

DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP

Janet J. Giris
Partner
jjg@ddw-law.com

COUNSELLORS AT LAW
360 HAMILTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

October 3, 2025

By Hand Delivery and Email

Honorable Danielle Browne, Esq., President
and Members of the City Council
City of Mount Vernon
Mount Vernon City Hall
1 Roosevelt Square North
Mount Vernon, New York 10550

**Re: Petition of Grace Baptist Church for Zoning Amendments Affecting the
Property Located at 70 South Sixth Avenue, 47 Second Street West, and 60
South Sixth Avenue, Mount Vernon.**

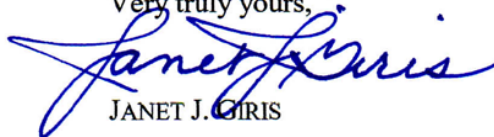
Dear Council President Browne and Members of the City Council:

As you may remember, in June, 2025, we submitted a petition on behalf of Grace Baptist Church (the "Petitioner") and its development partner Mountco Construction and Development Corp. ("Mountco"), seeking modifications to the Zoning Ordinance of the City of Mount Vernon to facilitate the development on the above-referenced property (the "Property") of a mixed use residential and commercial project to be known as "The Grace" (the "Project").

At our meeting with the City Council on June 25, 2025, the Council directed the Petitioner to prepare and submit a full environmental assessment form (FEAF) for the Project. Accordingly, and on behalf of Petitioner, we respectfully submit the enclosed FEAF, prepared by Kimley-Horn and dated September 12, 2025. We respectfully request that this matter be placed on the Council's October 8, 2025 agenda for purposes of declaring intent to be lead agency for review of the Project and all related actions.

Thank you for your consideration. We look forward to working with the Council on your continued review of this extremely exciting and important project for the City.

Very truly yours,


JANET J. GIRIS

Enclosure

cc: James Rausse, FAICP, Commissioner of Planning & Community Development
Brad K. Schwartz, Esq., Zarin & Steinmetz
Patrick Cleary, Cleary Consulting
Pastor W. Franklyn Richardson
Joel Mounty
John Madeo
Bonnie Von Ohlsen, Kimley Horn
Mark P. Weingarten, Esq.