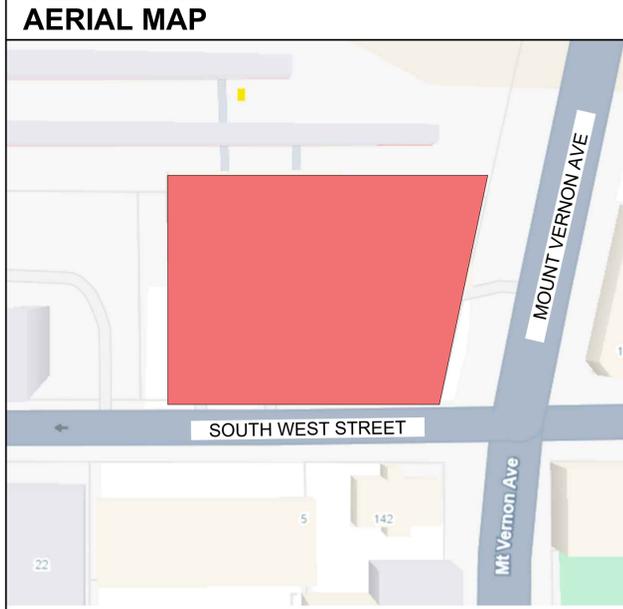
**NAME:** MACQUESTEN DEVELOPMENT, LLC  
**ADDRESS:** 438 FIFTH AVENUE, SUITE 100  
 PELHAM, NY 10803  
**PHONE:** (914) 667-7227

**CONTRACTOR INFO**

**NAME:** TBD  
**ADDRESS:**  
**PHONE:**

**QUALIFIED PERSON**

**NAME:** TBD  
**ADDRESS:**  
**PHONE:**  
**LICENSE #:**



**GENERAL SITE SAFETY NOTES**

- THE WORK WILL COMPLY WITH ALL APPLICABLE SECTIONS OF OSHA 1926 STANDARDS FOR CONSTRUCTION.
- SIDEWALK SHED AND PROTECTION FOR ALL PUBLIC/PEDESTRIANS SHALL COMPLY WITH ALL D.O.T. REQUIREMENTS. SIDEWALK SHEDS SHALL BE DESIGNED BY LICENSED PROFESSIONALS AS REQUIRED PER D.O.T.
- OBTAIN ALL REQUIRED PERMITS FOR DEPT OF TRANSPORTATION FOR ANY STREET OBSTRUCTIONS OR CLOSING.
- COMMUNICATION AMONG ALL RESPONSIBLE PARTIES WHEN CRANE AND DERRICK LOADS ARE CARRIED BEYOND THE PERIMETER OF THE BUILDING.
- DURING ALL LIFTING & HOISTING OPERATIONS FLAGMEN WILL BE PROVIDED TO CONTROL ALL PEDESTRIAN AND/OR VEHICULAR TRAFFIC, AS APPROPRIATE.
- SIGNS SHALL BE NO MORE THAN 25 SQ FEET IN TOTAL AREA.
- A LIST OF ALL EMERGENCY TELEPHONE NUMBERS WILL BE POSTED IN THE CONSTRUCTION MANAGER'S OFFICE AT THE JOB SITE.
- IN THE EVENT OF EMERGENCY A HORN WILL SOUND (2) TWO TIMES TO SIGNAL EVACUATION, AND THEN THE HORN WILL SOUND (1) TIME TO INDICATE ALL PERSONS ARE CLEARED FROM SITE. ALL PERSONNEL WILL BE DIRECTED TO EXIT TO THE 1ST FLOOR AND TO THE SIDE STREET SIDEWALKS AS PER POSTED SIGNS.
- ALL PERSONNEL STARTING WORK ON THIS PROJECT WILL BE INFORMED OF THE ABOVE-MENTIONED EVACUATION PROCEDURE.
- ALL WORKERS EMPLOYED ON THE SITE SHALL RECEIVE A SITE-SPECIFIC SAFETY ORIENTATION PROGRAM. THIS PROGRAM SHALL INCLUDE A REVIEW OF ANY HAZARDOUS ACTIVITIES OF THE JOB THAT ARE RELEVANT TO THE TASKS AND ACTIVITIES TO BE PERFORMED. ALL WORKERS MUST ATTEND SUCH A PROGRAM NO LATER THAN 7 DAYS AFTER COMMENCING THEIR EMPLOYMENT.
- ALL D.O.T. BARRIERS ARE TO BE CONTINUOUS.
- ANY TIME AN AREA IS USED FOR STAGING OR MATERIAL STORAGE OVERHEAD PROTECTION OR CONTROLLED ACCESS WITH SOLID CONSTRUCTION AND LOCKED GATE MUST BE PROVIDED.
- HOIST REQUIREMENTS TO COMPLY WITH NEW YORK STATE CODE REGULATIONS.
- SIDEWALK SHED REQUIREMENTS TO COMPLY WITH NEW YORK STATE CODE REGULATIONS.

**GENERAL DEMOLITION NOTES**

- DEMOLITION NEXT TO ADJACENT PROPERTY SHALL BE HAND DEMO ONLY (MIN. 1 FLOOR BAY). NO MECHANICAL DEMO.
- DEMOLITION ACTIVITIES NEXT TO 17-25 NORTH MAIN STREET SHALL BE PERFORMED DURING 9AM AND 12PM ONLY.
- DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO EXTENT NECESSARY TO CONTROL THE DUST THROUGHOUT ALL PHASES OF THE PROJECT. WATER SUPPLIED TO DEMOLITION AREA SHALL BE DISTRIBUTED WITH WATER HOSES, EQUIPPED WITH FOGGING NOZZLES, TO ENSURE THAT AIRBORNE PARTICULATES ARE KEPT TO AN ABSOLUTE MINIMUM DURING THIS PROCESS.

**APPLICATIONS & CONSIDERATIONS**

**JOB # - TBD**  
 NB - NEW BUILDING  
 OT - ARCHITECTURAL  
 OT - SOE  
 OT - FOUNDATION  
 OT - STRUCTURAL  
 MH - MECH/HVAC  
 PL - PLUMBING

**NOTES**

- ACCESS AGREEMENT NOTIFICATION TO ADJACENT PROPERTY OWNERS CONFIRMING THAT THEY ARE OKAY WITH THE PROPOSED LOGISTICS SHOWN ON THIS SSP TO BE AVAILABLE ON SITE.

**SCOPE OF WORK**

- DEMOLITION OF EXISTING 2 STORY BLDGS. & PROPOSED 13 STORY RESIDENTIAL USED BLDG.

**EQUIPMENT LIST**

DELIVERY TRUCK  
 CONCRETE TRUCK  
 BOOM TRUCK  
 GUARD BOOTH  
 PORTABLE TOILETS  
 TRAILERS

**Site Safety Plan**

**20 SOUTH WEST STREET,  
 MT VERNON, NY**

PROPOSED RESIDENTIAL BLDG.

**PREPARED BY**



**CR SAFETY GROUP**  
 1430 BROADWAY, SUITE 1600, FL 16  
 NEW YORK, NY 10018  
 212-736-6900

**OWNER**

**MACQUESTEN DEVELOPMENT, LLC**  
 438 FIFTH AVENUE, SUITE 100  
 PELHAM, NY 10803  
 (914) 667-7227

**CONTRACTOR**

TBD

**REVISIONS**

#:	DATE:	REVISION:
1	12-22-25	INITIAL SSP

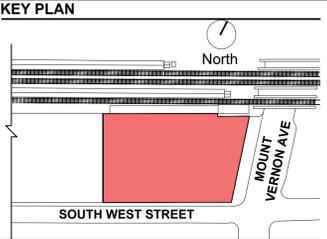
**PROJECT**

**NB - JOB # TBD**

**LOCATION INFO**

**D.O.B. ADDRESS:** 20 SOUTH W STREET,  
 MT VERNON, NY 10550

**BLOCK:** 1057  
**LOT:** 16  
**ZONING DISTRICT:** MVD-H  
**MAP:** TBD  
**BIN #:** TBD  
**COMMUNITY BOARD:** TBD  
**HEIGHT:** 13 STORIES ; H: 133'-0"±  
**BLDG. USE:** RESIDENTIAL USE BLDG.

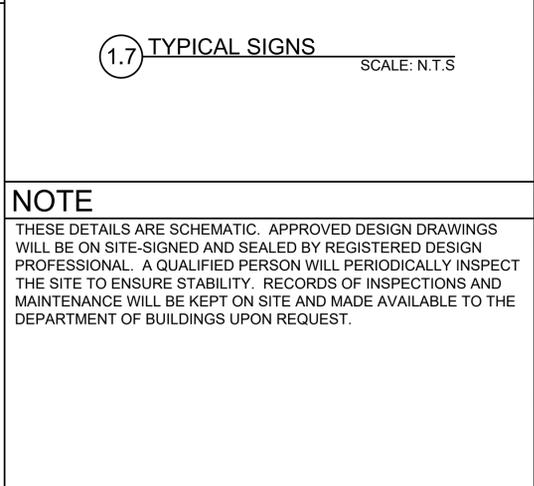
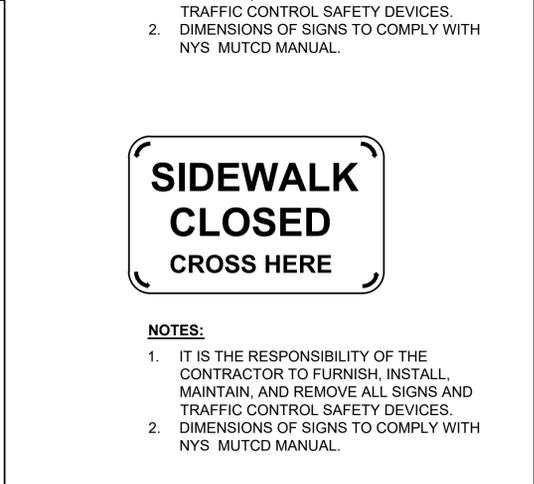
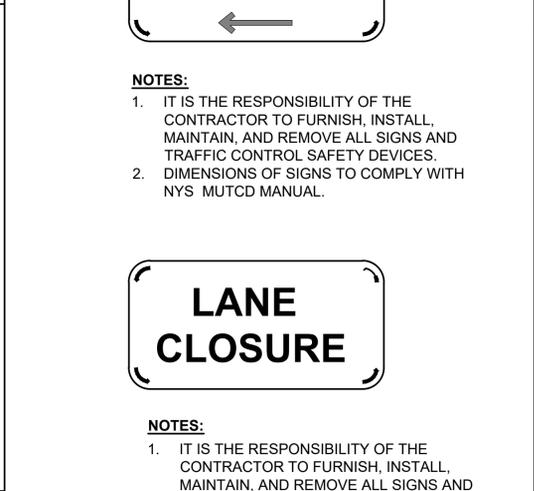
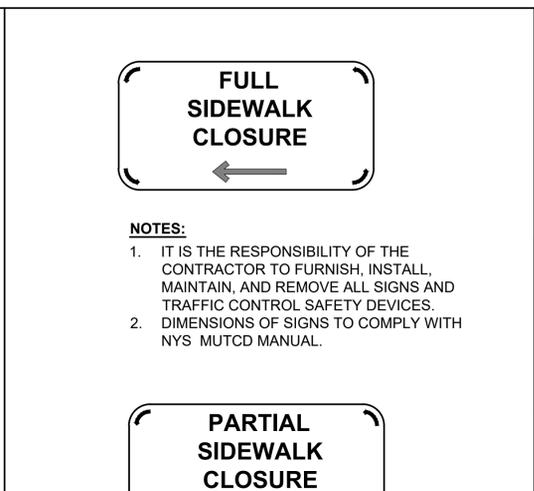
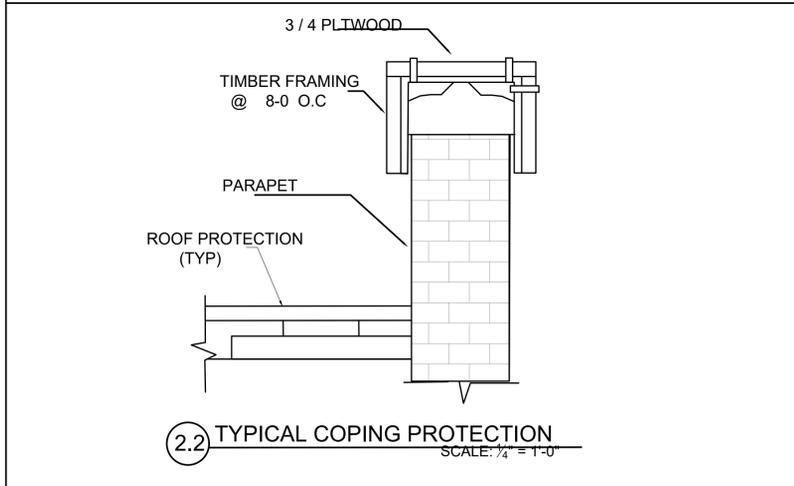
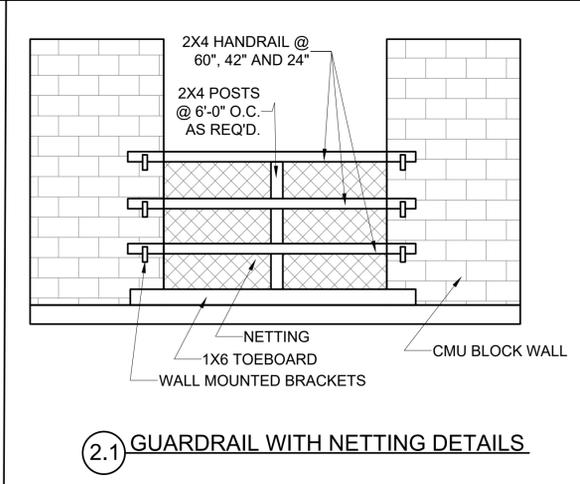
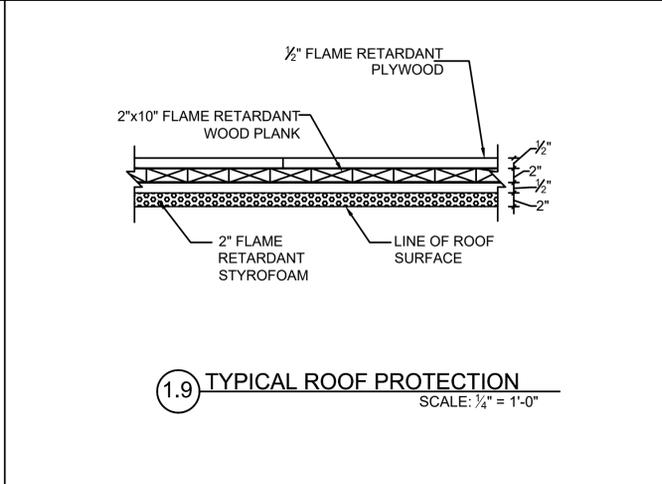
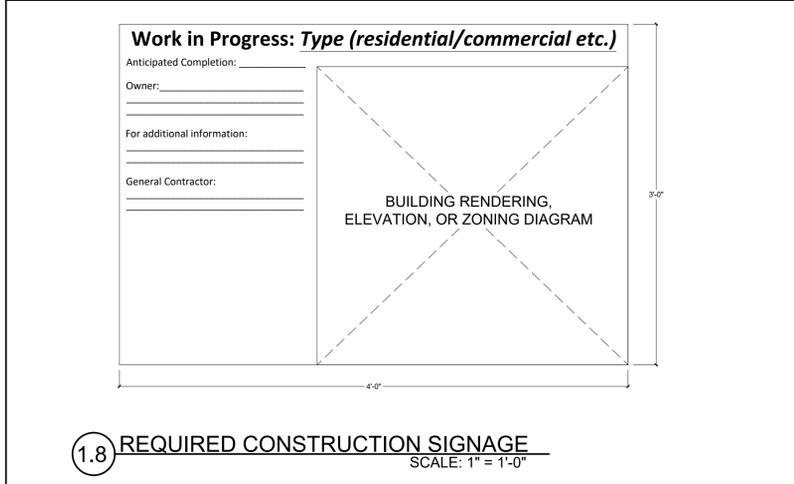
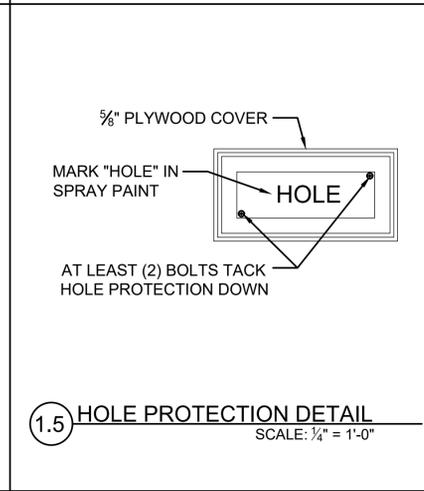
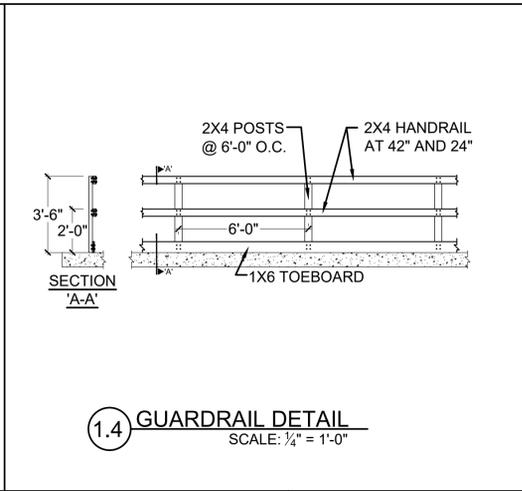
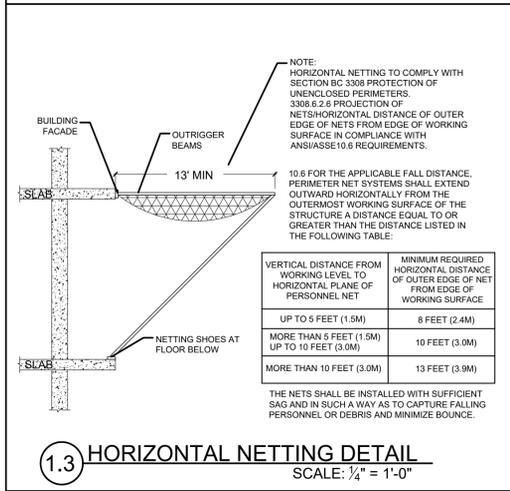
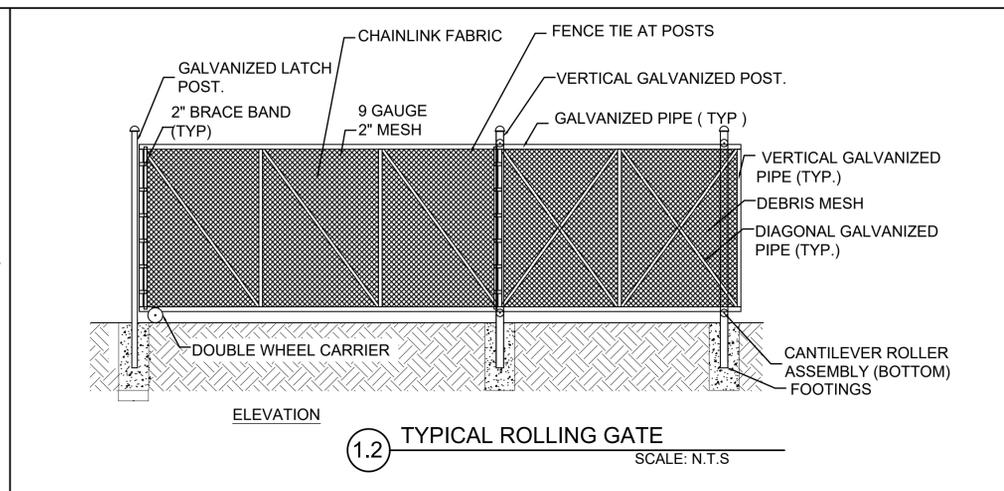
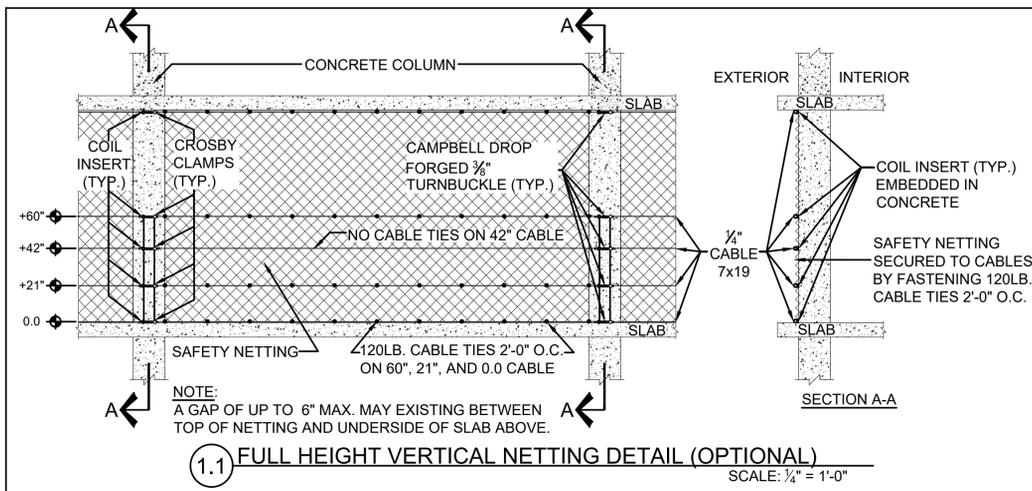


**DRAWING NAME**

**GENERAL INFORMATION & TYPICAL SAFETY NOTES**

PREPARED / REVIEWED BY:	DATE:	DEC. 22, 2025
 <b>Evelin Silva</b> SITE SAFETY PLAN DESIGNER	DRAWN BY:	ES
	SCALE:	NTS
	DWG NUMBER:	<b>SSP-001.00</b>
CAD FILE NO: 20 SOUTH W STREET		

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**Site Safety Plan**  
**20 SOUTH WEST STREET, MT VERNON, NY**  
PROPOSED RESIDENTIAL BLDG.

