



CITY OF MOUNT VERNON, N.Y.

Industrial Development Agency

SHAWYN PATTERSON-HOWARD

Chairperson

City Hall, One Roosevelt Square

Mount Vernon, NY 10550

(914) 465 2994 – Mobile: (914) 609 7792

ROBIN MACK

Director, Business Development

City of Mount Vernon – Proposed Business Registration Ordinance Comparative Review vs. Municipalities with Business Registration Ordinance

Executive Summary

This ordinance is designed to establish a comprehensive business registry that enhances compliance, improves public safety, and supports our long-term economic development goals. What distinguishes Mount Vernon’s model from peer municipalities is its integration with the Certificate of Tenancy/Occupancy process, its alignment with the Business Video Camera Ordinance, and a business-friendly three-year renewal fee structure. This balanced approach ensures accountability while encouraging participation from all business operators within the city.



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Side-by-Side Comparison

Municipality	Mount Vernon (proposed)	Buffalo	Cohoes	Lackawanna	Lake George	Great Neck Plaza	Port Jefferson
Purpose	Registry for safety, compliance, planning, econ. dev.; integrates video camera ordinance	Public identification via signage	Registry for public info, safety, taxation, utilities, planning	Broad welfare, health, morals, safety	Broad welfare, health, morals, safety	Public health/safety; emergency info; compliance with regs	Safety; Fire Marshal oversight; hazardous materials tracking
Scope	All businesses, incl. sole props, LLCs, corps	All premises (if not otherwise licensed)	All businesses (profit; nonprofits encouraged)	All businesses (some home-based exempt)	All businesses (with exemptions, e.g., ag sales)	New retail in B Zoning District only	All businesses; landlord duty
Trigger/Timing	Proof required before Certificate of Tenancy/Occupancy	Ongoing signage & limited registration	Before operation; annual inspections & operating permit	Certificate before operation; renewals every 3 yrs	License before operation; annual renewal	Registration before opening; orientation conference	Registration at opening; updates required on changes
Authority	MV IDA + Buildings; DPW/Fire/Police	Commissioner of Inspections	City Clerk + Code Enforcement	Clerk + Council +	Town Clerk & Board; Planning	DPW & Mayor's office	Fire Marshal



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				Public Safety/Police	Board for site plan		
Info Required	Ownership, EIN, insurance, licenses, tenancy, emergency contacts, hours, video ordinance applicability	Nature of business	Full registration + inspections	Ownership, compliance, background	Applicant ID, sales-tax cert, convictions	Ownership, landlord/emergency contacts, insurance, lease, convictions, signage	Business certificate; hazardous materials; ownership/activity changes
Fees	Initial \$0; \$150 every 3 yrs	Not specified	\$40/unit inspection + other fees	\$100 every 3 yrs	Variable; transient \$500/day	\$25	Not specified in §139-11
Renewal	3 years	N/A	Annual	3 years	Annual	One-time at opening	Rolling, triggered by changes
Enforcement	Late fines (\$0 → \$500), inspections, permit/service holdbacks	Visibility requirement	Penalties up to \$250 & 15 days jail; inspections	Penalties up to \$250 & 15 days jail; revocation possible	Penalties up to \$250 & 15 days jail	Penalties up to \$250 & 15 days jail	Enforcement via Fire Marshal; ongoing duty
Special Features	Integrated with tenancy/occupancy process and video ordinance	Signage focus	Strong inspection/permit system	Council-approved; provisional certificates	Licensing regime with transient/garage-sale rules	Orientation conference for new retail	Hazardous materials & change-notification central



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Quick Takeaways

- Comprehensive scope: CMV, Cohoes, Lackawanna, and Lake George cover all businesses; Great Neck Plaza is limited to new retail; Port Jefferson emphasizes safety and hazardous materials.
- Integrated compliance: CMV links business registration to Certificates of Tenancy/Occupancy and the video camera ordinance.
- Inspections: Cohoes and Lake George require formal inspections and operating permits; CMV allows inspections but doesn't mandate annual permits.
- Fees: CMV fee structure (\$0 initial, \$150 every 3 years) is designed to encourage compliance.

