

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



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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.