**PREPARED BY**  
**CR SAFETY**  
CR SAFETY GROUP  
1430 BROADWAY, SUITE 1600, FL 16  
NEW YORK, NY 10018  
212-736-6900

**OWNER**  
**MACQUESTEN DEVELOPMENT, LLC**  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

**CONTRACTOR**  
TBD

**REVISIONS**

#	DATE	REVISION
1	12-22-26	INITIAL SSP

**PROJECT**  
**NB - JOB # TBD**

**LOCATION INFO**  
D.O.B. ADDRESS: 20 SOUTH W STREET, MT VERNON, NY 10550  
BLOCK: 1057  
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ZONING DISTRICT: MVD-H  
MAP: TBD  
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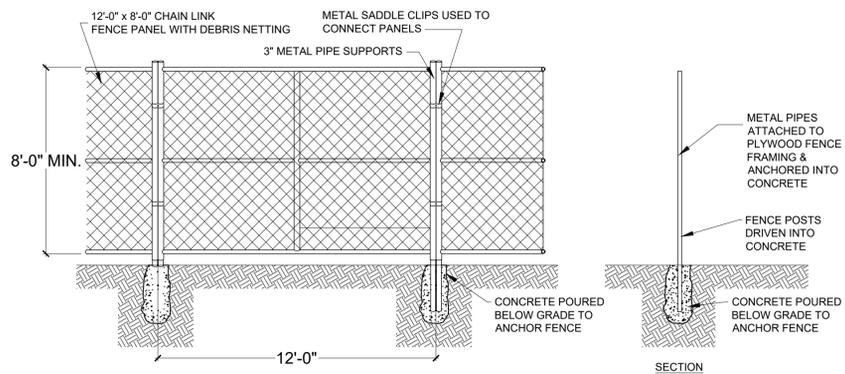
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**DRAWING NAME**  
TYPICAL SAFETY DETAILS 1

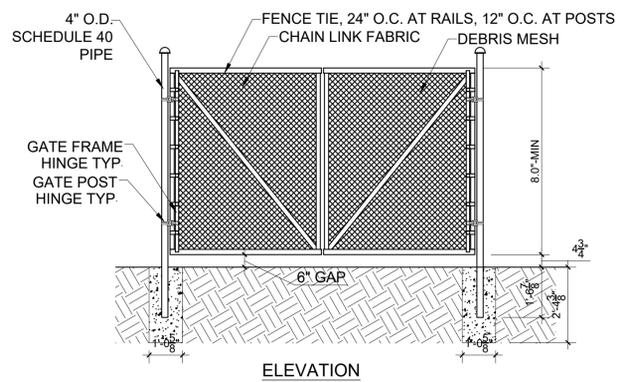
**NOTE**  
THESE DETAILS ARE SCHEMATIC. APPROVED DESIGN DRAWINGS WILL BE ON SITE-SIGNED AND SEALED BY REGISTERED DESIGN PROFESSIONAL. A QUALIFIED PERSON WILL PERIODICALLY INSPECT THE SITE TO ENSURE STABILITY. RECORDS OF INSPECTIONS AND MAINTENANCE WILL BE KEPT ON SITE AND MADE AVAILABLE TO THE DEPARTMENT OF BUILDINGS UPON REQUEST.

PREPARED / REVIEWED BY: \_\_\_\_\_ DATE: DEC. 22, 2025  
DRAWN BY: ES  
SCALE: AS NOTED  
DWG NUMBER: SSP-002.00  
CAD FILE NO: 20 SOUTH W STREET

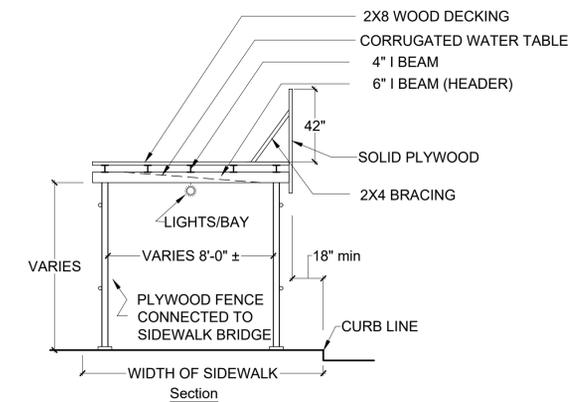
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3.0 8' H CHAILINK FENCE WITH DEBRIS NETTING  
SCALE: N.T.S



3.1 TYPICAL SWING GATE CHAIN-LINK  
SCALE: N.T.S



3.2 SIDEWALK SHED DETAIL /OVERHEAD DETAIL.  
SCALE: 1/4" = 1'-0"

Site Safety Plan

20 SOUTH WEST STREET,  
MT VERNON, NY

PROPOSED RESIDENTIAL BLDG.

PREPARED BY



CR SAFETY GROUP  
1430 BROADWAY, SUITE 1600, FL 16  
NEW YORK, NY 10018  
212-736-6900

OWNER

MACQUESTEN DEVELOPMENT, LLC  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

CONTRACTOR

TBD

REVISIONS

#	DATE	REVISION
1	12-22-25	INITIAL SSP

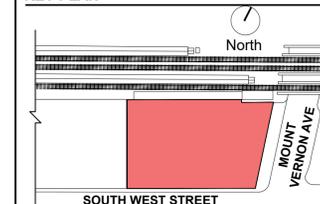
PROJECT

NB - JOB # TBD

LOCATION INFO

D.O.B. ADDRESS: 20 SOUTH W STREET,  
MT VERNON, NY 10550  
BLOCK: 1057  
LOT: 16  
ZONING DISTRICT: MVD-H  
MAP: TBD  
BIN #: TBD  
COMMUNITY BOARD: TBD  
HEIGHT: 13 STORIES ; H: 133'-0"+-  
BLDG. USE: RESIDENTIAL USE BLDG.

KEY PLAN



DRAWING NAME

TYPICAL SAFETY DETAILS 2

NOTE

THESE DETAILS ARE SCHEMATIC. APPROVED DESIGN DRAWINGS WILL BE ON SITE-SIGNED AND SEALED BY REGISTERED DESIGN PROFESSIONAL. A QUALIFIED PERSON WILL PERIODICALLY INSPECT THE SITE TO ENSURE STABILITY. RECORDS OF INSPECTIONS AND MAINTENANCE WILL BE KEPT ON SITE AND MADE AVAILABLE TO THE DEPARTMENT OF BUILDINGS UPON REQUEST.

PREPARED / REVIEWED BY: DATE: DEC. 22, 2025

DRAWN BY: ES

SCALE: AS NOTED

DWG NUMBER: SSP-003.00

CAD FILE NO: 20 SOUTH W STREET



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Site Safety Plan

20 SOUTH WEST STREET,  
MT VERNON, NY

PROPOSED RESIDENTIAL BLDG.

PREPARED BY



**CR SAFETY GROUP**  
1430 BROADWAY, SUITE 1600, FL 16  
NEW YORK, NY 10018  
212-736-6900

OWNER

**MACQUESTEN DEVELOPMENT, LLC**  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

CONTRACTOR

TBD

REVISIONS

#	DATE	REVISION
1	12-22-25	INITIAL SSP

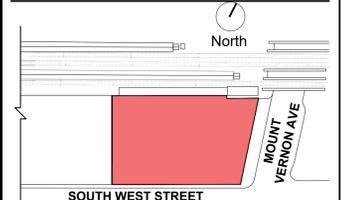
PROJECT

**NB - JOB # TBD**

LOCATION INFO

**D.O.B. ADDRESS:** 20 SOUTH W STREET,  
MT VERNON, NY 10550  
**BLOCK:** 1057  
**LOT:** 16  
**ZONING DISTRICT:** MVD-H  
**MAP:** TBD  
**BIN #:** TBD  
**COMMUNITY BOARD:** TBD  
**HEIGHT:** 13 STORIES ; H: 133'-0"±  
**BLDG. USE:** RESIDENTIAL USE BLDG.

KEY PLAN



DRAWING NAME

EXCAVATION PHASE - SSP

PREPARED / REVIEWED BY: DATE: DEC. 22, 2025

DRAWN BY: ES

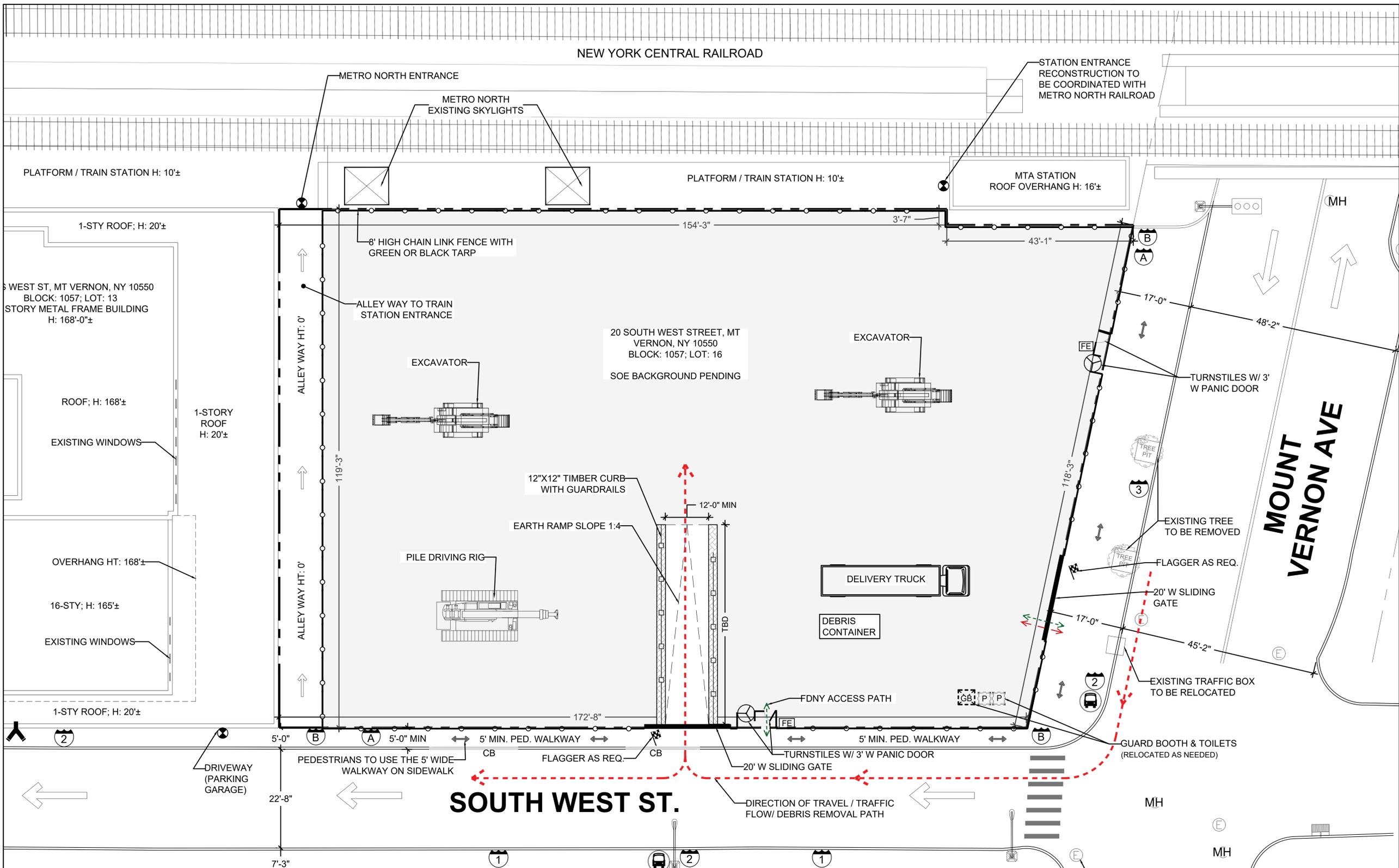
SCALE: 3/32" = 1'-0"

DWG NUMBER: **SSP-100.00**

CAD FILE NO: 20 SOUTH W STREET

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NEW YORK CENTRAL RAILROAD



LEGEND		

EQUIPMENT LIST
1. SEE SSP-001.
EXISTING SIGNAGE

PROPOSED SIGNAGE

NOTES
1. ALL TRAFFIC BARRIERS IN THE STREET MUST COMPLY WITH DOT REGULATIONS AND MANUFACTURES SPECIFICATIONS.
2. FALL PROTECTION MEETING REQUIREMENTS OF OSHA STANDARDS, SUBPART M, FALL PROTECTION (1926.500, 1926.501, 1926.502, AND 1926.503)
3. STANCHIONS WITH CABLES TO BE INSTALLED IN THE MIDDLE OF THE BUILDING AS PER APPROVED DRAWINGS. FLAGGED OR OTHERWISE CLEARLY MARKED AT NOT MORE THAN 6-FOOT (1.8 METERS) INTERVALS WITH HIGH-VISIBILITY MATERIAL. MAILBOX AND ADJACENT STORAGE BOX NEED TO BE RELOCATED (TO BE COORDINATED WITH POSTMASTER GENERAL).
4. THERE WILL BE NO IDLING TRUCKS ON MITCHELL, OR ANYWHERE AROUND THE BLOCK. CAZ - CONTROLLED ACCESS ZONE.
5.
6.

Site Safety Plan

20 SOUTH WEST STREET,  
MT VERNON, NY

PROPOSED RESIDENTIAL BLDG.

PREPARED BY



**CR SAFETY GROUP**  
1430 BROADWAY, SUITE 1600, FL 16  
NEW YORK, NY 10018  
212-736-6900

OWNER

**MACQUESTEN DEVELOPMENT, LLC**  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

CONTRACTOR

TBD

REVISIONS

#	DATE	REVISION
1	12-22-25	INITIAL SSP

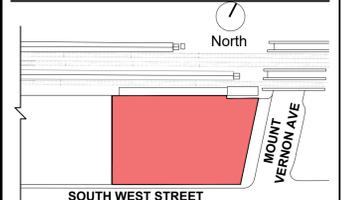
PROJECT

**NB - JOB # TBD**

LOCATION INFO

**D.O.B. ADDRESS:** 20 SOUTH W STREET,  
MT VERNON, NY 10550  
**BLOCK:** 1057  
**LOT:** 16  
**ZONING DISTRICT:** MVD-H  
**MAP:** TBD  
**BIN #:** TBD  
**COMMUNITY BOARD:** TBD  
**HEIGHT:** 13 STORIES ; H: 133'-0"+  
**BLDG. USE:** RESIDENTIAL USE BLDG.

KEY PLAN



DRAWING NAME

FOUNDATION PHASE - SSP

PREPARED / REVIEWED BY

ES

DATE

DEC. 22, 2025

DRAWN BY

ES

SCALE

3/32" = 1'-0"

DWG NUMBER

**SSP-110.00**

CAD FILE NO

20 SOUTH W STREET

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NEW YORK CENTRAL RAILROAD

METRO NORTH ENTRANCE

METRO NORTH EXISTING SKYLIGHTS

STATION ENTRANCE RECONSTRUCTION TO BE COORDINATED WITH METRO NORTH RAILROAD

PLATFORM / TRAIN STATION H: 10'±

PLATFORM / TRAIN STATION H: 10'±

MTA STATION ROOF OVERHANG H: 16'±

1-STY ROOF; H: 20'±

8' HIGH CHAIN LINK FENCE WITH GREEN OR BLACK TARP

154'-3"

3'-7"

43'-1"

WEST ST, MT VERNON, NY 10550  
BLOCK: 1057; LOT: 13  
STORY METAL FRAME BUILDING  
H: 168'-0"±

ALLEY WAY TO TRAIN STATION ENTRANCE

20 SOUTH WEST STREET, MT VERNON,  
NY 10550  
BLOCK: 1057; LOT: 16  
FOUNDATION BACKGROUND PENDING

ROOF; H: 168'±

1-STORY ROOF  
H: 20'±

EXISTING WINDOWS

ALLEY WAY HT: 0'

119'-3"

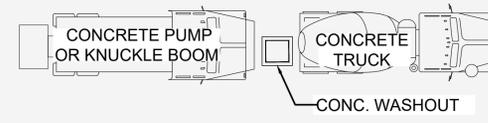
ALLEY WAY HT: 0'

OVERHANG HT: 168'±

16-STY; H: 165'±

EXISTING WINDOWS

1-STY ROOF; H: 20'±



TURNSTILES W/ 3' W PANIC DOOR

**MOUNT VERNON AVE**

EXISTING TREE TO BE REMOVED

FLAGGER AS REQ.

20' W SLIDING GATE

EXISTING TRAFFIC BOX TO BE RELOCATED

45'-2"

GUARD BOOTH & TOILETS (RELOCATED AS NEEDED)

DEBRIS CONTAINER

DELIVERY TRUCK

FDNY ACCESS PATH

TURNSTILES W/ 3' W PANIC DOOR

20' W SLIDING GATE

DIRECTION OF TRAVEL / TRAFFIC FLOW/ DEBRIS REMOVAL PATH

**SOUTH WEST ST.**

DRIVEWAY (PARKING GARAGE)

PEDESTRIANS TO USE THE 5' WIDE WALKWAY ON SIDEWALK

FLAGGER AS REQ.

5' MIN. PED. WALKWAY

5' MIN. PED. WALKWAY

5'-0"

B

A

5'-0" MIN

5' MIN. PED. WALKWAY

CB

5' MIN. PED. WALKWAY

CB

172'-8"

B

FE

17'-0"

B

17'-0"

B

45'-2"

E

MH

2

1

1

E

MH

2

1

E

MH

LEGEND


EQUIPMENT LIST

1. SEE SSP-001.

EXISTING SIGNAGE

- NO LEFT TURN SIGN
- NO PARKING ANYTIME BUS STOP SIGN (METRO-NORTH RAILROAD)
- NO STOPPING OR STANDING ANYTIME

PROPOSED SIGNAGE

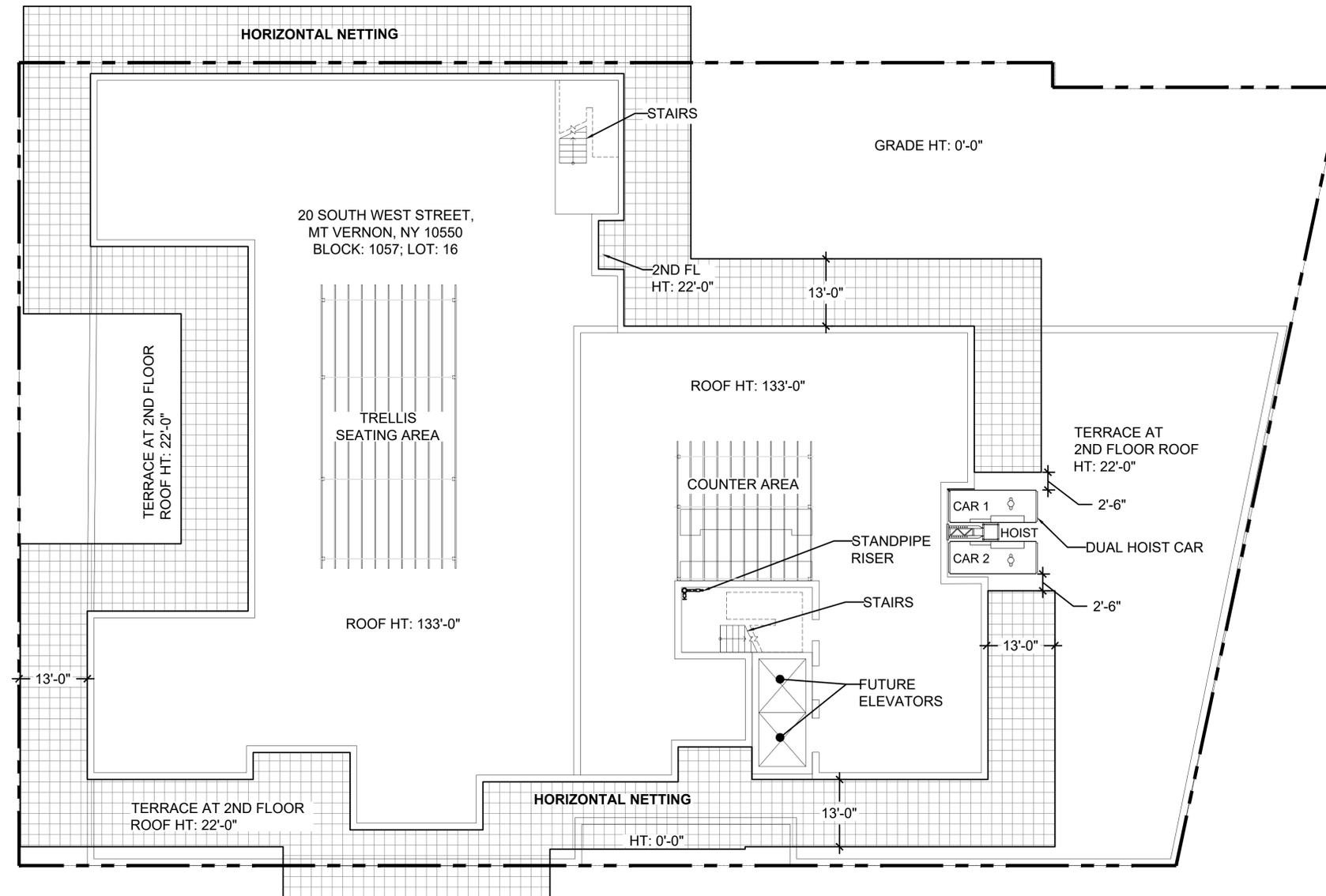
- REQUIRED CONSTRUCTION SIGNAGE
- SIDEWALK CLOSED PLEASE USE WALKWAY
- SIAMESE CONNECTION WITH RED LIGHT NO OBSTRUCTION ANY TIME
- SIDEWALK CLOSED PLEASE USE OTHER SIDE

NOTES

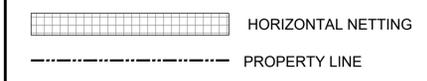
1. ALL TRAFFIC BARRIERS IN THE STREET MUST COMPLY WITH DOT REGULATIONS AND MANUFACTURES SPECIFICATIONS.
2. FALL PROTECTION MEETING REQUIREMENTS OF OSHA STANDARDS, SUBPART M, FALL PROTECTION (1926.500, 1926.501, 1926.502, AND 1926.503)
3. STANCHIONS WITH CABLES TO BE INSTALLED IN THE MIDDLE OF THE BUILDING AS PER APPROVED DRAWINGS. FLAGGED OR OTHERWISE CLEARLY MARKED AT NOT MORE THAN 6-FOOT (1.8 METERS) INTERVALS WITH HIGH-VISIBILITY MATERIAL. MAILBOX AND ADJACENT STORAGE BOX NEED TO BE RELOCATED (TO BE COORDINATED WITH POSTMASTER GENERAL).
4. THERE WILL BE NO IDLING TRUCKS ON MITCHELL, OR ANYWHERE AROUND THE BLOCK. CAZ - CONTROLLED ACCESS ZONE.
- 5.
- 6.



