

**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

APPROVED

Dept.

Date

By

Mayor