

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL
DECLARING ITSELF AS LEAD AGENCY, ISSUING A DETERMINATION
PURSUANT TO SEQRA, AND GRANTING APPROVAL OF
THE APPLICATION OF MACQUESTEN STATION TAKEOVER, LLC
FOR THE STATION PLAZA PROJECT**

WHEREAS, Macquesten Station Takeover, LLC (“Applicant”) seeks approval of 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 in a 48,810 square foot parking garage, and 2,635 square feet of ground floor retail space with 6 surface parking spaces (“Project,” or “Proposed Action”); and

WHEREAS, following meetings with the Applicant and review of the Project supporting materials, the City’s Expedited Review Committee (“ERC”) determined that the Project qualifies for expedited review in accordance with Section 267-19(B)(10)(a)[1][b] of the City Zoning Code; and

WHEREAS, in its March 5, 2026 Memorandum recommending approval of the Project, the ERC also found, among other things, that the Project “is generally consistent with the Mount Vernon West TOD 267-19(5)(d) – Tower on Podium requirements”; and

WHEREAS, the ERC concluded that the Project requires: (i) review and approval from the City Council; and (ii) a Certificate of Appropriateness from the city Architectural Review Board (“ARB”); 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 with its March 5, 2026 Application materials a Full Environmental Assessment

Form Part 1, together with an Environmental Assessment Report, with Appendices, dated August 2025, revised December 2025 (collectively, “EAF”), for the Proposed Action; and

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

WHEREAS, at a meeting of the City Council held March 11, 2026, the City Council declared its intent to act as Lead Agency for the review of the Project under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1), and authorized the City Clerk to circulate its Notice of Intent to all Involved and Interested Agencies, together with the Application and EAF; and

WHEREAS, the City Council, at its March 11, 2026 meeting, also authorized the City Clerk to refer the Application and EAF to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law; and

WHEREAS, at a meeting held on March 25, 2026, the ARB reviewed the Project and granted the Applicant a Certificate of Appropriateness, subject to the following conditions: (i) historic elements must be incorporated within the walkway area to tell a story about local history; (ii) Applicant must work with local artists and historians to incorporate public art into the publicly accessible spaces on the site; (iii) Applicant must ensure that bird-resistant glass is incorporated into the facade of the building; (iv) Applicant should work with the City to incorporate planters and street trees along the building frontage, wherever possible; and (v) exterior lighting shall be consistent with Passive House standards; and

WHEREAS, by letter dated April 14, 2026 the Westchester County Planning Board issued its recommendations with respect to the Project pursuant to Section 239-m of the General Municipal Law and Section 277.61 of the County Administrative Code; and

WHEREAS, the City Council, as the approval authority for the Application and the Project, after due deliberation, finds that the Proposed Action is generally consistent with the Mount Vernon West TOD requirements as set forth in Section 267-19 of the City Zoning Code; and

WHEREAS, the Applicant’s affiliate, Macquesten Takeover Partners, LLC, previously received approval by Resolution dated April 2, 2018, for a residential/commercial building located at the adjacent property at 22 South West Street (“2018 Resolution”); and

WHEREAS, Section 2(a) of the 2018 Resolution requires the Applicant for this Project to provide approximately 3,000 sf of publicly accessible street-level pedestrian open space on the Property for this Project (“Open Space Requirement”); and

WHEREAS, the Applicant has requested that the City Council modify the Open Space Requirement to permit the Applicant to satisfy the Open Space Requirement by providing both on-site and off-site improvements; and

WHEREAS, the Applicant has discussed certain proposed off-site community open space and recreational improvements at the Grove Street Playground with the Office of the Mayor, as

described in a letter of support sent by the Mayor to the City Council dated May 8, 2026 (“Mayor’s Letter”); and

WHEREAS, at a meeting of the City Council held May 11, 2026, the City Council and the Applicant discussed the Applicant installing improvements at the Grove Street Playground, as well as at Union Arms Park, in a total amount not to exceed \$70,000.00 to satisfy the Open Space Requirement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby declares itself Lead Agency for the SEQRA review of the Proposed Action; and

BE IT FURTHER RESOLVED, that the City Council finds that the Project meets all of the thresholds of the Mount Vernon West Form-Based Code and that the Project will not result in any new potential significant adverse environmental impacts that were not previously studied during the SEQRA Generic EIS review of the MVW Rezoning; and

BE IT FURTHER RESOLVED, that the City Council as Lead Agency has taken the requisite hard look at the underlying SEQRA information, including the EAF, and finds that no additional or supplemental environmental review is required under SEQRA for the Project pursuant to 6 N.Y.C.R.R. Section 617.9(a)(7); and

BE IT FURTHER RESOLVED, that the City Council, as Lead Agency for the SEQRA review of the Project, hereby determines that procedural steps of SEQRA and its implementing regulations have been fully satisfied in connection with the Project; and

BE IT FURTHER RESOLVED, that the City Council hereby approves the Project as depicted on the set of drawings entitled “Site Plan Approval Drawing Set for Station Plaza,” prepared by AKRF, dated August 28, 2025, last revised January 22, 2026 (“Approved Site Plan”), subject to the conditions set forth in the Certificate of Appropriateness; and

BE IT FURTHER RESOLVED, that the City Council hereby further approves the Applicant’s request to modify the Open Space Requirement in the 2018 Resolution through a combination of on-site and off-site improvements; and

BE IT FURTHER RESOLVED, that the City Council finds that it is reasonable and appropriate for the Open Space Requirement in the 2018 Resolution to be fulfilled through: (i) the Applicant installing improvements on the Property in the form of (a) an outdoor public space/pocket park (approximately 309 sf), and (b) outdoor public space/access to Metro North train station (approximately 1,300 sf), both of which are shown on the Approved Site Plan; and (ii) the Applicant installing upgrades, repairs and other improvements off-site at the (a) Grove Street Playground in accordance with the proposed scope of work set forth in the Mayor’s Letter, a copy of which is annexed hereto and made a part hereof, subject to ongoing consultation and finalizing the scope of work with the Office of the City Mayor (collectively, the “Grove Street Playground Work”), and (b) Union Arms Park, the details of which shall be coordinated and finalized with the Office of the City Mayor (the “Union Arms Park Work,” together with the Grove Street Playground Work, the “Park Improvements”), *provided* that the cost to the Applicant to install the Park

Improvements shall not exceed a total of \$70,000.00, and *provided further* that the Applicant shall return to the City Council for further public discussion and a Council determination about satisfying the Open Space Requirement in the 2018 Resolution in the event that either the Grove Street Playground Work is not implemented for any reason or the scope of such Work materially changes as compared to what is set forth in the Mayor’s Letter, or the Union Arms Park Work is not implemented for any reason; and

BE IT FURTHER RESOLVED, that the City Council authorizes the City Clerk to circulate this Resolution to all Involved and Interested Agencies; and

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

APPROVED

Date

Dept.

By

Mayor