# HORIZONTAL SAFETY NETTING LOCATION PLAN



## LEGEND



## NETTING JUMP SCHEDULE

LOCATION OF HORIZONTAL NETTING	PROTECTED, STRIPPED FLOORS
6TH	7TH & 8TH
8TH	9TH & 10TH
10TH	11TH & 12TH
12TH	13TH & ROOF
ROOF	BULKHEAD

## HORIZONTAL SAFETY NETTING DETAILS

1. REFER TO SSP-002 FOR TYPICAL SAFETY DETAILS.

## NOTES

- NETTING TO BE INSTALLED AS PER NYC BC 3308.
- PROJECTION OF NETS. IN COMPLIANCE WITH ANSI/ASSE A10.11 REQUIREMENTS.
- THE NETS SHALL BE INSTALLED WITH SUFFICIENT SAG AND IN SUCH A WAY AS TO CAPTURE FALLING PERSONNEL OR DEBRIS AND MINIMIZE BOUNCE.
- THE TENSILE STRENGTH FOR THE STRUCTURAL NET UTILIZED WITH THE HORIZONTAL SAFETY NETTING SYSTEM SHALL BE NOTED ON DRAWINGS.
- FOR ADDITIONAL DETAILS REFER TO ENGINEERED DRAWINGS.

## Site Safety Plan

**20 SOUTH WEST STREET,  
MT VERNON, NY**  
PROPOSED RESIDENTIAL BLDG.

### PREPARED BY



**CR SAFETY GROUP**  
1430 BROADWAY, SUITE 1600, FL 16  
NEW YORK, NY 10018  
212-736-6900

### OWNER

**MACQUESTEN DEVELOPMENT, LLC**  
438 FIFTH AVENUE, SUITE 100  
PELHAM, NY 10803  
(914) 667-7227

### CONTRACTOR

TBD

### REVISIONS

#	DATE	REVISION
1	12-22-25	INITIAL SSP

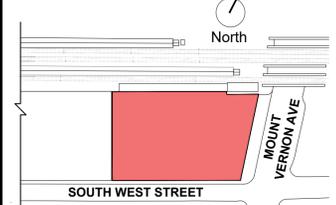
### PROJECT

**NB - JOB # TBD**

### LOCATION INFO

**D.O.B. ADDRESS:** 20 SOUTH W STREET,  
MT VERNON, NY 10550  
**BLOCK:** 1057  
**LOT:** 16  
**ZONING DISTRICT:** MVD-H  
**MAP:** TBD  
**BIN #:** TBD  
**COMMUNITY BOARD:** TBD  
**HEIGHT:** 13 STORIES ; H: 133'-0"+-  
**BLDG. USE:** RESIDENTIAL USE BLDG.

### KEY PLAN



### DRAWING NAME

**HORIZONTAL SAFETY NETTING  
LOCATION PLAN  
(PROPOSED MAIN ROOF SHOWN)**

PREPARED / REVIEWED BY: DATE: DEC. 22, 2025

DRAWN BY: ES

SCALE: 1" = 10'

DWG NUMBER: **SSP-200.00**

CAD FILE NO: 20 SOUTH W STREET



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# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1967  
A

Agenda Date: 3/11/2026

Agenda #: 1 -

### City Council:

#### **AN ORDINANCE AUTHORIZING THE PURCHASE AND INSTALLATION OF A FOUR (4) POST LIFT FOR THE CANAL STREET GARAGE**

**Whereas**, in correspondence dated February 17, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization of the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

**Whereas**, the City of Mount Vernon, New York (the "City"), through its Department of Public Works, is responsible for the maintenance and repair of all City-owned vehicles, including those utilized for essential services such as road maintenance, snow removal, sanitation, and emergency response; and

**Whereas**, the Canal Street Garage serves as a primary facility for the maintenance and repair of such City-owned vehicles; and

**Whereas**, the existing lift structure at the Canal Street Garage has deteriorated due to age and structural rot, creating unsafe working conditions for City personnel and impairing the efficient repair and maintenance of municipal vehicles; and

**Whereas**, the continued use of the deteriorated lift presents a safety risk to Public Works employees and may result in increased vehicle downtime, thereby negatively impacting essential City services; and

**Whereas**, the Department of Public Works has researched available options and identified a four (4) post lift that meets operational needs and budgetary requirements; and

**Whereas**, the total cost for the purchase and installation of said equipment is Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

**Whereas**, the equipment will be procured through Sourcewell Contract #080124-PAH via Parts Authority, in accordance with applicable procurement policies; and

**Whereas**, funding for this purchase is available in the Motor Vehicle Control: Equipment budget line (Account No. A1640.203);

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

**Section 1. Authorization of Purchase.** The City Council hereby authorizes the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00).

**Section 2. Source of Funding.** The Comptroller is hereby authorized and directed to disburse funds for said purchase from the Motor Vehicle Control: Equipment budget line (Account No. A1640.203), where sufficient funds are available.

**Section 3. Procurement.** The purchase shall be made pursuant to Sourcewell Contract #080124-PAH through Parts Authority, in compliance with all applicable laws, rules, and regulations governing municipal procurement.

**Section 4. Purpose and Intent.** The purpose of this Ordinance is to ensure the safety of Department of Public Works personnel, improve operational efficiency at the Canal Street Garage, reduce vehicle downtime, and maintain the City's ability to deliver essential services to the residents of Mount Vernon.

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



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*  
JOHN NUCULOVIC  
*Deputy Commissioner*  
RYAN ULRICH  
*Deputy Commissioner*

February 17, 2026

Honorable City Council Members  
Of the City of Mount Vernon  
City Hall, Mount Vernon, New York  
*(Through the Office of the Mayor)*

Re: Purchase of 4-Post Lift at Canal Street Garage

Dear Honorable City Council Members:

I am writing to request your support in the purchase of a lift for the Canal Street garage. Our Public Works team is responsible for maintaining and repairing all city owned vehicles, especially those used for essential services such as road maintenance, snow removal, and emergency response.

Our garage was in dire need of an additional lift as the previous structure had become old and rotted in many areas. The previous lift would have put our team at risk in regards to safety and negatively impacted our ability to provide timely and efficient services to the community. A new lift will reduce the time and effort required to repair and maintain our vehicles, allowing us to quickly return them to service and minimize downtime.

We have researched various options and found a suitable lift that meets our needs and budget requirements. We would appreciate your support in approving the necessary funds to purchase and install the new lift.

**Funding for this equipment is available through the Motor Vehicle Control: Equipment budget line (A1640.203). The total cost of this equipment is \$29,870 which is on Sourcewell Contract #080124-PAH via Parts Authority.**

Thank you for considering our request. We are committed to providing the highest quality services to our community, and we believe that a new garage lift will help us achieve this goal. Kindly have the necessary legislation enacted upon your acceptance and acquiescence of this transaction.

Respectfully,

**Damani L. Bush**  
Commissioner of Public Works

**Ryan Ulrich**  
Deputy Commissioner of Public Works  
RU/ru

DB/lp  
Cc: Comptroller's Office



**CITY OF MOUNT VERNON, N.Y.**  
DEPARTMENT of PUBLIC WORKS

---

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

Attachments: Parts Authority Invoice

**DAMANI L. BUSH**  
*Commissioner*  
**JOHN NUCULOVIC**  
*Deputy Commissioner*  
**RYAN ULRICH**  
*Deputy Commissioner*



# City of Mount Vernon, New York

## Staff Report

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

**File #:** TMP -1974  
A

**Agenda Date:** 3/11/2026

**Agenda #:** 2 -

### City Council:

### AN ORDINANCE AUTHORIZING A BUDGET TRANSFER WITHIN THE HIGHWAY MAINTENANCE BUDGET FOR EMERGENCY REPAIRS

**Whereas**, in correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested approval of a budget transfer within the Highway Maintenance accounts, as set forth below; and

**Whereas**, the Department of Public Works has identified the need for additional funding within the Highway Maintenance budget to address urgent roadway and traffic infrastructure conditions; and

**Whereas**, as set forth in the Department’s accompanying request for an emergency declaration for signal rehabilitation along West Broad Street, immediate improvements are necessary to ensure public safety and maintain the integrity of the City’s transportation infrastructure; and

**Whereas**, emergency roadway and signal repairs require readily available funding to allow the City to respond promptly to hazardous conditions and unforeseen infrastructure failures; and

**Whereas**, sufficient appropriations currently exist within the Street Maintenance & Repairs line to permit a transfer without adversely affecting ongoing operations; and

**Whereas**, the proposed transfer will increase the balance of the Emergency Repairs line to approximately \$103,000.00, thereby strengthening the City’s capacity to respond to current and future emergency repair needs;

**Section 1. Authorization of Budget Transfer.** The City Council of the City of Mount Vernon hereby authorizes a budget transfer within the Highway Maintenance accounts as follows:

From:	Amount:	To:
A5110.433 Street Maintenance & Repairs	\$100,000.00	A5110.429 Emergency Repairs

**Section 2. Purpose.** The purpose of this transfer is to ensure adequate funding is available within the Emergency Repairs line to address urgent roadway and traffic infrastructure conditions, including but not limited to signal rehabilitation and related emergency highway maintenance activities.

**Section 3. Implementation.** The Comptroller is hereby authorized and directed to make the necessary journal entries and budgetary adjustments consistent with this Ordinance.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon adoption by

the City Council and subsequent approval by the Board of Estimate and Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH  
*Commissioner*

JOHN NUCULOVIC  
*Deputy Commissioner*

RYAN ULRICH  
*Deputy Commissioner*

February 18<sup>th</sup>, 2026

Honorable City Council  
The City of Mount Vernon  
Mount Vernon, New York  
*(Through the Office of the Mayor)*

**Re: Budget Transfer – Highway Maintenance (Emergency Repairs)**

Dear Honorable City Council Members:

The Department of Public Works respectfully requests approval of a \$100,000 budget transfer within the Highway Maintenance budget codes.

As outlined in the Department's accompanying letter requesting an emergency declaration for signal rehabilitation along West Broad Street, additional funding is necessary to address urgent roadway and traffic infrastructure needs. In order to proceed with those improvements and respond to similar emergency conditions as they arise, funds must be available within the Emergency Repairs line.

**FUNDING**

**Transfer From:**

A5110.433 – Street Maintenance & Repairs (\$2,050,000)

**Transfer To:**

A5110.429 – Emergency Repairs (\$3,000)

This transfer will increase the available balance in A5110.429 to approximately \$103,000.00.

Respectfully,

**Damani L. Bush**  
Commissioner of Public Works  
DB/db



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1979  
A

Agenda Date: 3/11/2026

Agenda #: 3 -

### City Council:

**AN ORDINANCE AUTHORIZING THE  
DECLARATION OF THE EXISTENCE OF AN  
EMERGENCY CONDITION CONCERNING THE  
TRAFFIC SIGNAL INFRASTRUCTURE AT THE  
INTERSECTIONS OF WEST BROAD STREET AT  
FLEETWOOD AVENUE AND WEST BROAD STREET  
AT NORTH TERRACE AVENUE**

**Whereas**, by correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested that the City Council declare the existence of an emergency condition concerning the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, on the grounds that such condition poses an immediate threat to public safety and welfare; and

**Whereas**, the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue are located along one of the City of Mount Vernon's primary east-west traffic corridors and experience substantial daily vehicular and pedestrian traffic; and

**Whereas**, the traffic signal infrastructure at these intersections has deteriorated and is no longer operating at a level consistent with current traffic volumes and pedestrian activity; and

**Whereas**, the City has received repeated concerns regarding traffic flow and pedestrian safety at these locations; and

**Whereas**, the Engineering Bureau has evaluated the condition of the signal systems and determined that corrective rehabilitation work is required to restore proper operation and reduce safety risks to motorists and pedestrians; and

**Whereas**, the Department of Public Works has advised that, given the location and volume of daily activity at these intersections, any delay in addressing these deficiencies may pose a risk to public safety; and

**Whereas**, pursuant to Section 6(B) of the City's Procurement Policies and Procedures, an emergency purchase is defined as an occurrence that presents an immediate threat to public property, life, safety, health, welfare, or essential services, and which requires immediate procurement without delay for alternate proposals; and

**Whereas**, the City Council finds that the condition of the traffic signal infrastructure at the subject intersections meets the standard set forth under the City's emergency provisions; and

**Whereas**, the total cost for the emergency signal rehabilitation is estimated at Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99); and

**Whereas**, funding for this emergency work is available through Budget Line A5110.429 - Highway Maintenance (Emergency Repairs);

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

**Section 1. Declaration of Emergency.** The City Council hereby declares that an emergency condition exists relative to the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, as such condition presents an immediate threat to public safety and welfare.

**Section 2. Authorization of Emergency Procurement.** Pursuant to Section 6(B) of the City's Procurement Policies and Procedures, the Department of Public Works is hereby authorized to proceed with the immediate procurement of goods and services necessary to complete the required signal rehabilitation work without the delay of standard competitive bidding procedures.

**Section 3. Authorization of Expenditure.** The City Council hereby authorizes an expenditure in an amount not to exceed Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99) for the completion of the emergency signal rehabilitation.

**Section 4. Funding Source.** Funds for this emergency rehabilitation project shall be charged to Budget Line A5110.429 - Highway Maintenance (Emergency Repairs).

**Section 5. Severability.** If any clause, sentence, paragraph, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

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



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH  
*Commissioner*

JOHN NUCULOVIC  
*Deputy Commissioner*

RYAN ULRICH  
*Deputy Commissioner*

February 18<sup>th</sup>, 2026

Honorable City Council  
The City of Mount Vernon  
Mount Vernon, New York  
*(Through the Office of the Mayor)*

**Re: Emergency Signal Rehabilitation – West Broad Street at Fleetwood Avenue & North Terrace Avenue**

Dear Honorable City Council Members:

**BACKGROUND**

I am writing to request the City Council's approval to declare an emergency condition relative to the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue.

These intersections are located along one of the City's primary east-west corridors and experience consistent daily traffic from residents, commuters, and pedestrians. The existing signal equipment at both locations has deteriorated and is no longer operating at a level consistent with current traffic volumes and pedestrian activity.

Over recent months, the City has received repeated concerns regarding traffic flow and pedestrian safety at these intersections. The Engineering Bureau has evaluated the condition of the signal systems and determined that corrective work is required to restore proper operation and reduce safety risks to motorists and pedestrians.

DPWs professional opinion is that given the location of these intersections and the volume of daily activity, delay in addressing these deficiencies may pose a risk to public safety.

**PROCUREMENT POLICY**

**Section 6. items Expected from these Policies and Procedures by the Council.**

**B. Emergency Purchases.** For purposes of this section, an emergency refers to an occurrence that presents an immediate threat to public property, life, safety, health, welfare or property of residents or the public, or threatens to curtail or terminate an essential service to residents or the public. The Department believes this condition meets the standard set forth under the City's emergency provisions and goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety, property or welfare of the residents or City of Mount Vernon.

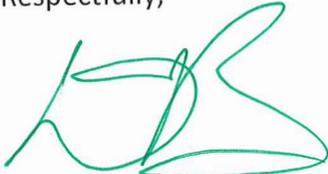
**FUNDING**

The total cost for this rehabilitation should be **\$85,546.99**.

Funding for this emergency work is available through – A5110.429 Highway Maintenance (Emergency Repairs)

The Department requests

Respectfully,



**Damani L. Bush**  
Commissioner of Public Works  
DB/db



**Ryan Ulrich**  
Deputy Commissioner of Public Works  
RU/ru



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1982  
A

Agenda Date: 3/11/2026

Agenda #: 4 -

### City Council:

### AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MASTER SERVICES AGREEMENT WITH ARCADIS OF NEW YORK, INC. FOR UNINTERRUPTED CONSENT ORDER COMPLIANCE SERVICES

**Whereas**, in correspondence dated February 27, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization for the Mayor to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran; and

**Whereas**, the City of Mount Vernon (the “City”) is presently engaged in critical Infrastructure Corrective and Preventative Maintenance initiatives, particularly with respect to its Stormwater and Wastewater Programs; and

**Whereas**, the City is subject to a federal Consent Decree in the matter of *United States of America, et al. v. City of Mount Vernon*, Case No. 7:18-cv-05845-CS, entered in the United States District Court for the Southern District of New York, requiring compliance with specific corrective measures, deadlines, and reporting obligations; and

**Whereas**, the Consent Decree is between the City, the United States of America, the State of New York, and Basil Seggos, as Commissioner of the New York State Department of Environmental Conservation (“NYSDEC”); and

**Whereas**, the City entered into an Engineering Agreement with Arcadis of New York, Inc. on December 21, 2021, which has been extended by amendments and is scheduled to expire on March 15, 2026; and

**Whereas**, Arcadis is presently designated in the Consent Decree as the City’s Engineering Expert and Financial Expert and has developed and implemented the City’s compliance program since its inception; and

**Whereas**, Arcadis is currently completing time-sensitive work required under the Consent Decree, and failure to meet mandated deadlines may subject the City to violations and substantial stipulated penalties; and

**Whereas**, on January 28, 2026, the City Council approved legislation authorizing the City to enter into a Professional Services Agreement with Woodard & Curran to assume the role of the City’s engineering consultant; and

**Whereas**, the Department of Public Works has determined that a structured “left seat/right seat”

transition between Arcadis and Woodard & Curran is necessary to ensure uninterrupted compliance with federal and state mandates and to mitigate risk of violation; and

**Whereas**, the immediate areas requiring transition assistance include: (1) meetings and regulatory correspondence; (2) completion of the Edison Avenue Pump Station project; (3) Year Two Corrective Action Plan activities, including the SSES deadline of March 30, 2026; (4) construction administration handoff; (5) bid document development for Outfall 24; and (6) transition assistance related to technology systems; and

**Whereas**, through its service as Engineering and Financial Expert, Arcadis possesses unique institutional knowledge and technical capabilities necessary to support continued compliance, infrastructure planning, capital improvement initiatives, and clean water objectives; and

**Whereas**, the proposed Master Services Agreement will provide for Task Order No. 1 in the amount of Three Hundred Fifteen Thousand Eight Hundred Dollars (\$315,800), with a completion date of June 30, 2026; and

**Whereas**, the Master Services Agreement shall permit additional Task Orders as necessary, provided that the total authorization shall not exceed Five Hundred Thousand Dollars (\$500,000) through December 31, 2026; and

**Whereas**, funding for this Agreement shall be drawn from allocations provided through the New York State Environmental Facilities Corporation as part of the City's \$150 Million financing program; and

**Whereas**, the City Council finds that entering into this Master Services Agreement is necessary, appropriate, and in the best interests of the City to ensure continuity, stability, regulatory compliance, and protection of public health and welfare.

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

**Section 1. Authorization.** The Mayor is hereby authorized and directed to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran.

**Section 2. Term.** The term of the Master Services Agreement shall commence upon execution and shall terminate on December 31, 2026, unless sooner terminated in accordance with the terms thereof.

**Section 3. Compensation.**

A. Task Order No. 1 is hereby authorized in the amount of \$315,800, with a completion date of June 30, 2026.

B. The total cumulative authorization under the Master Services Agreement shall not exceed \$500,000 for the duration of the contract term.

C. Funding shall be drawn from the City's financing allocations provided through the New York State Environmental Facilities Corporation.

**Section 4. Purpose and Scope.** The services authorized herein shall include, but not be limited to:

1. Regulatory meetings and correspondence;
2. Completion support for the Edison Avenue Pump Station project;
3. Year Two Corrective Action Plan compliance, including SSES requirements;
4. Construction administration transition support;
5. Bid document development for Outfall 24; and
6. Technology systems transition assistance.

Such services shall ensure uninterrupted compliance with federal and state mandates and mitigate the risk of violations and stipulated penalties.

**Section 5. Severability.** If any clause, sentence, paragraph, or Section of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

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



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
Mayor

CITY HALL, ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY. 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DWAYNE JONES  
Commissioner

JOHN NUCULOVIC  
Deputy Commissioner

February 27, 2026

Honorable City Council Members  
The City of Mount Vernon  
Mount Vernon, New York  
(Through the Office of the Mayor)

Re: Arcadis Uninterrupted Consent Order Compliance Services

Dear Honorable City Council Members,

1. **SITUATION.** We are at a critical point in our Infrastructure Corrective and Preventative Maintenance Program, especially with respect to our Stormwater and Wastewater Program, and obligations to the funding sources and oversight of NYS agencies, USEPA and Consent Decrees from Federal Court.

2. **PURPOSE.** After conferring, and all being in agreement, with both the NYSDEC and the EFC, I am writing to formally request legislation authorizing the Mayor to enter into a Master Services Agreement with Arcadis of New York, Inc. (Arcadis), for continued engineering, technical, and advisory services in support of the City and to facilitate an orderly and seamless transition of work from Arcadis to Woodard and Curran, and to provide continued access to Arcadis for professional services to help mitigate risk of violation and to help ensure a smooth transition of Program activities.

The City of Mount Vernon (City) entered into an engineering agreement with Arcadis on December 21, 2021, which has been extended through amendments and is scheduled to expire on March 15, 2026. Arcadis developed and has been implementing the City's program to satisfy the Consent Decree (Case 7:18-cv-05845-CS) between the City and the United States of America, State of New York, and Basil Seggos, as Commissioner of the New York State Department of Environmental Conservation, since inception. Arcadis is currently named in the Consent Decree as the City's Engineering Expert and Financial Expert and is actively completing work with time sensitive deadlines, and failure to meet these deadlines will result in violation and substantial stipulated penalties for the City.

The City approved an ordinance to enter into a Professional Services Agreement January 28, 2026 with the engineering firm Woodard and Curran, whom will be taking over Arcadis' role as the City's engineering consultant.

3. **REQUEST.** The Department of Public Works has determined that it is necessary and appropriate to enter into a Master Services Agreement with Arcadis for continued engineering, technical, and advisory services in support of the City and to facilitate an orderly and seamless transition of work from Arcadis to Woodard and Curran, and to provide continued access to Arcadis for professional services to help mitigate risk of violation and to help ensure a smooth transition of Program activities. Through its role as the City's Engineering Expert and Financial Expert Arcadis has acquired unique knowledge and has unique capabilities and insights that may be needed by the City to maintain compliance and support continued activities associated with the City's infrastructure, capital improvement, and clean water initiatives.

