

State Environmental Quality Review

NOTICE OF INTENT TO ACT AS LEAD AGENCY

This Notice is issued pursuant to 6 N.Y.C.R.R. Part 617 of the regulations implementing Article 8 (State Environmental Quality Review Act, or “SEQRA”) of the Environmental Conservation Law. The City of Mount Vernon City Council (“City Council”) is in receipt of a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“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”).

The City Council hereby declares its intention to act as the Lead Agency for the Proposed Action identified below. **Unless written objections are received from any involved agency by November 27, 2025 (30 days from the issuance of this Notice), the City Council will be established as Lead Agency for the Coordinated SEQRA Review of the Proposed Action.**

Enclosed with this Notice is the Environmental Assessment Form (EAF) and the Zoning Petition which has been submitted by the Petitioner to the City Council on or around June 11, 2025.

Date: October 28, 2025

Name of Action: The Grace

SEQRA Classification: Type I

Description of Action:

The Proposed Action involves the proposed amendments to the Zoning Ordinance and Zoning Map of the City of Mount Vernon to permit 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 (collectively, “Project”).

The Property is located in the NB Neighborhood Business District and RMF-6.75 Multifamily Residence District. The Project as proposed is not presently permitted in either District, necessitating the requested Zoning Ordinance and Zoning Map amendments.

The City Council is the approval authority with respect to the Zoning Petition.

The Proposed Action also requires Site Plan approval. The City Planning Board is the approval authority with respect to the Site Plan application. The City Architectural Review Board is the approval authority with respect to a Certificate of Appropriateness, which will be required for the Project.

Location: The three adjacent tax lots comprising approximately 27,653 square feet (± 0.63 acres), the properties 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.

Proposed Lead Agency: City of Mount Vernon City Council
1 Roosevelt Square
Mt. Vernon, NY 10550

Contact Person: Danielle Browne, Esq., City Council President
1 Roosevelt Square
Mt. Vernon, NY 10550
Telephone No.: (914) 665-2398

A Copy of this Notice Has Been Sent to the Following Involved & Interested Agencies:

City of Mount Vernon Planning Board
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Darryl Selsey, Chair

City of Mount Vernon Architectural Review Board
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Robin Myers, Chair

Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801
(914) 813-5000

Westchester County Planning Department
148 Martine Avenue, Room 432
White Plains, NY 10601
Attn: Bernard Thombs, Chair

Copy of this Notice on file with:

Office of the City Clerk
City of Mt. Vernon
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Nicole Bonilla, City Clerk