4. **JUSTIFICATION/DISCUSSION.** The six immediate areas in which we anticipate to require assistance during this *left seat / right seat transition* would be: (1) meetings and correspondence; (2) an ongoing nearly completed and project (Edison Ave Pump Station); (3) the year two Corrective Action Plan (SSES due date of March 30, 2026); (4) construction administration handoff; (5) bid document development for *Outfall 24*; and (6) transition assistance re: technology. Please see attached for reference.

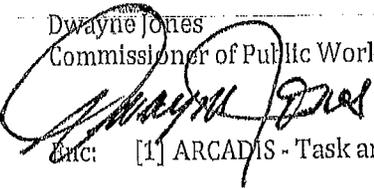
Myself and my Deputy Commissioner of Public Works, along with colleagues (funding sources) and oversight at the State level, believe that this is the most cost-effective way to transition between companies.

Task Order #1 of the agreement will be in the amount of \$315,800, with a completion date of June 30, 2026. The Master Services Agreement will allow for engagement of Arcadis through future Task Orders if such need arises and to the extent such engagement supports the City's continued efforts to achieve its infrastructure, capital improvement, and clean water initiatives.

4. The proposed Master Services Agreement will have a termination date of December 31 2026, and will ensure continuity, stability, and effective long-term planning and project delivery. The total authorization for this agreement shall not exceed Five Hundred Thousand Dollars (\$500,000) over the contract term, with funding to be drawn from the New York State Environmental Facilities Corporation (\$150 Million Allocated) H8120.203C937, H8120.203C941 and H8140.203C938.

Thank you for your consideration of this request. Please feel free to contact me if you require any additional information.

Respectfully,

  
Dwayne Jones  
Commissioner of Public Works

  
John Nucculovic  
Deputy Commissioner of Public Works

Enc: [1] ARCADIS - Task and Letter

Cc: City Engineer  
Grants Department  
Contract File



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1990  
A

Agenda Date: 3/11/2026

Agenda #: 5 -

### City Council:

#### **AN ORDINANCE AUTHORIZING THE AWARD OF A CONTRACT TO WEST SHORE TRUCKING FOR THE REMOVAL AND LAWFUL DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS AT 33 CANAL STREET**

**Whereas**, by letter dated March 6, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works (DPW) requested the enactment of legislation authorizing the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard; and

**Whereas**, the Department of Public Works of the City of Mount Vernon maintains and operates the municipal debris-handling facility located at 33 Canal Street, Mount Vernon, New York (the "Canal Street Yard"); and

**Whereas**, the Canal Street Yard is the City's only active debris-handling facility and is essential to the ongoing operations of the Department of Public Works; and

**Whereas**, approximately 7,500 cubic yards of Construction and Demolition (C&D) debris have accumulated at the Canal Street Yard through ongoing municipal operations; and

**Whereas**, removal of the accumulated C&D debris is necessary to restore operational capacity at the facility, maintain safe working conditions for Department of Public Works personnel, and mitigate environmental and public health risks; and

**Whereas**, the removal and lawful disposal of such materials supports the City's continuing compliance obligations under the State Consent Decree and all applicable federal, state, and local regulatory requirements; and

**Whereas**, the project was publicly advertised and competitively bid in accordance with New York State General Municipal Law and the procurement policies of the City of Mount Vernon; and

**Whereas**, West Shore Trucking submitted the lowest qualified and responsive bid and has been recommended for contract award by the Department of Public Works; and

**Whereas**, the proposed contract term shall be for a period of two (2) years, during which the contractor shall provide all labor, equipment, hauling, permits, transportation, disposal services, and required documentation necessary to remove and lawfully dispose of the C&D debris, including full load documentation and disposal verification at properly permitted facilities;

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

**Section 1. Authorization to Award Contract.** The City Council hereby authorizes the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard.

**Section 2. Term of Agreement.** The contract authorized herein shall be for a period of two (2) years, commencing upon execution by the appropriate City officials, in a form approved by the Corporation Counsel.

**Section 3. Scope of Services.** The contractor shall be responsible for providing all labor, equipment, materials, hauling, permits, transportation, disposal services, and documentation necessary to complete the work. All debris shall be transported to properly permitted facilities in compliance with applicable federal, state, and local laws and regulations, and the contractor shall provide full load documentation and disposal verification.

**Section 4. Execution of Documents.** The Commissioner of Public Works is hereby authorized to execute the contract and any related documents necessary to effectuate the purposes of this Ordinance, in coordination with the Legal and Purchasing Departments, and subject to approval as to form by the Corporation Counsel.

**Section 5. Severability.** If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon its adoption by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DWAYNE JONES  
*Commissioner*

RYAN ULRICH  
*Deputy Commissioner*

March 6<sup>th</sup>, 2026

Honorable City Council  
The City of Mount Vernon  
Mount Vernon, New York  
*(Through the Office of the Mayor)*

**Re: Authorization to Award Contract: West Shore Trucking**

Dear Honorable City Council Members:

The Department of Public Works respectfully requests authorization to award a contract to **West Shore Trucking** for the removal, transportation, and lawful disposal of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Trash Yard.

The Canal Street Yard is the City's only active debris-handling facility. Approximately 7,500 cubic yards of C&D material have accumulated at the site through ongoing municipal operations. Removal of this material is necessary to restore operational capacity, maintain safe working conditions for DPW staff, and reduce environmental risk. This work also supports the City's continuing compliance obligations under the State Consent Decree and applicable regulatory requirements.

The contract will be for a two (2) year term. West Shore Trucking will be responsible for providing all labor, equipment, hauling, permits, transportation, disposal services, and required documentation. All debris will be transported to properly permitted facilities, with full load documentation and disposal verification.

The project was publicly advertised and competitively bid in accordance with New York State General Municipal Law and the City's procurement policies. West Shore Trucking submitted the lowest qualified and responsive bid and is recommended for award.

**Requested Action**

- Authorize the City to enter into a two (2) year agreement with West Shore Trucking for the removal and lawful disposal of approximately 7,500 cubic yards of C&D debris at 33 Canal Street;
- Authorize the award of contract to West Shore Trucking as the lowest qualified and responsive bidder; and
- Authorize the Commissioner of Public Works to execute all necessary documents in coordination with the Legal and Purchasing Departments.

Thank you for your consideration. I am available to answer any questions.

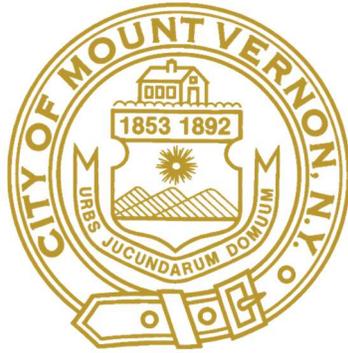
Respectfully,

A handwritten signature in black ink that reads "Dwayne Jones". The signature is written in a cursive style with a large, looping initial "D".

**Dwayne Jones**  
Commissioner of Public Works  
DJ/dj

A handwritten signature in black ink that reads "Ryan Ulrich". The signature is written in a cursive style with a large, looping initial "R".

**Ryan Ulrich**  
Deputy Commissioner of Public Works  
RU/ru



**NOTICE OF INTENT TO AWARD**  
**IFB – Construction and Demolition (C&D) Debris Removal Services**  
**IFB 11.25**

**INTENT TO AWARD:** **Vendor:** West Shore Trucking  
**POST DATE/TIME:** March 12, 2026 8:00 AM EDT  
**PROTEST PERIOD END DATE / TIME:** March 19, 2026 4:00 PM EDT

To Whom It May Concern,

This letter serves as the City of Mount Vernon’s formal Notice of Intent to Award for IFB 11.25 – Construction and Demolition (C&D) Debris Removal Services. Following the City’s evaluation of all submissions received in response to this solicitation, **West Shore Trucking** has been identified as the firm the Department of Public Works intends to recommend for award based on submission of the lowest responsive and responsible bid in the amount of **\$752,000.00**.

This Notice of Intent to Award is not a contract. The award remains contingent upon completion of the remaining administrative steps, including final review of qualifications, preparation of contract documents, and authorization by the Mount Vernon City Council. No work may begin until all required approvals are obtained and the City issues a formal Notice to Proceed.

The City appreciates the interest and effort demonstrated by your team in responding to this solicitation and looks forward to working together as we move toward finalizing the agreement.

If you have any questions regarding the next steps or required documentation, please contact the Department of Public Works.

Dwayne W. Jones  
Commissioner – DPW  
Email: [DWJones@mountvernonny.gov](mailto:DWJones@mountvernonny.gov)  
Phone: 914-297-1235

Respectfully,



**Dwayne W. Jones**

Commissioner of Public Works

DJ/dj



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1997  
A

Agenda Date: 3/25/2026

Agenda #: 6 -

### City Council:

#### AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 FOR SEWER REHABILITATION PHASE 1 - PROJECT NO. 122022-2

**Whereas**, in correspondence dated March 5, 2026, the Commissioner of the Department of Public Works formally requested authorization to *Change Order No. 1 for Sewer Rehabilitation Phase 1 - Project No. 122022-2*, as recommended by the Deputy Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City's sewer system Consent Order; and

**Whereas**, the City of Mount Vernon is undertaking Sewer Rehabilitation Phase 1, identified as Project No. 122022-2, in order to address high-priority repairs within the City's sewer infrastructure; and

**Whereas**, such repairs are necessary to comply with the City's existing sewer system Consent Order related to illicit discharges and to ensure the continued integrity and proper operation of the municipal sewer system; and

**Whereas**, the Deputy Commissioner of the Department of Public Works has reviewed the status of the project and determined that additional work is required to further conduct high-priority repairs consistent with the objectives of the project and the Consent Order; and

**Whereas**, the Deputy Commissioner of Public Works has therefore requested authorization for Change Order No. 1 in connection with Sewer Rehabilitation Phase 1 - Project No. 122022-2; and

**Whereas**, the proposed Change Order No. 1 will allow the City to proceed with the necessary additional work while maintaining compliance with the requirements of the Consent Order; and

**Whereas**, the approval of Change Order No. 1 will not alter the overall scope of work associated with Sewer Rehabilitation Phase 1 - Project No. 122022-2; and

**Whereas**, sufficient funding for the additional work is available through the New York State Department of Environmental Conservation (NYSDEC) 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG;

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

**Section 1. Authorization of Change Order.** The City Council hereby authorizes *Change Order No. 1 for Sewer Rehabilitation Phase 1 - Project No. 122022-2*, as recommended by the Deputy

Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City's sewer system Consent Order.

**Section 2. Scope of Work.** The approval of Change Order No. 1 shall not modify the overall scope of work for Sewer Rehabilitation Phase 1 but shall allow the City to proceed with the required additional repairs and related project adjustments.

**Section 3. Funding.** Funding for the work authorized under Change Order No. 1 is available through the NYSDEC 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG, and such funds are hereby authorized to be utilized for the purposes set forth herein.

**Section 4. Authorization to Execute Documents.** The Mayor, Comptroller, and/or any other appropriate City officials are hereby authorized and directed to execute any and all documents and take such administrative actions as may be necessary to effectuate the provisions of this Ordinance.

**Section 5. Severability.** If any clause, sentence, paragraph, or section of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon its adoption and filing as required by law.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 914-665-2343  
email: dpwconcerns@mountvernonny.gov

**DWAYNE A. JONES**  
*Commissioner*

**JOHN NUCULOVIC**  
*Deputy Commissioner*

March 5, 2026

Honorable City Council  
Of the City of Mount Vernon  
City Hall, Mount Vernon, New York  
(via the Office of the Mayor)

RE: Change Order No. 1 – Sewer Rehabilitation Phase 1: **Project 122022-2**

1. **SITUATION.** To further conduct high-priority repairs in accordance with the City’s sewer system Consent Order for illicit discharges.

2. **REQUEST.** Wherefore, the undersigned Deputy Commissioner of Public Works respectfully requests legislation authorizing CHANGE ORDER NO. 1 (attached). There would be no change in the scope of work.

3. **FUNDING.** Additional funding for this project is already available in NYSDEC 2021 WQIP C01519GG

The point of contact for this memorandum is the undersigned. Thank you very much, again and as usual, for your assistance and support.

John Nuculovic  
Deputy Commissioner of Public Works

*“The Jewel of Westchester”*

**CHANGE ORDER NO.: 1**

Owner:	City of Mount Vernon	Owner's Project No.:	122022-2
Engineer:	Arcadis of New York, Inc	Engineer's Project No.:	30108806
Contractor:	National Water Main Cleaning Company	Contractor's Project No.:	MOU015-3
Project:	Sewer Rehabilitation – Phase 1		
Contract Name:	Sewer Rehabilitation – Phase 1		

Date Issued:	<b>3/3/2026</b>	Effective Date of Change Order:	<b>3/3/2026</b>
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The Contract is modified as follows upon execution of this Change Order:

Description: On May 2, 2023, Mount Vernon City Council authorized the award of a competitively procured contract to National Water Main Cleaning Company for Sewer Rehabilitation Phase 1 in the total amount of \$6,923,630. The contract has expired and reached the fee limit. The City is in the process of advertising a new high priority sewer rehabilitation contract, which is anticipated to begin in May or June 2026. This contract amendment is to continue high priority repairs until the new contract begins. The contract price is being increased by \$500,000 and the contract date extended to June 30, 2026.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>6,923,630.00</u>	Original Contract Times: Substantial Completion: <u>11/30/2025</u> Ready for final payment: <u>11/30/2025</u>
Increase from previously approved Change Orders \$ <u>0.00</u>	Increase from previously approved Change Orders Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price prior to this Change Order: \$ <u>6,923,630.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>11/30/2025</u> Ready for final payment: <u>11/30/2025</u>
Increase this Change Order: \$ <u>500,000</u>	<b>Increase</b> this Change Order: Substantial Completion: <u>06/30/2026</u> Ready for final payment: <u>06/30/2026</u>
Contract Price incorporating this Change Order: \$ <u>7,423,630</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>06/30/2026</u> Ready for final payment: <u>06/30/2026</u>

	Recommended by Engineer	Accepted by Contractor	Authorized by Owner
By:	<u>Kevin Hogan</u>	By: _____	By: _____
Title:	<u>Principal Engineer</u>	Title: _____	Title: _____
Date:	_____	Date: _____	Date: _____



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1965  
A

Agenda Date: 3/11/2026

Agenda #: 7 -

### City Council:

#### AN ORDINANCE AUTHORIZING THE ATTENDANCE OF THE SENIOR ACCOUNT CLERK AT THE OPENGOV CONFERENCE AND CERTIFICATION TRAINING TO BE HELD APRIL 26 - MAY 1, 2026

**Whereas**, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026; and

**Whereas**, the Office of the City Clerk for the City of Mount Vernon utilizes the OpenGov Permits & Licensing module as its primary system for the submission, processing, and payment collection of all permit and license applications; and

**Whereas**, the Senior Account Clerk in the City Clerk's Office, is a daily user of the OpenGov system and serves as a recognized subject-matter expert within the department; and

**Whereas**, the Senior Account Clerk is designed and built the OpenGov applications currently used by the City Clerk's Office and other City departments entirely from the ground up, demonstrating extensive knowledge and expertise in the system; and

**Whereas**, the Senior Account Clerk is presently collaborating with the Department of Recreation to design and implement a full suite of OpenGov applications and is providing hands-on training to departmental staff to ensure successful adoption and long-term functionality; and

**Whereas**, the OpenGov Conference and Certification Training scheduled to take place from April 26 through May 1, 2026, will provide the Senior Account Clerk with advanced technical training and certification that will further enhance her ability to maximize the City's use of the OpenGov platform; and

**Whereas**, the estimated costs associated with attending the conference are as follows:

- Registration/Tuition: - \$1,000.00
- Transportation (Air/Rail/Auto): - \$ 500.00
- Lodging: - \$1,150.00
- Meals and Incidentals: - \$ 400.00

for a total estimated cost of \$3,050.00; and

**Whereas**, participation in this training and certification program will strengthen the Senior Account Clerk's technical expertise and enable the City to further expand and optimize the use of OpenGov across departments, resulting in streamlined application intake, faster processing times, reduced errors, and improved productivity; and

**Whereas**, the investment in this training is expected to result in operational efficiencies, measurable cost savings for the City, and an improved, more efficient experience for residents and businesses interacting with City services.

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

**Section 1. Authorization of Attendance.** The City Council hereby authorizes the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026.

**Section 2. Authorization of Expenditures.** The City Council hereby authorizes the expenditure of funds in an amount not to exceed Three Thousand Fifty Dollars (\$3,050.00) to cover the costs associated with registration, transportation, lodging, meals, and incidentals related to the Senior Account Clerk's attendance at the conference.

**Section 3. Source of Funding.** Such expenditures shall be charged to the conference registration, travel, lodging, and meals in accordance with applicable City policies and shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation, subject to the availability of funds and the Comptroller's approval.

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



**OFFICE OF THE CITY CLERK**  
ONE ROOSEVELT SQUARE NORTH  
MOUNT VERNON, NEW YORK 10550  
(914) 668-2348 \* [WWW.CMVNY.COM](http://WWW.CMVNY.COM)

**NICOLE BONILLA, MBA**  
City Clerk

**JORDAN RIULLANO, JD**  
Deputy City Clerk

March 5, 2026

Subject: Request for N'Quan Stephens, Senior Account Clerk to Attend the  
OpenGov Conference for Certification April 26-May 1, 2026

The Clerk's Office relies exclusively on OpenGov for all permit and license applications, processing, and payment collection through the OpenGov Permits & Licensing module. Ms. Stephens is not only an active daily user of the system but also a recognized subject-matter expert, making her exceptionally well qualified to participate in the OpenGov certification course offered during the conference.

Ms. Stephens built every OpenGov application used by the Clerk's Office and other departments entirely from the ground up. She is currently partnering directly with the Recreation Department to design and implement their full suite of applications within OpenGov, while also providing hands-on training to departmental staff to ensure successful adoption and long-term usability.

Participation in this training and certification course will further strengthen Ms. Stephens' technical expertise and enable the city to maximize the full capabilities of the OpenGov platform. This investment will directly support streamlined application intake, faster processing times, reduced errors, and increased productivity across multiple departments. Ultimately, it will result in measurable cost savings for the city and a significantly improved, more efficient experience for our constituents.

In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting.

Estimated expenses (*not to exceed \$3,050*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel

Registration/Tuition \$1,000

Transportation \$500

Lodging \$1,150

Incidentals/Meals \$400

Sincerely,

Nicole Bonilla, MBA  
City Clerk

5

**A REQUEST AUTHORIZING THE  
ATTACHED TRAVEL AND  
TRAINING REQUEST FORM  
FOR  
SENIOR ACCOUNT CLERK  
IN THE OFFICE OF THE CITY CLERK  
TO  
ATTEND THE 2026 OPENGOV CONFERENCE  
FOR CERTIFICATION  
FROM  
APRIL 26 – MAY 1, 2026**

5

5



# City of Mount Vernon

## Travel and Training Request Form

### Employee Information

- **Employee Name:** N'Quan Stephens
- **Title:** Senior Account Clerk
- **Department:** Office of the City Clerk

### Travel Details

- **Destination (City/State):** Rosemont, IL
- **Purpose of Travel:** OpenGov Conference
- **Conference / Training / Meeting Name:** Certification
- **Travel Dates (From - To):** April 26 - May 1, 2026

### Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**  
 Yes  No
- **Is this travel required to maintain a professional license or certification?**  
 Yes  No  
 If yes, specify certification/license: \_\_\_\_\_
- **Is this travel required as a result of an audit finding or corrective action plan?**  
 Yes  No  
 If yes, identify audit or corrective action plan: \_\_\_\_\_
- **Is this travel funded by an external source or sponsorship?**  
 Yes  No  
 If yes, identify funding source: \_\_\_\_\_
- **Additional Justification (if applicable):**  
SEE ATTACHED

5

Estimated Travel Costs

- Registration / Tuition: \$ 1000
- Transportation (Air/Rail/Auto): \$ 500
- Lodging: \$ 1150
- Meals & Incidentals: \$ 400
- Other (Specify): \$

Total Estimated Cost: \$ 3050

Approvals

Employee Signature: M'Quan Stephens Date: 1/15/26  
 Department Head Approval: M. Bonilla Date: 1/15/26  
 Finance / Comptroller Approval: [Signature] Date: 3/3/26  
 Mayor Approval: [Signature] Date: 3/3/26  
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026  
 Morton: Yea Thompson: Yea  
 Patterson-Howard: Yea  
 Resolution: Adopted

APPROVED AS TO FORM

[Signature]  
 Assistant Corporation Counsel

ADOPTED BY BOARD OF ESTIMATE AND CONTRACT

[Signature]  
 Clerk



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1968  
A

Agenda Date: 3/11/2026

Agenda #: 8 -

### City Council:

**AN ORDINANCE AUTHORIZING ATTENDANCE  
AT THE NEW YORK CONFERENCE OF MAYORS  
(NYCOM) FALL TRAINING SCHOOL,  
SEPTEMBER 13-18, 2026, LAKE PLACID, NEW YORK**

**Whereas**, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026; and

**Whereas**, the NYCOM Fall Training School is conducted in collaboration with the New York State Office of the State Comptroller, the New York State Society of Municipal Finance Officers, and the New York State Association of City and Village Clerks; and

**Whereas**, the NYCOM Fall Training School is recognized as one of the most comprehensive and authoritative training programs available to municipal officials and staff within the State of New York, offering more than sixty instructional sessions addressing local government operations, statutory compliance, fiscal oversight, and municipal administration; and

**Whereas**, the conference agenda includes sessions directly aligned with the statutory duties and operational responsibilities of the Office of the City Clerk, including but not limited to Open Meetings Law compliance, records management and retention requirements, vital records administration, special event permitting, clerks' legal responsibilities, and the drafting and implementation of local laws; and

**Whereas**, attendance at the prior year's NYCOM Fall Training School provided measurable benefit to the City of Mount Vernon by delivering updates on legislative and regulatory changes, clarifying best practices issued by the Office of the State Comptroller, and strengthening internal procedures within the Clerk's Office; and

**Whereas**, continued participation in professional municipal training ensures that the Clerk's Office remains informed, proactive, and compliant with evolving state mandates and administrative requirements, thereby minimizing legal risk and improving operational efficiency; and

**Whereas**, attendance by Executive Assistant Kimberly Joshua will allow for comprehensive coverage of concurrent sessions, enhance knowledge-sharing upon return, and maximize the City's return on investment through coordinated training participation and internal dissemination of materials; and

**Whereas**, it is recommended that City Clerk Nicole Bonilla and Executive Assistant Kimberly

Joshua attend the 2026 NYCOM Fall Training School in order to maximize session coverage, divide concurrent instructional tracks, and ensure comprehensive dissemination of information and best practices upon return; and

**Whereas**, the estimated travel and related expenses for Nicole Bonilla are as follows:

- Registration/Tuition: \$600
  - Transportation (Air/Rail/Auto): \$400
  - Lodging: \$1,000
  - Meals & Incidentals: \$300
- Total Estimated Cost: \$2,300; and**

**Whereas**, the estimated travel and related expenses for Kimberly Joshua are as follows:

- Registration/Tuition: \$600
  - Transportation (Air/Rail/Auto): \$-0-
  - Lodging: \$1,000
  - Meals & Incidentals: \$300
- Total Estimated Cost: \$2,000; and**

**Whereas**, funds for said expenditures are to be charged to the appropriate budget lines designated for professional development and travel within the Office of the City Clerk; and

**Whereas**, the City Council finds that attendance at the NYCOM Fall Training School serves a valid municipal purpose and promotes transparent governance, accurate recordkeeping, and sound legislative administration;

**NOW, THEREFORE, BE IT ORDAINED:**

**Section 1. Authorization.** The City Council hereby authorizes the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026.

**Section 2. Expenses.** The reasonable and necessary expenses associated with conference registration, travel, lodging, and meals, in accordance with applicable City policies, shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance.

**Section 3. Municipal Purpose.** The City Council hereby determines that attendance at said training program constitutes a proper and necessary municipal purpose, directly related to the statutory duties of the Office of the City Clerk and supportive of the City’s commitment to

compliance, transparency, and effective governance.

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



**OFFICE OF THE CITY CLERK**  
ONE ROOSEVELT SQUARE NORTH  
MOUNT VERNON, NEW YORK 10550  
(914) 668-2348 \* [WWW.CMVNY.COM](http://WWW.CMVNY.COM)

**NICOLE BONILLA, MBA**  
City Clerk

**JORDAN RIULLANO, JD**  
Deputy City Clerk

---

March 5, 2026

**Subject: Request for Approval to Attend NYCOM Fall Training School –  
September 13-18, 2026**

I respectfully request approval from the Board of Estimate and Contract for myself, Nicole Bonilla, City Clerk, and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School in Lake Placid, New York, from September 13 through September 18, 2026.

The NYCOM Fall Training School, conducted in collaboration with the Office of the State Comptroller, the New York State Society of Municipal Finance Officers, and the New York State Association of City and Village Clerks, is one of the most comprehensive and authoritative training programs available to municipal officials and staff in New York State. With more than sixty instructional sessions, the conference provides critical, up-to-date guidance on local government operations while offering direct access to state experts and experienced municipal practitioners.

The conference agenda includes numerous concurrent sessions that directly align with the statutory responsibilities of the Office of the City Clerk and support the City Council's ongoing initiatives. Key topic areas include compliance with the Open Meetings Law, records management and retention requirements, vital records administration, special event permitting, clerks' legal responsibilities, and drafting and implementing local laws. These subject areas are essential to ensuring the City remains compliant with current municipal laws, procedures, and regulations while minimizing legal risk and improving operational efficiency.

Our attendance at last year's NYCOM Fall Training School delivered measurable value to the city. The training provided timely updates on legislative and regulatory changes, clarified best practices issued by the Office of the State Comptroller, and offered practical solutions that have since been incorporated into daily operations within the Clerk's Office. The opportunity to engage directly with state officials, add a resource in NYCOM's legal team, and network with peer municipalities strengthened our ability to address complex procedural questions, improve internal processes, and respond more effectively to both the public and City departments.

Continued participation in this year's training is particularly important given the ongoing changes to municipal laws and administrative requirements. Regular attendance ensures that the Clerk's Office remains informed, proactive, and fully compliant, rather



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**NICOLE BONILLA, MBA**  
City Clerk

**JORDAN RIULLANO, JD**  
Deputy City Clerk

---

than reactive to new mandates. The knowledge gained directly supports accurate recordkeeping, transparent governance, and sound legislative administration, all of which are core functions of the City Clerk's Office.

Mrs. Joshua's attendance is a strategic and cost-effective component of this request. By dividing sessions, we can cover a broader range of subject matter and ensure no critical training opportunities are missed due to scheduling conflicts. Mrs. Joshua will attend sessions aligned with her duties, including local law and administrative training, and will assist with detailed notetaking, follow-up coordination, and the internal dissemination of information upon our return. This collaborative approach maximizes the return on investment and ensures the city benefits from comprehensive coverage of the conference offerings.

Approval of this request will support continued professional development, strengthen compliance with evolving municipal requirements, and help ensure that the City Clerk's Office continues to operate efficiently, accurately, and in accordance with best practices. I respectfully ask for the Board's favorable consideration of this request.

In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting. Estimated expenses (*not to exceed \$4,200*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel.

Registration/Tuition \$1,200  
Transportation \$400  
Lodging \$2,000  
Incidentals/Meals \$600

Sincerely,

Nicole Bonilla, MBA  
City Clerk

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**A REQUEST AUTHORIZING THE  
ATTACHED TRAVEL AND  
TRAINING REQUEST FORM  
FOR  
THE CITY CLERK  
AND  
EXECUTIVE ADMINISTRATIVE ASSISTANT  
IN THE OFFICE OF THE CITY CLERK  
TO  
ATTEND THE NYCOM FALL TRAINING SCHOOL  
FROM  
SEPTEMBER 13 – SEPTEMBER 18, 2026**

4

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# City of Mount Vernon

## Travel and Training Request Form

### Employee Information

- **Employee Name:** Nicole Bonilla
- **Title:** City Clerk
- **Department:** Office of the City Clerk

### Travel Details

- **Destination (City/State):** Saratoga Springs, NY
- **Purpose of Travel:** Training School for City & Village Officials
- **Conference / Training / Meeting Name:** NYCOM
- **Travel Dates (From - To):** Sept 13-18, 2026

### Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
  - Yes  No
- **Is this travel required to maintain a professional license or certification?**
  - Yes  No
  - If yes, specify certification/license: Registered Municipal Clerk (RMC)
- **Is this travel required as a result of an audit finding or corrective action plan?**
  - Yes  No
  - If yes, identify audit or corrective action plan: \_\_\_\_\_
- **Is this travel funded by an external source or sponsorship?**
  - Yes  No
  - If yes, identify funding source: \_\_\_\_\_
- **Additional Justification (if applicable):**  
SEE ATTACHED

4

Estimated Travel Costs

- Registration / Tuition: \$ 600
- Transportation (Air/Rail/Auto): \$ 400
- Lodging: \$ 1000
- Meals & Incidentals: \$ 300
- Other (Specify): \$

Total Estimated Cost: \$ 2300

Approvals

Employee Signature: Nicole Bonilla Date: 1/13/20  
 Department Head Approval: Nicole Bonilla Date: 1/13/20  
 Finance / Comptroller Approval: [Signature] Date: 3/3/20  
 Mayor Approval: [Signature] Date: 3/3/20  
 Council President Approval: Derrick Thompson Date: 3/3/2020

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026  
 Morton: Yea Thompson: Yea  
 Patterson-Howard: Yea  
 Resolution: Adopted

APPROVED AS TO FORM

[Signature]  
 Assistant Corporation Counsel

ADOPTED BY BOARD OF ESTIMATE AND CONTRACT

[Signature]  
 Clerk

6



# City of Mount Vernon

## Travel and Training Request Form

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### Employee Information

- **Employee Name:** Kimberly Joshua
- **Title:** Executive Administrative Assistant
- **Department:** Office of the City Clerk

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### Travel Details

- **Destination (City/State):** Saratoga Springs, NY
- **Purpose of Travel:** Training School for City & Village Officials
- **Conference / Training / Meeting Name:** NYCOM
- **Travel Dates (From - To):** Sept 13-18, 2026

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### Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**  
 Yes  No
- **Is this travel required to maintain a professional license or certification?**  
 Yes  No  
 If yes, specify certification/license: \_\_\_\_\_
- **Is this travel required as a result of an audit finding or corrective action plan?**  
 Yes  No  
 If yes, identify audit or corrective action plan: \_\_\_\_\_
- **Is this travel funded by an external source or sponsorship?**  
 Yes  No  
 If yes, identify funding source: \_\_\_\_\_
- **Additional Justification (if applicable):**  
SEE ATTACHED

6

6

Estimated Travel Costs

- Registration / Tuition: \$ 600
- Transportation (Air/Rail/Auto): \$ 0
- Lodging: \$ 1000
- Meals & Incidentals: \$ 300
- Other (Specify): \$ \_\_\_\_\_

Total Estimated Cost: \$ 2000

Approvals

Employee Signature: [Signature] Date: 1/13/2026  
 Department Head Approval: [Signature] Date: 1/13/26  
 Finance / Comptroller Approval: [Signature] Date: 3/3/26  
 Mayor Approval: [Signature] Date: 3/3/26  
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026  
Morton: Yea Thompson: Yea  
Patterson-Howard: Yea  
Resolution: Adopted

APPROVED AS TO FORM

[Signature]  
Assistant Corporation Counsel

ADOPTED BY  
BOARD OF ESTIMATE  
AND CONTRACT

[Signature]  
Clerk

6



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1969  
A

Agenda Date: 3/11/2026

Agenda #: 9 -

### City Council:

#### AN ORDINANCE AUTHORIZING THE CITY CLERK TO ATTEND THE 2026 SUMMER INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS MUNICIPAL CLERKS (IIMC) EDUCATION PROGRAM

**Whereas**, in correspondence dated January 13, 2026, the City Clerk formally requested authorization to attend the 2026 Summer IIMC Municipal Clerks (IIMC) Education Program sponsored by the International Institute of Municipal Clerks to be held during the summer of 2026 in Latham, New York; and

**Whereas**, the cost of attendance for said program is Five Hundred Dollars (\$500.00), which includes forty (40) hours of classroom instruction, all meals, a banquet, course materials, and completion certificates applicable toward the Certified Municipal Clerk (CMC) designation; and

**Whereas**, lodging for four (4) nights is estimated to total between Six Hundred Dollars (\$600.00) and Seven Hundred Dollars (\$700.00), and the City Clerk will utilize her personal vehicle and seek reimbursement for authorized travel expenses in accordance with City policy; and

**Whereas**, the City Clerk has been awarded a scholarship in the amount of Four Hundred Dollars (\$400.00) toward the cost of the program and intends to apply for an additional scholarship offered by the New York State Association of City and Village Clerks (NYSACVC); and

**Whereas**, the curriculum of the Summer Municipal Clerks Education Program emphasizes leadership development, statutory updates, records management, ethics, and best practices consistent with the evolving demands of municipal government; and

**Whereas**, participation in said program will directly enhance the professional development of the City Clerk in her capacity as City Clerk and Records Management Officer (RMO), strengthen compliance with State and local requirements, improve operational efficiency, and benefit the City of Mount Vernon and its residents;

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

**Section 1. Authorization.** The City Clerk is hereby authorized to attend the 2026 Summer IIMC Municipal Clerks Education Program to be held in Latham, New York, during the summer of 2026.

**Section 2. Expenditure of Funds.** The Board of Estimate and Contract is hereby authorized to approve payment of the program registration fee in the amount of \$500.00, lodging expenses estimated between \$600.00 and \$700.00, and reimbursement for mileage and related travel expenses from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance with applicable purchasing and fiscal procedures, subject to the deduction of any scholarship funds awarded.

**Section 3. Application of Scholarship Funds.** Any scholarship funds awarded, including the \$400.00 scholarship already granted and any additional scholarship received from the New York State

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Association of City and Village Clerks, shall be applied to offset the total cost of attendance.

**Section 4. Purpose and Public Benefit.** The City Council hereby finds that attendance at the 2026 Summer IIMC Municipal Clerks Education Program serves a valid public purpose by supporting continuing education, professional certification, statutory compliance, and improved administrative practices within the Office of the City Clerk.

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



**OFFICE OF THE CITY CLERK**  
ONE ROOSEVELT SQUARE NORTH  
MOUNT VERNON, NEW YORK 10550  
(914) 668-2348 \* [WWW.CMVNY.COM](http://WWW.CMVNY.COM)

**NICOLE BONILLA, MBA**  
City Clerk

**JORDAN RIULLANO, JD**  
Deputy City Clerk

---

March 5, 2026

**Subject: Request for Approval to Attend 2026 Summer IIMC Municipal Clerks Education Program**

This letter respectfully requests that the Board of Estimate and Contract approve my attendance at the 2026 Summer IIMC (International Institute of Municipal Clerks) Municipal Clerks Education Program, to be held in Latham, New York, during the summer of 2026.

The cost of attendance for the program is \$500.00, which includes forty (40) hours of classroom instruction, all meals, a banquet, course materials, and completion certificates that apply toward the Certified Municipal Clerk (CMC) designation. The total for lodging for four (4) nights is estimated between \$600 and \$700. I will be using my own vehicle and requesting travel reimbursement.

I am pleased to share that I have been awarded a \$400.00 scholarship toward the Summer Municipal Clerks Education Program. The New York State Association of City and Village Clerks (NYSACVC) also offers a scholarship for returning Clerks, to which I will be applying.

This training program provides substantial professional benefits to the city and to my roles as City Clerk and Records Management Officer (RMO). The curriculum emphasizes leadership development, statutory updates, records management, ethics, and best practices aligned with the evolving demands of municipal government. In addition to classroom instruction, the program offers valuable networking opportunities with municipal clerks and local government professionals from across New York State and beyond, allowing for the exchange of ideas, solutions, and proven administrative practices.

Participation in this program directly supports continued professional development, enhances operational efficiency, and strengthens compliance with state and local requirements, all of which benefit the city and the residents we serve.



OFFICE OF THE CITY CLERK  
ONE ROOSEVELT SQUARE NORTH  
MOUNT VERNON, NEW YORK 10550  
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NICOLE BONILLA, MBA  
City Clerk

JORDAN RIULLANO, JD  
Deputy City Clerk

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In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting. Estimated expenses (*not to exceed \$1,450*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel.

Registration/Tuition (Meals are Included with the Program) \$500  
Transportation \$250  
Lodging \$700

Respectfully submitted,

Nicole Bonilla, MBA  
City Clerk

7

**A REQUEST AUTHORIZING THE  
ATTACHED TRAVEL AND  
TRAINING REQUEST FORM  
FOR  
THE CITY CLERK  
IN THE OFFICE OF THE CITY CLERK  
TO  
ATTEND THE 2026 SUMMER IIMC MUNICIPAL  
CLERKS EDUCATION PROGRAM  
FROM  
JULY 13 – 16, 2026**

7

7



# City of Mount Vernon

## Travel and Training Request Form

### Employee Information

- **Employee Name:** Nicole Bonilla
- **Title:** City Clerk
- **Department:** Office of the City Clerk

### Travel Details

- **Destination (City/State):** Latham, New York
- **Purpose of Travel:** Municipal Clerk Education Program
- **Conference / Training / Meeting Name:** CMC Summer Program
- **Travel Dates (From - To):** July 13-16, 2026

### Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
  - Yes  No
- **Is this travel required to maintain a professional license or certification?**
  - Yes  No
  - If yes, specify certification/license: Certified Municipal Clerk (CMC)
- **Is this travel required as a result of an audit finding or corrective action plan?**
  - Yes  No
  - If yes, identify audit or corrective action plan: \_\_\_\_\_
- **Is this travel funded by an external source or sponsorship?**
  - Yes  No
  - If yes, identify funding source: \$400 IIMC Scholarship
- **Additional Justification (if applicable):**  
SEE ATTACHED

7

7

Estimated Travel Costs

- Registration / Tuition: \$ 500
- Transportation (Air/Rail/Auto): \$ 250
- Lodging: \$ 700
- Meals & Incidentals: \$ 0
- Other (Specify): \$ \_\_\_\_\_

Total Estimated Cost: \$ 1450

Approvals

Employee Signature: M. DeBenilla Date: 1/13/26  
 Department Head Approval: M. DeBenilla Date: 1/13/26  
 Finance / Comptroller Approval: [Signature] Date: 3/3/26  
 Mayor Approval: [Signature] Date: 3/3/26  
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026  
Morton: Yea Thompson: Yea  
Patterson-Howard: Yea  
Resolution: Adopted

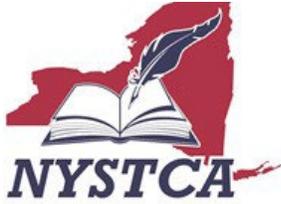
APPROVED AS TO FORM

[Signature]  
Assistant Corporation Counsel

ADOPTED BY  
BOARD OF ESTIMATE  
AND CONTRACT

[Signature]  
Clerk

7



**SAVE THE DATE JULY 2026**

## **IIMC CMC/MMC EDUCATION PROGRAM**

Certified Municipal Clerks (CMC) and the Master Municipal Clerks (MMC)

In affiliation with Central Connecticut State University

Office of Professional Education

**WHEN:** Sunday, July 12 – Thursday July 16, 2026

**WHERE:** Holiday Inn, 400 Old Loudon Road, Latham, NY

All classes are in person Sunday – Thursday

Registration information and full education training details are forthcoming.

Book your hotel room today!

If you have questions, contact one of the members of the Education Planning Committee:

Carol Chase                      [summerhilltown@gmail.com](mailto:summerhilltown@gmail.com)

Liz Gaynor                        [liz@sandspoint.gov](mailto:liz@sandspoint.gov)



	<u>Sunday July 12, 2026</u>		<u>Monday July 13, 2026</u>		<u>Tuesday July 14, 2026</u>		<u>Wednesday July 15, 2026</u>		<u>Thursday July 16, 2026</u>
1:00-1:50 pm	Orientation (1) Staff	8:00-9:40 am	Parliamentary Procedures 1 Teach Me From Scratch (2) Dan Brown	8:00-9:40 am	Preparing For Protests and 1st Amendments Audits (2) NYCOM	8:00-9:40 am	Successful Municipal Mentor Leadership (2) Bob	8:00-8:50 am	Counterfeit Money (1) Trooper Steve
2:00-3:40 pm	Project Management 1 (2) Donna	10:00-11:40 am	Parliamentary Procedures 2 (2) Dan Brown	10:00-11:40 am	Speaking Up and Marching On: Hot Topics in the First Amendment Area (2) NYAOT Katie	10:00-11:40 am	Required Reporting to the OSC (2) NYSComptroller Dan	9:10-10:00 am	Latest Scams (1) Trooper Steve
4:00-5:40 pm	Project Management 2 (2) Donna	12:30-2:10 pm	Shared Ground: How Towns and Counties Function Together in New York (2) NYAOT Katie and NYSAC	12:30-2:10 pm	Understanding How Public and Association Libraries are Structured, Funded and Governed (2) Amy Heebner	12:30-2:10 pm	Required Policies and Procedures (2) NYSComptroller Dan	10:20-12:00 pm	Municipal Historians-It is NYS Law and It is Good for Local Government (2) Mary Cascone and Saratoga Historian
7:00-8:40 pm	Coping with Stress (2) Donna	2:30-4:10 pm	An Introduction to the Structure of NY's City and Village Governments (2) NYCOM Wade	2:30-4:10 pm	Civil Service 1 (2) Anthony Rotundo	2:30-4:10 pm	The Heros and Villians of Local Government (2) NYAOT Katie		
		4:30-5:20 pm	Planning and Zoning For Those Who Don't Plan and Zone (1) NYCOM Wade	4:30-5:20 pm	Social Media Without a Marketing Team (1) NYCOM	4:30-5:20 pm	Playing Nice in the Sandbox: The Municipal Clerk's Role in Building Effective Interdepartmental Relationships (2) NYAOT Katie		
		6:30-7:20 pm	Making of a Nation: Local Government Through 250th of American History (1) NYAOT Chris	6:30-7:20 pm	Cybersecurity Fundamentals (Annual Training) (1) NYMIR Elizabeth				



# City of Mount Vernon, New York

## Staff Report

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

**File #:** TMP -1992

**Agenda Date:** 3/11/2026

**Agenda #:** 10.

### City Council:

**A RESOLUTION EXPRESSING APPRECIATION  
FOR THE GOVERNOR'S 30-DAY AMENDMENTS  
PROVIDING ADDITIONAL TEMPORARY  
MUNICIPAL ASSISTANCE AND URGING ITS  
INCLUSION IN THE FINAL STATE BUDGET**

**WHEREAS**, the Honorable Kathy Hochul, Governor of the State of New York, issued 30-day amendments to the Executive Budget that include an additional One Hundred Million Dollars (\$100,000,000) in Temporary Municipal Assistance (TMA), to be allocated in the same manner as in the previous two fiscal years; and

**WHEREAS**, the City Council of the City of Mount Vernon recognizes and appreciates this proposal as a meaningful acknowledgment that the strength and vitality of New York State begin in its cities and local communities; and

**WHEREAS**, a strong and reliable state-local partnership is essential to delivering core municipal services, maintaining infrastructure, ensuring public safety, and protecting the quality of life that residents expect and deserve; and

**WHEREAS**, the City of Mount Vernon continues to experience mounting fiscal pressures driven by inflation, increased demand for municipal services, aging infrastructure, rising operational costs, and economic uncertainty, including concerns regarding future federal support; and

**WHEREAS**, the City is committed to protecting taxpayers from undue financial burden while maintaining essential services, strengthening public safety, and supporting community well-being; and

**WHEREAS**, the proposed additional \$100 million in Temporary Municipal Assistance would provide critical and timely support to municipalities such as Mount Vernon, helping to stabilize local finances and sustain essential services; and

**WHEREAS**, the City Council further recognizes the need for a more permanent and predictable solution for unrestricted municipal aid, including the establishment of a long-term framework for annual increases in Aid and Incentives for Municipalities (AIM) funding to provide fiscal certainty and responsible long-term planning; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council of the City of Mount Vernon hereby expresses its sincere appreciation to Governor Kathy Hochul for including an additional \$100 million in Temporary Municipal Assistance in her 30-day budget amendments; and **BE IT FURTHER**

**RESOLVED**, that the City Council respectfully urges the New York State Legislature, including Senate Majority Leader Andrea Stewart-Cousins and Assembly Speaker Carl Heastie, to include, at a minimum, the additional \$100 million in Temporary Municipal Assistance in the final adopted State Budget; and **BE IT FURTHER**

**RESOLVED**, that the City Council encourages the Governor and the State Legislature to work collaboratively to establish a sustainable, long-term, and predictable framework for unrestricted municipal aid, including regular increases in AIM funding to ensure fiscal stability for cities across New York State; and **BE IT FURTHER**

**RESOLVED**, that a certified copy of this Resolution be transmitted to Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, and to the members of the New York State Legislature representing the City of Mount Vernon.



**CITY COUNCIL**  
**CITY OF MOUNT VERNON**  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2348 · FAX (914) 668-6044

**CITY COUNCIL MEMBERS**

Derrick Thompson, President  
Jaevon Boxhill  
Cathlin Gleason  
Cynthia Turnquest-Jones  
André Wallace

Nicole Bonilla  
**CITY CLERK**

Jordan Riullano  
**DEPUTY CITY CLERK**

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March 2, 2026

Hon. Kathy Hochul  
Governor  
State Capitol  
Albany, NY 12224

Hon. Andrea Stewart-Cousins  
Senate Majority Leader  
332 State Capitol  
Albany, NY 12247

Hon. Carl Heastie  
Assembly Speaker  
LOB – Room 932  
Albany, NY 12248

Dear Governor Hochul, Majority Leader Stewart-Cousins, and Speaker Heastie:

On behalf of the City Council of the City of Mount Vernon, we write to express our appreciation for the Governor’s 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years.

This proposal reflects a meaningful recognition that New York’s strength begins in cities like Mount Vernon. A strong and reliable state-local partnership is essential to delivering services, maintaining infrastructure, ensuring public safety, and protecting the quality of life our residents expect and deserve. We commend the Governor for reaffirming this commitment through continued investment in local governments.

The City of Mount Vernon continues to face mounting fiscal pressures driven by inflation, increased service demands, aging infrastructure, and rising operational costs. At the same time, we are working diligently to protect our taxpayers amid rising living costs and uncertainty about future federal support. These challenges underscore the importance of sustained and predictable state assistance for our city.

The proposed additional \$100 million in Temporary Municipal Assistance will provide much-needed support to communities like Mount Vernon, helping to stabilize local finances and maintain essential services for our residents. We respectfully urge the State Legislature to include, at a minimum, this additional \$100 million in TMA in the final adopted State Budget.

At the same time, we encourage the Governor and State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid. Establishing a long-term framework for annual increases in Aid and Incentives for Municipalities (AIM) funding would provide the fiscal certainty the City of Mount Vernon needs to plan responsibly and sustain the services our residents rely upon.

We greatly appreciate your partnership and look forward to continuing to work together to strengthen the City of Mount Vernon and New York State as a whole.

Respectfully,

The Mount Vernon City Council

**RESOLUTION SUPPORTING INCREASED AID TO MUNICIPALITIES AND  
STRENGTHENING NEW YORK'S STATE-LOCAL PARTNERSHIP**

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

WHEREAS, NYCOM Executive Director Barbara Van Epps, along with mayors from across the State, testified at the Local Government Joint Budget Hearing in Albany, advocating for increased unrestricted aid and a strengthened state-local partnership; and

WHEREAS, the additional \$100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents;

NOW, THEREFORE, BE IT RESOLVED, that the City of Mount Vernon applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment to strengthening New York's cities and villages; and

BE IT FURTHER RESOLVED, that the City of Mount Vernon urges the New York State Legislature to include, at a minimum, this additional \$100 million in Temporary Municipal Assistance in the adopted state budget; and

BE IT FURTHER RESOLVED, that the City of Mount Vernon calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments; and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing the City of Mount Vernon



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1986  
A

Agenda Date: 3/11/2026

Agenda #: 11 -

### City Council:

### AN ORDINANCE AUTHORIZING THE DEPARTMENT OF RECREATION TO SPONSOR AND CONDUCT THE ANNUAL EASTER EGG HUNT CELEBRATION AT HARTLEY PARK

**Whereas**, in correspondence dated March 2, 2026, the Deputy Commissioner of the Department of Recreation formally requested authorization to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026; and

**Whereas**, the Annual Easter Egg Hunt Celebration has long been a valued community tradition in the City of Mount Vernon, providing a safe, family-friendly environment and recreational opportunities for the youth of the City; and

**Whereas**, the event will include various attractions for children and families, including but not limited to face painting, bouncy houses, arts and crafts activities, and the Easter Egg Hunt on the park's great lawn; and

**Whereas**, the Department of Recreation has indicated that funding for this event shall be allocated from Budget Code A7310.104 - Recreation - Youth Programs, and expenditures shall not exceed Two Thousand Dollars (\$2,000.00), plus any revenue received in connection with the event; and

**Whereas**, the Department of Recreation has requested that the Mount Vernon Police Department provide a patrol vehicle in the vicinity of the event and that Auxiliary Police personnel be assigned within the park, if applicable, to ensure the safety and well-being of attendees;

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

**Section 1. Authorization of Event.** The City Council hereby authorizes the Department of Recreation to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026.

**Section 2. Funding Authorization.** The Comptroller and other appropriate City officials are hereby authorized and directed to allocate and expend funds from Budget Code A7310.104 - Recreation - Youth Programs, in an amount not to exceed Two Thousand Dollars (\$2,000.00), plus any revenue received for the event, subject to proper documentation and in accordance with applicable purchasing and fiscal procedures of the City.

**Section 3. Public Safety Support.** The Mount Vernon Police Department is hereby requested to provide appropriate public safety support for the duration of the event, including the assignment of a patrol vehicle in the surrounding area and, if available and deemed appropriate, Auxiliary Police personnel within the park.

**Section 4. Compliance with Applicable Laws.** The Department of Recreation shall ensure that all necessary permits, insurance, and safety requirements are obtained and complied with prior to and during the event, and that all activities are conducted in accordance with applicable federal, state, and local laws and regulations.

**Section 5. Severability.** If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

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



CITY OF MOUNT VERNON, NY  
DEPARTMENT OF RECREATION

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY 10550  
(914) 665-2420 – Fax: (914) 665-2421

**KATHLEEN WALKER-PINCKNEY**  
*Commissioner*  
**ANDRÉ G. EARLY**  
*Deputy Commissioner*

March 2, 2026

Honorable Members of the City Council  
Through the Office of the Mayor  
1 Roosevelt Square  
Mount Vernon, New York 10550

**Re: Annual Easter Egg Hunt**

Dear Honorable Council Members:

The Department of Recreation requests that the City Council enact Legislation that would enable us to sponsor the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, March 28, 2026, from 1:00 pm to 4:00 pm (Rain Date - Saturday, April 4, 2026).

This event has been an annual staple in the community for years that the children look forward to. We typically have many attractions for the children, such as face painting, bouncy homes, arts and crafts, and the greatly anticipated Easter Egg Hunt on the great lawn in the park's center.

Funds for this event will be taken from budget code A7310.104, Recreation – Youth Programs, and will not exceed the \$2,000.00 allocation plus revenue received.

Recreation requests that MVPD have a patrol car in the area and Auxiliary PD in the park (if applicable).

Thank you in advance for your cooperation and consideration in this matter.

Sincerely,

André G. Early, Deputy Commissioner

cc: Kathleen Walker-Pinckney, Commissioner  
Shawyn Patterson-Howard, Mayor



CITY OF MOUNT VERNON, NY  
OFFICE OF EMERGENCY MANAGEMENT

SHAWYN PATTERSON-HOWARD  
Mayor

Emergency Operations Center  
50 West Third Street | Mount Vernon, NY 10550  
(914) 665-2391 | Email: OEM@mountvernonny.gov  
Website: www.cmvny.com

MICHAEL A. MONTES  
Director

**VIA LEGISTAR DELIVERY**

Honorable City Council  
City Hall - 1 Roosevelt Square West  
Mount Vernon, NY 10550  
*(Through the Office of the Mayor)*

Re: Letter of Support – OEM Auxiliary Police Assistance Annual Easter Egg Hunt – Hartley Park

Dear Honorable Members of the City Council,

The Mount Vernon Office of Emergency Management respectfully submits this letter in support of the Department of Recreation’s request for the presence and assistance of Auxiliary Police personnel during the Annual Easter Egg Hunt Celebration scheduled to take place at Hartley Park on Saturday, March 28, 2026, from 1:00 PM to 4:00 PM, with a rain date of Saturday, April 4, 2026.

This annual event is a cherished community tradition that brings together families and children from across the City of Mount Vernon for a safe and enjoyable celebration. Given the anticipated attendance and the variety of activities planned, including face painting, arts and crafts, inflatable attractions, and the Easter Egg Hunt itself, the presence of Auxiliary Police personnel will play an important role in ensuring a safe, organized, and well-coordinated environment for all participants.

Auxiliary Police members serve as valuable community partners who support public safety operations by assisting with crowd management, event coordination, and situational awareness during community gatherings and special events. Their presence enhances visibility, promotes safety, and supports coordination with city agencies including the Mount Vernon Police Department, Department of Recreation, and the Office of Emergency Management.

The Office of Emergency Management fully supports this request and stands ready to coordinate with the Department of Recreation and our public safety partners to ensure the successful and safe execution of this community event.

Thank you for your continued support of initiatives that strengthen community engagement and promote family-friendly activities throughout our city.

Respectfully endorsed and submitted,

**Michael A. Montes**  
Director



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1991  
A

Agenda Date: 3/11/2026

Agenda #: 12 -

### City Council:

### AN ORDINANCE AUTHORIZING CONTINUED CO-SPONSORSHIP BETWEEN THE MOUNT VERNON RECREATION DEPARTMENT, YOUTH BUREAU, AND FRIENDS OF MOUNT VERNON ARTS, RECREATION & YOUTH PROGRAMS, INC. FOR COMMUNITY PROGRAMMING AND SPECIAL EVENTS

**Whereas**, in correspondence received from the Commissioner of the Department of Recreation and the Commissioner of the Youth Bureau, and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. formally requested authorization for Mayor Shawyn Patterson-Howard the Mayor to enter into a co-sponsorship agreement with the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., allowing the City to accept monetary donations to support special events and community programs hosted by the Recreation and Youth Bureau Departments; and

Be it enacted by the City Council of the City of Mount Vernon as follows:

#### **WHEREAS:**

1. The Mount Vernon Recreation Department and Youth Bureau are committed to providing educational, recreational, arts, and cultural programming to all residents of the City of Mount Vernon; and

2. The City faces budgetary constraints that limit the ability to fully fund all special events and community programming initiatives; and

3. The Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., a non-profit organization, has partnered with the City to provide monetary donations to support and enhance community programs; and

4. Continued co-sponsorship between the City and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. will allow for the funding and promotion of special events such as City Fest and other youth, cultural, wellness, and recreational initiatives; and

Such collaboration ensures that programs and events continue to foster youth development, strengthen community connections, and promote the health, wellness, and quality of life of all Mount Vernon residents. **Now, Therefore, Be It**

**Resolved by the City Council of the City of Mount Vernon, New York, as follows:**

**Section 1. Authorization of Co-Sponsorship Agreement.** The City Council hereby

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authorizes the Mayor to enter into a co-sponsorship agreement with the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., allowing the City to accept monetary donations to support special events and community programs hosted by the Recreation and Youth Bureau Departments.

**Section 2. Use of Donated Funds.** All funds received under this agreement shall be used exclusively to support community programming and special events, including but not limited to:

- (a) Educational enrichment programs;
- (b) Wellness and fitness activities;
- (c) Arts and cultural programming; and
- (d) Recreational and youth development initiatives.

**Section 3. Term and Continuation.** The co-sponsorship agreement shall remain in effect for a term to be determined by the Mayor and may be renewed or extended as deemed appropriate to continue supporting community programming in Mount Vernon.

**Section 4. Reporting and Accountability.** The Recreation and Youth Bureau Departments shall provide periodic updates to the City Council regarding the receipt and use of funds, the events supported, and the outcomes and community benefits achieved through this co-sponsorship.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon passage and approval in accordance with the City Charter.



**Friends of Mount Vernon Arts, Recreation & Youth Programs (FMVARYP)**

c/o: Mount Vernon City Hall | One Roosevelt Square | Office #11 – Ground Floor  
Mount Vernon, New York 10550

O: 914.665.2420 | [www.cmvny.com](http://www.cmvny.com) | [www.facebook.com/MVRECREATION](https://www.facebook.com/MVRECREATION) | F: 914.665.2421



**To:** Members of the Mount Vernon City Council

**Subject:** Continued co-sponsorship between the Mount Vernon Recreation Department, Youth Bureau, and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc.

Dear Honorable Members of the City Council,

The Mount Vernon Recreation and Youth Bureau Departments are respectfully submitting a request for your consideration regarding an agreement between the Mount Vernon Friends of Arts, Recreation & Youth Programs, Inc., which allow us to accept monetary donations to continue funding special events hosted by the Recreation and Youth Bureau Departments.

Due to current budget constraints, our ability to fully fund community programming has become increasingly challenging. This continued co-sponsorship will provide much-needed financial support to sustain and enhance special events that serve residents of all ages throughout our community.

Through this partnership, funds contributed by Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. will directly support initiatives that promote educational enrichment, wellness and fitness activities, arts and cultural programming, and engaging recreational opportunities. These programs play a vital role in strengthening community connections, supporting youth development, and enhancing the overall quality of life in Mount Vernon.

This collaboration reflects a shared commitment to delivering exciting, vibrant, and impactful programming despite financial limitations. By approving this agreement, the City Council will help ensure that our residents including our youths continue to benefit from meaningful events and services like City Fest that foster growth, health, fun, and community pride.

Thank you for your continued dedication to the residents of Mount Vernon and for your consideration of this important partnership. Commissioner Pinckney-Walker and Executive Director, Debbie Burrell-Butler are available to provide any additional information you may require. We can be reached via email at [Kwalker-pinckney@mountvernonny.gov](mailto:Kwalker-pinckney@mountvernonny.gov), [Dburrell@mountvernonny.gov](mailto:Dburrell@mountvernonny.gov) or by cell at 914-359-1470 or 914-359-1601.

Respectfully submitted,

*Kathleen Walker-Pinckney,*

*Commissioner*

*Debbie Burrell-Butler,*

*Executive Director*



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1998

Agenda Date: 3/25/2026

Agenda #: 13.

### City Council:

#### **AN ORDINANCE TO AMEND CHAPTER 237 (TAXICABS) OF THE CODE OF THE CITY OF MOUNT VERNON TO PROMOTE PUBLIC SAFETY BY ESTABLISHING NEW REGULATIONS FOR REGISTERED CLASS A TAXICABS OPERATING WITHIN THE CITY**

**WHEREAS**, by correspondence submitted to the City Council, Councilmember Andre Wallace formally requested authorization to amend Chapter 237 (Taxicabs) of the Code of the City of Mount Vernon in order to enhance public safety through the establishment of updated regulations governing registered Class A taxicabs operating within the City; and

**WHEREAS**, the City of Mount Vernon (“City”) seeks to ensure the safety, reliability, and quality of taxicab services within the City; and

**WHEREAS**, in recent months, members of the public have complained that certain taxicabs are not safe or suitable to be operating within the City; and

**WHEREAS**, the City Council recognized the need for stronger regulations and penalties applying to Class A taxicab operators; and

**WHEREAS**, the City Council finds this amendment to be in the best interest of public safety and the taxicab industry at large;

**NOW, THEREFORE**, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

**Section 1.** Section 237-17 of the Code of the City of Mount Vernon is hereby amended to read as follows:

#### **§ 237-17 - Inspection of vehicles; fees.**

E. Any vehicle which is found, after such inspection, to be unsafe, more than ten years old, or in any way unsuitable for hiring service, shall be immediately ordered out of service by the Commissioner of Public Safety or their designee(s), and before being again placed in service shall be delivered to the Police Department at a designated point for reinspection by the Commissioner of Public Safety or their designees.

**Section 2.** Section 237-24 of the Code of the City of Mount Vernon is hereby amended to read as follows:

#### **§ 237-24 - Responsibilities of operators.**

E. Taxicab licensees shall replace taxicabs where it appears that the vehicle or vehicles no longer meet the reasonable standards of safe operation. Pursuant to § 237-17 of this chapter, all licensed Class A taxicabs, which are at least ten years from the date of assembly, are presumed to no longer meet the reasonable standards of safe operation. The holder of a Class A taxicab license shall be ordered by the Commissioner of Public Safety or their designee(s) to replace the Class A taxicab vehicle or other equipment or accessories if it appears that the same no longer meets the reasonable standards of safe operation or vehicle appearance prescribed by the Commissioner of Public Safety. Upon failure of the owner to comply with any such order within 120 days after service thereof, the

license shall be deemed to have been abandoned by nonuse.

**Section 3. Implementation.** The Commissioner of Public Safety shall oversee implementation of the above amendments. Public Safety shall assess its capacity to inspect all currently registered Class A taxicabs and enforce orders for the replacement of taxicabs. The Commissioner or their designee(s) shall report findings to the City Council.

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

New Matter Underlined

Deleted Matter in Brackets [ ]

## New Taxicab Legislation

### Proposed by Councilmember Andre Wallace

#### **City of Mount Vernon Taxicab Regulation Act**

##### **Section 1: Purpose**

To ensure the safety, reliability, and quality of taxi services within the City of Mount Vernon.

##### **Section 2: Vehicle Age Limit**

1. All taxi cabs operating within the City of Mount Vernon must be ten years old or less from the year of manufacture to be permitted for operation.
2. Any taxicab exceeding the ten-year age limit will be prohibited from operating within city limits.

##### **Section 3: Compliance and Enforcement**

1. Taxicab owners and operators must provide proof of the vehicle's age and compliance during annual inspections.
2. The City of Mount Vernon will conduct regular audits to ensure adherence to the ten-year age limit.

##### **Section 4: Exceptions and Amendments**

1. Any exceptions to this regulation must be approved by the City Council.
2. The City Council reserves the right to amend these regulations as necessary to adapt to changing conditions.

**AN ORDINANCE TO AMEND CHAPTER 237  
(TAXICABS) OF THE CODE OF THE CITY OF  
MOUNT VERNON TO PROMOTE PUBLIC SAFETY  
BY ESTABLISHING NEW REGULATIONS FOR  
REGISTERED CLASS A TAXICABS OPERATING  
WITHIN THE CITY**

**WHEREAS**, by correspondence submitted to the City Council, Councilmember Andre Wallace formally requested authorization to amend Chapter 237 (Taxicabs), Section 237-17 of the Code of the City of Mount Vernon in order to enhance public safety through the establishment of updated regulations governing registered Class A taxicabs operating within the City; and

**WHEREAS**, the City of Mount Vernon (“City”) seeks to ensure the safety, reliability, and quality of taxicab services within the City; and

**WHEREAS**, in recent months, members of the public have complained that certain taxicabs are not safe or suitable to be operating within the City; and

**WHEREAS**, the City Council recognized the need for stronger regulations and penalties applying to Class A taxicab operators; and

**WHEREAS**, the City Council finds this amendment to be in the best interest of public safety and the taxicab industry at large;

**NOW, THEREFORE**, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

**Section 1.** Section 237-17 of the Code of the City of Mount Vernon is hereby amended to read as follows:

**§ 237-17 - Inspection of vehicles; fees.**

E. Any vehicle which is found, after such inspection, to be unsafe, more than ten years old, or in any way unsuitable for hiring service, shall be immediately ordered out of service by the Commissioner of Public Safety or their designee(s), and before being again placed in service shall be delivered to the Police Department at a designated point for reinspection by the Commissioner of Public Safety or their designees.

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**Section 3. Implementation.** The Commissioner of Public Safety shall oversee implementation of the above amendments. Public Safety shall assess its capacity to inspect all currently registered Class A taxicabs and enforce orders for the replacement of taxicabs. The Commissioner or their designee(s) shall report findings to the City Council.

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

New Matter Underlined

Deleted Matter in Brackets [ ]



# City of Mount Vernon, New York

## Staff Report

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10550  
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File #: TMP -1995  
A

Agenda Date: 3/25/2026

Agenda #: 14 -

### City Council:

#### **AN ORDINANCE CERTIFYING THE 2024 IN REM FORECLOSURE LISTING (COMP2026-3) AND AUTHORIZING THE COMPTROLLER TO PROCEED WITH IN REM FORECLOSURE PROCEEDINGS**

**Whereas**, in correspondence dated March 4, 2026, the Comptroller formally requested authorization to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations; and

**Whereas**, on January 8, 2025, the City Council of the City of Mount Vernon adopted Resolution No. 13, entitled “Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings” for the 2024 Tax Lien Listing; and

**Whereas**, said Resolution authorized the advancement of both the tax lien sale process and, where applicable, the In Rem Foreclosure Process for properties remaining in delinquent tax lien status; and

**Whereas**, the Office of the Comptroller has completed the 2024 Tax Lien Sale and has compiled the final list of parcels that remain delinquent and were not redeemed; and

**Whereas**, the next statutory step is to proceed with the In Rem Foreclosure Process for those properties that remain in delinquent tax lien status; and

**Whereas**, pursuant to Chapter 783 of the Laws of New York, which governs in rem foreclosure proceedings in the City of Mount Vernon, the certified notice and listing of delinquent parcels must be published in two local newspapers and made available for public inspection in the Office of the Comptroller; and

**Whereas**, in addition to statutory publication requirements, the City will publish the listing on its official website and distribute notice through City email communications to ensure broad public awareness and transparency; and

**Whereas**, the City Council finds it to be in the best interest of the City of Mount Vernon to certify the 2024 In Rem Foreclosure Listing and authorize the Comptroller to proceed in accordance with applicable law;

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

**Section 1. Certification of 2024 In Rem Foreclosure Listing.** The City Council hereby certifies the attached list of parcels identified by the Office of the Comptroller as remaining in delinquent tax lien status following completion of the 2024 Tax Lien Sale, said listing being designated as COMP2026-3.

**Section 2. Authorization to Proceed with In Rem Foreclosure Process.** The Comptroller of the City of Mount Vernon is hereby authorized and directed to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations.

**Section 3. Publication and Public Inspection.**

A. The certified notice and listing shall be published in two local newspapers as required by law.

B. The listing shall be made available for public inspection in the Office of the Comptroller during normal business hours.

C. The listing shall also be published on the City's official website and distributed through City email communications to provide additional public notice.

**Section 4. Severability.** If any clause, sentence, paragraph, subdivision, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

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



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

---

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

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2303

March 4, 2026

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

**Re: COMP2026-3 – Certification of the 2024 In Rem Foreclosure Listing**

Dear Honorable Members:

On January 8, 2025, your Honorable Body adopted Resolution No. 13, entitled “Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings” for the 2024 Tax Lien Listing. That resolution specifically authorized the advancement of both the tax lien sale process and, where applicable, the In Rem Foreclosure Process.

The Office of the Comptroller has since completed the 2024 Tax Lien Sale and has compiled the final list of parcels that remain in delinquent tax lien status. The next statutory step is to proceed with the In Rem Foreclosure Process for those properties that were not redeemed.

Pursuant to Chapter 783 of the Laws of New York, which governs in rem foreclosure proceedings in the City of Mount Vernon, the attached notice and listing must be published in two local newspapers and made available for public inspection in the Office of the Comptroller. In addition, the listing will be published on the City’s official website and distributed through City email communications to ensure broad public notice.

Accordingly, and in compliance with the applicable law, I respectfully request that your Honorable Body adopt a resolution certifying the attached list of delinquent parcels and authorizing the Comptroller to proceed with the In Rem Foreclosure Process upon the expiration of the required public notice period.

Thank you for your consideration of this matter. Should you have any questions, please contact the Office of the Comptroller at (914) 665-2304 or via email at [Comptroller@cmvny.com](mailto:Comptroller@cmvny.com).

Respectfully submitted,

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Darren M. Morton". The signature is fluid and cursive, with a prominent initial "D" and "M".

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

cc: Mayor  
Law Department

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF WESTCHESTER

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In the Matter of the Foreclosure of Tax Liens  
by Proceeding In Rem pursuant to Article  
Eleven of the Real Property Tax Law by the  
City of Mount Vernon

**PETITION AND NOTICE OF  
FORECLOSURE**

Index No.: 2500/2026

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The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property.

The parcels to which this proceeding applies are identified on Schedule "A" of this Petition which is annexed hereto and made a part hereof. A copy of Schedule "A" was filed with the Westchester County Clerk on January 12, 2026, as the City of Mount Vernon List of Delinquent Taxes.

This document serves both as a Petition and a Notice of Foreclosure for purposes of this proceeding.

Effect of Filing: All people who have or claim to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclosure each of the tax liens described by a foreclosure proceeding in rem.

Nature of Proceeding: This proceeding is brought against the real property only and is to foreclosure the tax liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part hereof.

Persons Affected: This Notice is directed to all persons owning, having, or claiming to have, an interest in the real property described in this Petition. Such persons are hereby further notified that a duplicate of this Petition has been filed in the office of the City of Mount Vernon Comptroller, the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of Redemption: Any person having, or claiming to have, an interest in any such real property and the legal right thereto may, on or before the last day for redemption set out below, redeem the same by paying the amount of all such unpaid tax liens thereon, including applicable interest and penalties and other legal charges which are included in the lien against such real property, computed up to and including the date of redemption. Such payments shall be made to the Comptroller of the City of Mount Vernon, City Hall, 1 Roosevelt Square N, Mount Vernon, NY 10550. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the affected tax liens thereby satisfied of record.

**LAST DAY FOR REDEMPTION:**

**THE LAST DAY FOR REDEMPTION IS  
HEREBY FIXED AS AUGUST 20, 2026.**



**SCHEDULE A**  
**CITY OF MOUNT VERNON**  
**2024 FINAL IN REM FORECLOSURE LISTING**

Serial #	Block/Lot Ext	Owner	Full Address
2024-011	1074.011.000	MCKINLEY, DWAYNE	122 TERRACE AVE ,N
2024-024	1110.020.000	FECTEAU, MATTHEW JAMES	123 SEVENTH AVE ,N
2024-024	1110.020.000	TRISTATE PROPERTY MGMT	123 SEVENTH AVE ,N
2024-025	1117.022.000	L.A.L. GRAMATAN	6 SIDNEY AVE ,E
2024-027	2053.030.000	BECTON, MARGARET	339 FULTON AVE ,N
2024-033	2123.007.000	DEDADENA, LUZ	15 LEXINGTON AVE
2024-033	2123.007.000	KONDAUR CPT'L CORP.	15 LEXINGTON AVE
2024-044	2159.004.000	CALLOWAY, DOROTHY	16 MONTEREY DR
2024-077	3100.031.000	CHRISTIAN, CARON	28 ST PAUL'S PL
2024-079	3109.011.000	SOUTH THIRD AVE	242 THIRD AVE ,S
2024-080	3109.012.000	SOUTH THIRD AVE	242 THIRD AVE ,S
2024-098	4013.118.000	DALEY,ELAINE	118 PELHAMDALE AVE
2024-104	4048.001.314	U.S. BANK TRUST N.A.	325 HIGHLAND AVE
2024-119	1020.007.004	HPC WIRELESS SERVICES LL	514 GRAMATAN AVE
2024-124	1049.014.000	GARCIA, NELSON	532 HIGH ST ,N
2024-125	1049.026.000	MCGRATH, PATRICIA	515 TERRACE AVE ,N
2024-140	1064.029.000	POTTER, REGINALD&SYLVIA	33 TERRACE AVE ,S
2024-141	1064.036.000	PRIME PARADIGM INC.	19 TERRACE AVE ,S
2024-155	1068.004.000	TAM, ORCHAIM	6-8 MOUNT VERNON AVE
2024-157	1070.016.000	MT. VERNON OVERALL	12 BOND ST ,N
2024-161	1072.015.000	3 & 11 NORTH TERRACE	3 TERRACE AVE ,N
2024-162	1072.016.000	3 & 11 NORTH TERRACE	11 TERRACE AVE ,N
2024-165	1076.027.104	CJL 2000 FAMILY TRUST	121 HIGH ST ,N
2024-166	1076.034.000	LINCOLN AVE REALTY NY LL	178 LINCOLN AVE ,W
2024-171	1079.010.000	MASI,MARY ETAL	257 LINCOLN AVE ,W
2024-174	1080.012.000	SCAP, LLC	197 STEVENS AVE
2024-185	1086.033.000	45 N 10TH AVE RESIDENCE,	45 TENTH AVE ,N
2024-195	1097.029.000	TELLONE, MARIE	433 TERRACE AVE ,N
2024-195	1097.029.000	TELLONE, PASQUALE	433 TERRACE AVE ,N
2024-196	1097.030.000	TELLONE, MARIA	433 TERRACE AVE ,N
2024-196	1097.030.000	TELLONE, PASQUALE	433 TERRACE AVE ,N
2024-199	1099.001.000	LAOUTARIS,ANTONIOS ETAL	403 HIGH ST ,N
2024-201	1101.013.000	HING, ANDREW	22 HARTLEY AVE
2024-202	1101.026.000	WHITE, ELISHA & EULALEE	15 ROCHELLE TER
2024-212	1121.028.000	FOUNTAIN FOR THE	6 NORTH ST
2024-218	1135.001.000	HARTLEY PARK TOWERS, LLC	144 CRARY AVE
2024-219	1135.010.000	HARTLEY PARK TOWERS, LLC	30 OAKLEY AVE
2024-226	1150.012.000	LATRONICO, MAURICIO	125 COTTAGE AVE
2024-235	1158.041.000	FICHERA, LEONARD	67 FLETCHER AVE
2024-236	1159.006.000	TELLONE, MARIA & PASQUAL	166 ARCHER AVE
2024-237	1159.017.000	187 COTTAGE AVENUE CORP	187 COTTAGE AVE
2024-249	2055.030.000	PASQUARIELLO,DOMINICK	285 FULTON AVE ,N
2024-251	2058.010.000	61 NORTH FULTON LLC	61 FULTON AVE ,N
2024-252	2060.013.000	GYAPONG, APIENTI	20 CLAREMONT AVE
2024-252	2060.013.000	MCCOOKE, JENNIFER	20 CLAREMONT AVE
2024-256	2068.015.000	SIMMONS,FREDERICK ETUX	173 CLAREMONT AVE
2024-259	2074.013.000	OB CHRISTY HOMES LLC	73 DELL AVE

**SCHEDULE A**  
**CITY OF MOUNT VERNON**  
**2024 FINAL IN REM FORECLOSURE LISTING**

2024-262	2077.001.000	SLABICKI,WALTER ETAL	42 DELL AVE
2024-266	2086.004.000	THOMAS, IVOR	106 ESPLANADE
2024-283	2134.004.000	SANTIAGO,H & RIVERA,J	170 COMMONWEALTH AVE
2024-299	2144.011.000	SMITH, MCCARTHY G.	43 ELMSMERE RD
2024-299	2144.011.000	SMITH, SUSAN C.	43 ELMSMERE RD
2024-302	2153.013.000	BASILE, MARIANNA THERESA	24 PASADENA PL
2024-314	2205.151.000	TRUST FOR THE BENEFIT OF	25 LORRAINE TER
2024-322	3004.010.000	271 WEST 1ST.STREET CORP	269 FIRST ST ,W
2024-323	3005.006.000	CAROL JOY HANCHARD	15 PEARL ST
2024-325	3006.018.000	BESSIE PRICE	35 FIFTEENTH AVE ,S
2024-326	3006.024.000	REID, ICEMA	5 FIFTEENTH AVE ,S
2024-327	3007.006.000	POLLARD, ARTHUR ETAL	32 FIFTEENTH AVE ,S
2024-332	3011.001.000	DAVIS, FRANKLYN L.	156 FOURTEENTH AVE ,S
2024-332	3011.001.000	DAVIS, SHANTALL S.	156 FOURTEENTH AVE ,S
2024-333	3011.003.000	DAVIS, FRANKLYN L.	156 FOURTEENTH AVE ,S
2024-333	3011.003.000	DAVIS, SHANTALL S.	156 FOURTEENTH AVE ,S
2024-335	3014.028.000	JOHNI PEEK ETAL	145 FOURTEENTH AVE ,S
2024-335	3014.028.000	SPRING, CAROLYN	145 FOURTEENTH AVE ,S
2024-345	3015.027.000	REID,ERNEST & WILMA	37 FOURTEENTH AVE ,S
2024-352	3022.010.000	RIULLANO, DERRIK	36 ELEVENTH AVE ,S
2024-369	3029.028.000	CROSS-SMITH, CHERYL S.	0 MUNDY LN
2024-375	3032.005.000	SANDFORD HOSPITALITY LLC	506 TENTH AVE ,S
2024-375	3032.005.000	KUMAR, RAMESH	506 TENTH AVE ,S
2024-394	3051.013.000	MURAD LLC	160 NINTH AVE ,S
2024-396	3052.029.000	ILYAYEV, RAFAEL	33 TENTH AVE ,S
2024-397	3052.032.000	VERNON REALTY	19 TENTH AVE ,S
2024-414	3064.006.000	GRANT,WM ETAL	308 SEVENTH AVE ,S
2024-416	3064.025.000	ZLD REALTY LLC	55 FIFTH ST ,W
2024-423	3068.004.000	HAITIAN BAPTIST CHURCH	52 FIRST ST ,W
2024-425	3068.027.000	SMITH, ESSIE	23 SEVENTH AVE ,S
2024-426	3071.004.000	DIRECT IMPORTS	302 SIXTH AVE ,S
2024-427	3072.036.000	DUNN, LORNA	447 SEVENTH AVE ,S
2024-430	3073.029.000	WRIGHT, HECTOR J.	507 SEVENTH AVE ,S
2024-435	3076.005.000	BURTON, NOELLE E.	16 GEORGE PL
2024-437	3078.006.000	VEGA, JOSE ETAL	21 JOHNSON ST
2024-439	3079.013.000	SAIR, ELYAHU & AVIV	704 FIFTH AVE ,S
2024-443	3082.003.000	MULLINGS, MONTCLAIR	402 FIFTH AVE ,S
2024-445	3084.007.000	LEE, KESHAH S.	218 FIFTH AVE ,S
2024-448	3084.019.000	HULETT,CHICO & ELNER	264 FIFTH AVE ,S
2024-459	3088.015.000	WAZ PROPERTIES, LLC	144 FOURTH AVE ,S
2024-461	3088.024.000	ELLIS, LOUIS	7 THIRD ST ,W
2024-463	3089.023.000	ROSSI, SALVATORE	264 FOURTH AVE ,S
2024-468	3091.014.000	PIERCE,FREDERICK	442 FOURTH AVE ,S
2024-471	3093.003.000	DL BUILDERS CORP	610 FOURTH AVE ,S
2024-472	3093.008.000	MORTON, EDWARD	0 FOURTH AVE ,S
2024-473	3093.012.000	MORTON,EDWARD& PRISCILLA	637 FIFTH AVE ,S
2024-475	3094.026.000	HOWELL,MILDRED E.,TRUSTE	697 FIFTH AVE ,S
2024-475	3094.026.000	JUANITA F. PRICE IRR.TRUST	697 FIFTH AVE ,S

**SCHEDULE A**  
**CITY OF MOUNT VERNON**  
**2024 FINAL IN REM FORECLOSURE LISTING**

2024-476	3094.034.000	CRUZ, ANALIE	671 FIFTH AVE ,S
2024-487	3108.020.000	WILLIAMS & JETER RLTY COR	341 FOURTH AVE ,S
2024-493	3111.016.000	DONIA ASSOCIATES LLC	52 THIRD AVE ,S
2024-499	3112.033.000	GRAEFE, WERNER	15 THIRD AVE ,S
2024-499	3112.033.000	GRAEFE, ERIC	15 THIRD AVE ,S
2024-500	3112.038.000	TEMPLE OF RESTORATION	17 THIRD AVE ,S
2024-502	3114.010.000	230 S 2ND AVENUE CORP	230 SECOND AVE ,S
2024-503	3115.012.000	BIVENS, WILLIAM	338 SECOND AVE ,S
2024-503	3115.012.000	BIVENS, LILLIAN	338 SECOND AVE ,S
2024-512	3119.014.000	RHAMES, SHAUN	444 FIRST AVE ,S
2024-514	3119.042.000	CLARK, MARILYN, & LEE, Y	419 SECOND AVE ,S
2024-517	3121.019.000	GREEN, VIVIEN TRUSTEE	271 SECOND AVE ,S
2024-522	3125.012.000	RASHAS, KAUSER	136 UNION AVE
2024-524	3126.006.000	SHALIT, YNON	214 UNION AVE
2024-526	3126.024.000	BROWN, SUSAN	255 FIRST AVE ,S
2024-530	3128.043.000	STEVEN MARCUS REALTY INC	470 UNION AVE
2024-544	3153.002.000	A & S ENVIRONMENTAL LLC	10 MADISON ST
2024-554	3158.019.000	HAMILTON, YVETTE C.	151 UNION AVE
2024-554	3158.019.000	HAMILTON, CONDELL K.	151 UNION AVE
2024-555	3158.022.000	NYC EARLY LEARNING	137 UNION AVE
2024-558	3159.013.000	ALIF GROUP OF	156 FULTON AVE ,S
2024-562	3163.024.000	LA SALLE NAT'L BANK, TRUS	107 UNION AVE
2024-563	3164.021.000	DAVID C. ROBINSON	25 UNION AVE
2024-567	4003.028.000	GONZALEA, GENNA	0 MARTENS PL
2024-567	4003.028.000	MALAVE, MARTHA	0 MARTENS PL
2024-578	4028.012.000	MAINTAIN-A-CHAIN CORP.	507 THIRD ST ,E
2024-579	4028.024.000	GARCIA, NELSON	128 HILLSIDE AVE
2024-593	4037.013.000	DUQUE, LEONARDO	206 THIRD ST ,E
2024-594	4038.003.000	BOWEN, ADASSA & WILFORD	210 LANGDON AVE
2024-596	4039.014.000	LAJGI, UKE	259 FULTON AVE ,S
2024-611	4051.022.000	ANNIE LEE JOHNSON	318 EGMONT AVE
2024-613	4055.003.101	PERMANENT MISSION OF	20 MILLINGTON ST
2024-614	4055.003.102	PERMANENT MISSION OF	20 MILLINGTON ST
2024-615	4055.003.103	PERMANENT MISSION OF	20 MILLINGTON ST
2024-616	4055.003.104	PERMANENT MISSION OF	20 MILLINGTON ST
2024-624	4059.005.000	DL BUILDERS CORP	310 SENECA AVE
2024-625	4059.008.000	CAREY, ROBERT	326 SENECA AVE
2024-626	4061.055.000	HALL, WILLIAM ETAL	407 FULTON AVE ,S
2024-627	4061.056.000	HALL, WILLIAM ETAL	407 FULTON AVE ,S
2024-628	4063.080.000	CRUMP, MABEL ETUX	413 HANCOCK AVE
2024-631	4065.025.000	CHAMBERS, ERIC JR.	403 SENECA AVE
2024-641	4071.003.000	MARC, EDITH & SOPHIA	432 FIFTH ST ,E
2024-645	4082.033.000	LIMITONE ENTERPRISES, INC	0 SEVENTH ST ,E



# City of Mount Vernon, New York

## Staff Report

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

**File #:** TMP -1985  
A

**Agenda Date:** 3/11/2026

**Agenda #:** 15 -

### City Council:

**AN ORDINANCE RESCINDING THE PRIOR  
RECOMMENDATION FOR THE SALE OF  
CITY-OWNED PROPERTY LOCATED AT  
234 EAST 5TH STREET (PARCEL ID: 169.32.4064.001)**

**Whereas**, in correspondence dated March 2, 2026, the Secretary of the Real Estate Committee formally requested that the City Council rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00; and

**Whereas**, by correspondence dated October 1, 2025, the Mayor requested that the City Council consider and approve authorization to convey certain City-owned real property known as 234 East 5th Street, Mount Vernon, New York, identified as Parcel ID: 169.32.4064.001 (the "Property"), to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of Four Hundred Thirty-Five Thousand Dollars (\$435,000.00); and

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

**Whereas**, as a condition precedent to the conveyance of City-owned real property, the prospective purchaser was required to submit specified legal documentation within the timeframe established by the Real Estate Committee ("REC"); and

**Whereas**, at the meeting of the Real Estate Committee held on February 27, 2026, it was determined that Mr. Sharpe had not provided the required legal documentation within the timeframe specified by the REC; and

**Whereas**, compliance with the conditions established by the Real Estate Committee is a prerequisite to the conveyance of City-owned property; and

**Whereas**, all documentation pertaining to the Property was reviewed by the Real Estate Committee on February 27, 2026; and

**Whereas**, by unanimous vote at said meeting, the Real Estate Committee approved a recommendation to rescind the prior offer and recommendation for conveyance of the Property;

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

**Section 1. Rescission of Prior Recommendation.** The City Council hereby rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00.

**Section 2. Status of Property.** The subject property shall remain in the ownership of the City of

---

Mount Vernon unless and until further action is taken by the City Council authorizing its disposition in accordance with applicable law and City procedures.

**Section 3. Repealer.** All ordinances, resolutions, or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4. Severability.** If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy in which such judgment shall have been rendered.

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



CITY OF MOUNT VERNON, N.Y.  
Real Estate Committee – 2026  
City Hall, One Roosevelt Square  
Mount Vernon, NY 10550

**REAL ESTATE COMMITTEE**

Derrick Thompson – City Council President  
Dr. Darren Morton – Chairman  
Stephanie Vanderpool – Co-Chair  
Antoinette Anderson - Secretary

---

March 2, 2026

Honorable City Council Members  
City Of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10552

Re: *Rescind the recommend of the Sale of City-Owned Properties Located at 234 East 5<sup>th</sup> Street, Mount Vernon, NY Parcel ID: 169.32.4064.001*

A letter dated October 1, 2025, requested that the City Council consider and approve the Mayor's authorization to convey Parcel ID: 169.32.4064.001, located at 234 East 5<sup>th</sup> Street, to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of \$435,000 (Four Hundred and Thirty-Five Thousand).

This letter, dated March 2, 2026, respectfully requests that the City Council rescind that recommendation. As of the last meeting of the Real Estate Committee on February 27, 2026 Mr. Sharpe has not provided the required legal documentation within the timeframe specified by the Real Estate Committee (REC). As compliance with the REC's conditions is a prerequisite to conveyance, the recommendation can no longer move forward.

This property was acquired by the City through foreclosure for non-payment of taxes. All documentation pertaining to the property was reviewed by the Real Estate Committee on February 27, 2026. By unanimous vote, the Committee approved a recommendation to rescind the offer.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action.

Thank you for your attention to this matter.

Sincerely,

*Antoinette Anderson*

Secretary, Real Estate Committee



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1942  
A

Agenda Date: 2/25/2026

Agenda #: 16 -

### City Council:

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF MOUNT VERNON DECLARING ITSELF AS  
LEAD AGENCY FOR A PETITION SEEKING ZONING  
TEXT AND MAP AMENDMENTS AND RELATED  
LAND USE APPROVALS BY GRACE BAPTIST CHURCH**

**WHEREAS**, a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“Zoning Petition”) to permit Petitioner’s Project (as defined herein) to be developed on three adjacent lots known as 70 South Sixth Avenue, 60 South Sixth Avenue, and 47 Second Street West, designated on the City of Mount Vernon Tax Map as Section 165.78, Block 3068, Lots 15, 16 and 36 (“Property”); and

**WHEREAS**, Petitioner is the owner of the Property, which comprises approximately 27,653 square feet ( $\pm 0.63$  acres); and

**WHEREAS**, the Property is located in two zoning districts, the NB Neighborhood Business District and the RMF-6.75 Multifamily Residence District; and

**WHEREAS**, Petitioner’s stated purpose of the requested Petition is to permit the construction of a 15-story mixed-use building, consisting of approximately 262 affordable dwelling units (for families at or below 80% of the Area Median Income for Westchester County), office space which will be utilized by the Grace Baptist Church ( $\pm 6,948$  sf) and municipal offices ( $\pm 5,000$  sf), approximately 114 structured off-street parking spaces, and resident amenities (“Project,” collectively with the Petition, “Proposed Action”); and

**WHEREAS**, the Project as proposed is not presently permitted in either the NB Neighborhood Business District or the RMF-6.75 Multifamily Residence District; and

**WHEREAS**, on or about June 11, 2025, Petitioner submitted to the City Council the Petition, together with a conceptual site plan, floor plans, and renderings; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Petitioner submitted to the City Council a Full Environmental Assessment Form Part 1 (“EAF”) for the Proposed Action, dated September 12, 2025; and

**WHEREAS**, as described in the EAF, the Proposed Action includes the requested Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application

materials; and

**WHEREAS**, the Proposed Action has been designed to be consistent with the recommendations and guiding principles of the City’s November 2025 Comprehensive Plan, including the January 2024 Downtown Vision Report, which encourages increased density, affordable housing, and walkable mixed-use development in the downtown area; and

**WHEREAS**, the Proposed Action is a Type I action under SEQRA; and

**WHEREAS**, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”); and

**WHEREAS**, the City Council is the approval authority for the Zoning Petition; and

**WHEREAS**, the City Council concluded that it is the appropriate agency to serve as Lead Agency; and

**WHEREAS**, the City Council provided written notice of its intent to serve as Lead Agency to the Involved and Interested Agencies; and

**WHEREAS**, the City Council has not received any written objections from any Involved or Interested Agency to the Council’s designation as Lead Agency, and the statutory deadline for any such objections has passed; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council declares itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and **BE IT FURTHER**

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

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL  
DECLARING ITSELF AS LEAD AGENCY FOR A PETITION SEEKING  
ZONING TEXT AND MAP AMENDMENTS AND RELATED  
LAND USE APPROVALS BY GRACE BAPTIST CHURCH**

**WHEREAS**, a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“Zoning Petition”) to permit Petitioner’s Project (as defined herein) to be developed on three adjacent lots known as 70 South Sixth Avenue, 60 South Sixth Avenue, and 47 Second Street West, designated on the City of Mount Vernon Tax Map as Section 165.78, Block 3068, Lots 15, 16 and 36 (“Property”); and

**WHEREAS**, Petitioner is the owner of the Property, which comprises approximately 27,653 square feet (±0.63 acres); and

**WHEREAS**, the Property is located in two zoning districts, the NB Neighborhood Business District and the RMF-6.75 Multifamily Residence District; and

**WHEREAS**, Petitioner’s stated purpose of the requested Petition is to permit the construction of a 15-story mixed-use building, consisting of approximately 262 affordable dwelling units (for families at or below 80% of the Area Median Income for Westchester County), office space which will be utilized by the Grace Baptist Church (±6,948 sf) and municipal offices (±5,000 sf), approximately 114 structured off-street parking spaces, and resident amenities (“Project,” collectively with the Petition, “Proposed Action”); and

**WHEREAS**, the Project as proposed is not presently permitted in either the NB Neighborhood Business District or the RMF-6.75 Multifamily Residence District; and

**WHEREAS**, on or about June 11, 2025, Petitioner submitted to the City Council the Petition, together with a conceptual site plan, floor plans, and renderings; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Petitioner submitted to the City Council a Full Environmental Assessment Form Part 1 (“EAF”) for the Proposed Action, dated September 12, 2025; and

**WHEREAS**, as described in the EAF, the Proposed Action includes the requested Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application materials; and

**WHEREAS**, the Proposed Action has been designed to be consistent with the recommendations and guiding principles of the City’s November 2025 Comprehensive Plan, including the January 2024 Downtown Vision Report, which encourages increased density, affordable housing, and walkable mixed-use development in the downtown area; and

**WHEREAS**, the Proposed Action is a Type I action under SEQRA; and

**WHEREAS**, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”); and

**WHEREAS**, the City Council is the approval authority for the Zoning Petition; and

**WHEREAS**, the City Council concluded that it is the appropriate agency to serve as Lead Agency; and

**WHEREAS**, the City Council provided written notice of its intent to serve as Lead Agency to the Involved and Interested Agencies; and

**WHEREAS**, the City Council has not received any written objections from any Involved or Interested Agency to the Council’s designation as Lead Agency, and the statutory deadline for any such objections has passed.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council declares itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.



# City of Mount Vernon, New York

## Staff Report

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

File #: TMP -1996  
A

Agenda Date: 3/25/2026

Agenda #: 17 -

### City Council:

#### AN ORDINANCE AUTHORIZING THE RETURN OF ESCROW FUNDS FOR 256-260 EAST 3RD STREET

**Whereas**, in correspondence dated March 5, 2026, the Legislative Assistant to the City Council formally requested authorization for the Comptroller to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, contingent upon confirmation that there are no outstanding outside consultant fees or related charges owed in connection with the project; and

**Whereas**, an escrow account was previously established in connection with matters relating to the property located at 256-260 East 3rd Street in the City of Mount Vernon to cover potential outside consultant review and related project expenses; and

**Whereas**, a balance of **Seven** Thousand Six Hundred Sixty-Seven Dollars and Seventeen Cents (\$7,667.17) remains on deposit in said escrow account; and

**Whereas**, the City has been informed that there are no outstanding consultant fees or charges related to the project associated with the property at 256-260 East 3rd Street; and

**Whereas**, in correspondence dated February 17, 2026, Brad Schwartz, Esq., of Zarin & Steinmetz LLP, confirmed that the firm has no outstanding invoices related to this project; and

**Whereas**, the City Council finds it appropriate to authorize the return of the remaining escrow funds, provided that no outstanding outside consultant fees are owed to the City.

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

**Section 1. Authorization to Return Escrow Funds.** The Office of the City Comptroller is hereby authorized and directed to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, provided that the City confirms there are no outstanding outside consultant fees or related charges owed in connection with the project.

**Section 2. Administrative Action.** The City Comptroller and any other appropriate City officials are hereby authorized to take all actions necessary and proper to implement the intent of this Ordinance.

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



**CITY COUNCIL**  
**CITY OF MOUNT VERNON**  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2352 · FAX (914) 668-6044

**CITY COUNCIL MEMBERS**

Derrick Thompson, President  
Jaevon Boxhill  
Cathlin B. Gleason  
Cynthia Turnquest - Jones  
André Wallace

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March 9, 2026

Honorable City Council Members  
City Of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10550

Subject: Request to Return Escrow Remaining on Deposit. – 256-260 East 3<sup>rd</sup> Street

This letter respectfully requests that the City Council approve legislation authorizing the Office of the City Comptroller to return the full remaining outstanding escrow balance, totaling \$7,769.61 as of March 9, 2026, provided that the City is not aware of any outstanding outside consultant fees.

In the attached letter dated February 17, 2026, Brad Schwartz, Esq., of Zarin & Steinmetz LLP, confirmed that the firm has no outstanding invoices related to this project.

If this request meets with the City Council's approval, kindly enact the necessary legislation to authorize the release of these funds. Thank you for your consideration of this matter.

Sincerely,

Legislative Assistant to the  
Mount Vernon City Council

Attached: Z&S letter 2/17/2026

Cc: Comptroller's Office

February 17, 2026

**Via Email**

Derrick Thompson, President  
Mount Vernon City Council  
City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10550

***Re: 256-260 E. 3rd Street***

Dear President Thompson and Members of the Mount Vernon City Council:

The applicant (Mr. Novica Prekpala) for the above-referenced premises has requested that the City return the escrow remaining on deposit in the amount of \$ \$7,667.17.

Our firm is not owed anything on this matter and has no objection to the escrow funds being released to the applicant (provided that the City is not aware of any other outside consultant having an outstanding balance).

Very truly yours,

ZARIN & STEINMETZ LLP

By: Brad Schwartz  
Brad Schwartz

cc: Dr. Darren M. Morton, Ed.D., CPRP, CMFO, Comptroller  
Jean E. Apollon, Sr., 2<sup>nd</sup> Deputy Comptroller  
Mr. Novica Prekpala (applicant)



# City of Mount Vernon, New York

## Staff Report

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

**File #:** TMP -1999

**Agenda Date:** 3/25/2026

**Agenda #:** 18.

### City Council:

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF MOUNT VERNON, DECLARING ITS INTENT  
TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA  
FOR EXPEDITED REVIEW OF THE APPLICATION OF  
MACQUESTEN STATION TAKEOVER, LLC FOR THE  
STATION PLAZA PROJECT AND REFERRING THE  
APPLICATION TO THE WESTCHESTER COUNTY  
PLANNING BOARD**

**WHEREAS**, the City Council of the City of Mount Vernon is in receipt of an Application  
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**WHEREAS**, Applicant is the owner of the Property, which comprises approximately 21,970 square feet ( $\pm 0.50$  acres); and

**WHEREAS**, the Property is located in the MVW-H (Mount Vernon West Transit Oriented Development “Hub”) District; and

**WHEREAS**, the Application  
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**WHEREAS**, the City’s Expedited Review Committee determined that the Project qualifies for expedited review in accordance with Section 267-19(B) of the City Zoning Code; and

**WHEREAS**, on or about March 5, 2026, Applicant submitted to the City Council certain materials in support of the Application for the Project; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Applicant submitted to the City Council a Full Environmental Assessment Form Part 1, together with an Environmental Assessment Report, revised December 2025 (collectively, “EAF”), for the Proposed Action; and

**WHEREAS**, the Proposed Action is an Unlisted action under SEQRA; and

**WHEREAS**, the Proposed Action has been deemed to be generally consistent with the Mount Vernon West TOD requirements as set forth in Section 267-19 of the City Zoning Code; and

**WHEREAS**, the City Council is the approval authority for the Application; and

**WHEREAS**, the City Council desires to designate its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

**WHEREAS**, the City Council is required to refer the Application and EAF to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council hereby declares its intent to serve as Lead Agency for the SEQRA review of the Proposed Action; and **BE IT FURTHER**

**RESOLVED**, that the City Council authorizes the City Clerk to circulate its Notice of Intent to declare itself as Lead Agency to all known Involved and Interested Agencies, together with the Application and EAF, notifying them that the Council intends to serve as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and **BE IT FURTHER**

**RESOLVED**, that the City Council authorizes the City Clerk to refer the Application and EAF to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law; and **BE IT FURTHER**

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

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL  
DECLARING INTENT TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA FOR  
EXPEDITED REVIEW OF THE APPLICATION OF MACQUESTEN STATION  
TAKEOVER, LLC FOR THE STATION PLAZA PROJECT AND REFERRING THE  
APPLICATION TO THE WESTCHESTER COUNTY PLANNING BOARD**

**WHEREAS**, the City Council of the City of Mount Vernon is in receipt of an **Application** for Expedited Review (“Application”) submitted by Macquesten Station Takeover, LLC (“Applicant”) to approve the Applicant’s Project, known as Station Plaza (as further defined herein), to be developed on the property known as 20 South West Street, designated on the City of Mount Vernon Tax Map as Section 164.67, Block 1057, Lot 16 (“Property”); and

**WHEREAS**, Applicant is the owner of the Property, which comprises approximately 21,970 square feet (±0.50 acres); and

**WHEREAS**, the Property is located in the MVW-H (Mount Vernon West Transit Oriented Development “Hub”) District; and

**WHEREAS**, the **Application** seeks approval for the construction of a 13-story tower on podium mixed-use building, consisting of 100 affordable for-sale condominium units with various amenities, 73 associated structured parking spaces, and 2,635 square feet of ground floor retail space with 6 surface parking spaces (“Project,” or “Proposed Action”); and

**WHEREAS**, the City’s Expedited Review Committee determined that the Project qualifies for expedited review in accordance with Section 267-19(B) of the City Zoning Code; and

**WHEREAS**, on or about March 5, 2026, Applicant submitted to the City Council certain materials in support of the Application for the Project; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Applicant submitted to the City Council a Full Environmental Assessment Form Part 1, together with an Environmental Assessment Report, revised December 2025 (collectively, “EAF”), for the Proposed Action; and

**WHEREAS**, the Proposed Action is an Unlisted action under SEQRA; and

**WHEREAS**, the Proposed Action has been deemed to be generally consistent with the Mount Vernon West TOD requirements as set forth in Section 267-19 of the City Zoning Code; and

**WHEREAS**, the City Council is the approval authority for the Application; and

**WHEREAS**, the City Council desires to designate its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

**WHEREAS**, the City Council is required to refer the Application and EAF to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby declares its intent to serve as Lead Agency for the SEQRA review of the Proposed Action; and

**BE IT FURTHER RESOLVED**, that the City Council authorizes the City Clerk to circulate its Notice of Intent to declare itself as Lead Agency to all known Involved and Interested Agencies, together with the Application and EAF, notifying them that the Council intends to serve as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

**BE IT FURTHER RESOLVED**, that the City Council authorizes the City Clerk to refer the Application and EAF to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

\_\_\_\_\_  
Council Person

APPROVED AS TO FORM

THIS RESOLUTION  
ADOPTED BY CITY COUNCIL

\_\_\_\_\_  
Assistant Corporation Counsel

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
City Clerk

APPROVED

\_\_\_\_\_

\_\_\_\_\_

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APPROVED

Dept.

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Date

By

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Mayor

# **Expedited Review Committee City of Mount Vernon**

## **Memo**

**To: Honorable City Council**

**Members From: Expedited Review**

**Committee:**

- Department of Planning & Community Development Commissioner James Rausse, FAICP, WEDG
  - Department of Buildings Commissioner Patrick Holder, R.A.
  - Department of Public Works Commissioner Dwayne Jones
  - City Engineer Curtis Woods
- 
- **CC: Brian Johnson, Corporation Counsel; Malcom Clark, Chief of Staff; Khendra David, Deputy Chief of Staff; Hediye Mamak, DC of Buildings; Lukas Herbert, AC of Planning; Marlon Molina, DC of Planning.**

**Date: 03/05/2026**

**Application Number: BLD-25-523**

**Re: Macquesten Development LCC**

**In accordance with the Mount Vernon West Transit Oriented Development Form Based Zoning Ordinance, The Expedited Review Committee (ERC) met with the Macquesten development LCC for the second time to review the revised submission for the project. The previous review by the Expedited Review Committee, the project did not comply with Mount Vernon West TOD regulations, which led to the developer making changes to the construction documents. The following zoning information complies with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements. Hence now it is subject to the city council's review.**

**A. Lot Standards**

Standard	Required	Provided	Status
Minimum Lot Area	15,000 sq. ft.	21,970 sq. ft.	Subject to City Council review.
Minimum Lot Width	100 ft.	118 ft.	Subject to City Council review.
Usable Open Space	130 sq. ft. / dwelling unit	130 sq. ft. / dwelling unit	Subject to City Council review.

**B. Building Placement**

Requirement	Standard	Provided	Status
Common Lot Line Setback	0 ft. or 10 ft. if provided	10 ft.	Subject to City Council review.
Lot Line Abutting RMF	20 ft.	N/A	Subject to City Council review.
Podium – Primary Street	Min. 70% of lot width	70%	Subject to City Council review.
Podium – Side Street	Min. 35% of lot depth	94%	Subject to City Council review.
Parking Setback – Primary Street	30 ft.	30 ft.	Subject to City Council review.
Parking Setback – Side Street	10 ft.	10 ft.	Subject to City Council review.
Surface Parking Location	Behind building	Behind building	Subject to City Council review.
Parking Garage	Same as podium	Same as podium	Subject to City Council review.

C. Height and Mass			
Standard	Required	Provided	Status
Building Height	Max. 15 stories / 150 ft.	13 stories / 133 ft.	Subject to City Council review.
Ground Story Height	Min. 11 ft.	11 ft.	Subject to City Council review.
Upper Story Height	Min. 7 ft. 6 in.	9 ft.	Subject to City Council review.
Max. Ground-Floor Wall w/o Offset	75 ft.	75 ft.	Subject to City Council review.
Offset Depth (Ground Floor)	Min. 5 ft.	5 ft.	Subject to City Council review.
Offset Width (Ground Floor)	Min. 10 ft.	10 ft.	Subject to City Council review.
Max. Upper-Floor Wall w/o Offset	45 ft.	31 ft. 1 in.	Subject to City Council review.
Offset Depth (Upper Floor)	Min. 4 ft.	4 ft.	Subject to City Council review.
Offset Width (Upper Floor)	Min. 8 ft.	11 ft. 6 in.	Subject to City Council review.
Parking Garage Storefront Wrap	Required	Provided	Subject to City Council review.
D. Activation			
Requirement	Standard	Provided	Status
Ground Story Transparency (Primary Street)	Min. 60%	60%	Subject to City Council review.

Ground Story Transparency (Side Street)	Min. 20%	35.80%	Subject to City Council review.
Blank Wall – Primary Street	Max. 30 ft.	14 ft. 2 in.	Subject to City Council review.
Blank Wall – Side Street	Max. 40 ft.	15 ft. 7 in.	Subject to City Council review.
Functional Entries – Min. Length	90 ft.	90 ft.	Subject to City Council review.
Garage/Service Bay Openings	Max. 20%	20%	Subject to City Council review.
Permitted Building Elements	Porch, Stoop, Balcony, Gallery, Awning/Canopy, Forecourt	All Provided	Subject to City Council review.

**Required Additional Documents and Actions**

**1. Local Benefits Analysis**

*An analysis demonstrating the local economic and community benefits of the project must be provided.*

**2. Vehicle and Pedestrian Circulation Review**

*The design team shall further evaluate vehicle and pedestrian circulation, with particular attention to conflicts involving transit users accessing MTA facilities. Consideration should be given to shifting retail parking access from Mount Vernon Avenue to South West Street to minimize conflicts, including those involving taxi pick-up areas.*

**3. Advertising and Outreach Plan**

*An advertising and outreach budget should be designated to support application access, including partnerships with local nonprofit organizations to assist senior residents.*

**Overall Determination**

*The project qualifies for expedited review pursuant to Mount Vernon Zoning Code §267-19(B)(10)(b)(iii)(B) and is generally consistent with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements.*

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**Required Approvals**

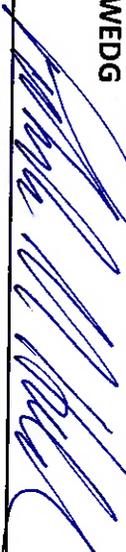
1. **City Council Review and Approval**  
*The application is subject to review and approval by the City of Mount Vernon City Council.*
2. **Certificate of Appropriateness – Architectural Review Board (§10-5 D.1) The Architectural Review Board (ARB) must issue a Certificate of Appropriateness prior to the issuance of a building permit for all new construction, exterior alterations, or site landscaping. This includes changes to exterior materials, windows, doors, fences, retaining walls, freestanding walls, ramps, and other architectural or design elements affecting the building's appearance, height, or mass.**

*Please feel free to contact the Expedited Review Committee should additional clarification or documentation be required.*

*Respectfully submitted,*  
**Expedited Review Committee**

  
*Rausse*

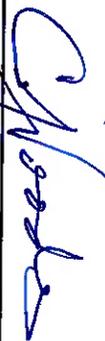
**Department of Planning & Community Development Commissioner James Rausse,  
FAICP, WEDG**



**Department of Buildings Commissioner Patrick Holder, R.A.**



**Department of Public Works Commissioner Dwayne Jones**



**City Engineer Garfis Woods**



# City of Mount Vernon, New York

## Staff Report

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

**File #:** TMP -2000

**Agenda Date:** 3/25/2026

**Agenda #:** 19.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE COMPTROLLER TO ESTABLISH A CUSTODIAL ACCOUNT - STATION PLAZA DEVELOPMENT PROJECT, 20 SOUTH WEST STREET**

**Whereas**, in correspondence dated March 5, 2026, the Legislative Assistant to the Mount Vernon City Council formally requested authorization for the Comptroller to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City's review of the project; and

**Whereas**, the City Council of the City of Mount Vernon has been informed of a proposed development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, consisting of a thirteen (13) story tower on a podium mixed-use building; and

**Whereas**, the developers of the Station Plaza project are required to submit applications, make presentations to the City Council, and undergo various municipal reviews and approvals prior to proceeding with the project; and

**Whereas**, the City customarily requires the establishment of custodial or escrow accounts in connection with development projects in order to ensure that funds are available to reimburse the City for professional review services, including but not limited to legal, planning, engineering, and other consultant fees incurred by the City in connection with such applications; and

**Whereas**, the Office of the City Comptroller has requested authorization to establish a custodial account for the Station Plaza development project for the purpose of receiving and managing funds associated with the City's review and administration of the project; and

**Whereas**, the custodial account will serve as a holding account for funds deposited by the developer until such time as the developer completes the required presentations to the City Council, submits the necessary applications, and reimburses the City for attorney fees and any other professional expenses related to the project review; and

**Whereas**, the property owner and/or developer for the project is represented by counsel as follows:

Station Plaza - 20 South West Street  
c/o Diana Bunin Kolev, Esq.  
DelBello Donnellan Weingarten Wise & Wiederkehr, LLP  
360 Hamilton Avenue, Suite 1010  
White Plains, New York 10601

(914) 681-0200  
dbk@ddw-law.com; and

**Whereas** the establishment of a custodial account will ensure proper management of project-related funds, maintain financial transparency, and allow the City to comply with its established fiscal procedures, while facilitating the orderly review of the development proposal.

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

**Section 1. Authorization.** The City Comptroller is hereby authorized and directed to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City’s review of the project.

**Section 2. Purpose of Account.** The custodial account shall be used to hold and disburse funds necessary to reimburse the City for professional services and expenses incurred in connection with the review of the project, including but not limited to legal, engineering, planning, and other consultant fees.

**Section 3. Deposits and Administration.** The developer or its authorized representative shall deposit into the custodial account any funds required by the City. The account shall be administered by the Office of the City Comptroller in accordance with all applicable City financial policies and procedures.

**Section 4. Compliance with City Requirements.** The establishment of this custodial account is intended to facilitate the project’s administrative review process and ensure that all applicable City requirements related to project review and professional fee reimbursement are satisfied.

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



**CITY COUNCIL**  
**CITY OF MOUNT VERNON**  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2352 · FAX (914) 668-6044

**CITY COUNCIL MEMBERS**

Derrick Thompson, President  
Jaevon Boxhill  
Cathlin B. Gleason  
Cynthia Turnquest - Jones  
André Wallace

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March 5, 2026

Honorable City Council Members  
City Of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10550

Subject: Request to Establish Custodial Account for Sation Plaza – 20 South West Street

This letter respectfully requests that the City Council approve legislation to allow the office of the City Comptroller to establish a custodial account to support the management of funds for the above-referenced development project. This custodial account will serve as a holding account until the developers of the project successfully completes their required presentation to the City Council, submits their applications, and reimburses attorney fees associated with their development.

The property for the custodial account is for:  
Station Plaza, 20 South West Street – 13-story tower on podium mixed-use building.

c/o  
Diana Bunin Kolev, Esq.  
DelBello Donnellan Weingarten Wise & Wiederkehr, LLP  
360 Hamilton Avenue, Suite 1010  
White Plains, NY 10601  
914-681-0200  
[dbk@ddw-law.com](mailto:dbk@ddw-law.com)

The custodial accounts will be necessary to ensure proper management of funds and be in compliance with all city requirements. This measure will streamline the onboarding process for the project and facilitate a smoother transition once the developer is prepared to move forward with the City Council review process.

If this meets with the City Council's approval, I ask that the necessary legislation be enacted to reflect this request.

Thank you for your attention to this matter.

Sincerely,

Legislative Assistant to the  
Mount Vernon City Council

Cc: Comptroller's Office