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September 8, 2022

**By Email and FedEx**

Honorable Darryl Selsey, Chairman  
and Members of the Planning Board  
City of Mount Vernon  
City Hall – Roosevelt Square  
Mount Vernon, New York 10550

**Re: Extension Request of the NRP Group, LLC for Site Plan Approval for the Property Located at 115 South Macquesten Parkway, Mount Vernon.**

Dear Chairman Selsey and Members of the Planning Board:

This firm represents NRP Group, LLC (the “Applicant”) in connection with its redevelopment of the property located at 115 Macquesten Parkway South, which property is also known and designated on the tax assessment map of the City of Mount Vernon as Section 164.75, Block 1060, Lots 1, 2, 3, 6, 8, and 29 (the “Property”). As you may remember, on November 3, 2021, the Planning Board granted site plan approval to permit the development of the Property as a mixed-use transit-oriented development consisting of two (2) residential towers containing a total of 315 residential units, approximately 4,833 square feet of commercial space, approximately 1,952 square feet of amenity space, and a community facility containing approximately 8,380 square feet, together with 273 structured parking spaces and related infrastructure (the “Project”). On behalf of the Applicant, and in accordance with Section 2(D) of the Zoning Code and the Planning Board Rules of Procedure, we are writing to respectfully request an extension of the site plan approval for an additional twelve (12) months, through and including November 3, 2023.

In support of our request and pursuant to Article XX, Subsection B of the Planning Board’s Rules of Procedure, we respectfully submit the following:

1. The reason for the extension of time request. The Applicant received approval from the Architectural Review Board on April 27, 2022. Since that time the Applicant has been advancing its construction documents and coordinating the extensive offsite electrical improvements with Consolidated Edison, and preparing financing applications for this significant development. Given the complexity of the various aspects of Project, the Applicant has not yet obtained a building permit for construction of the Project. The

Applicant has also initiated a public Request For Expressions of Interest (RFEI) process for non-profit providers to help us program the recreational space in the project.

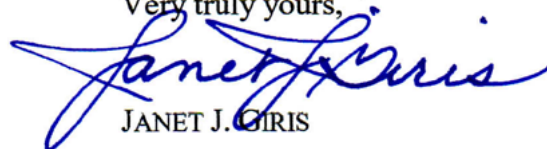
2. Whether there has been a change in the application/project. There has been no change to the Project since site plan approval was granted on November 3, 2021.
3. Whether there have been any changes in the surrounding area that may affect the subject project. There have not been any changes in the surrounding area that would affect the Project since it was approved on November 3, 2021.
4. Provide a chronological list of events related to the subject site that have occurred from the date of the Board's approval to the present. The Applicant is working toward the issuance of a building permit and financing for the Project. Events since the grant of site plan approval include the following:

- November 3, 2021: Planning Board Approval;
- April 27, 2022: Mount Vernon ARB Approval;
- June 1, 2022: Brownfield Cleanup Program (“BCP”) application submitted to NYSDEC;
- June 13, 2022: RFEI information session #1 (via zoom);
- June 28, 2022: RFEI information session #2 (in person);
- July 18, 2022: RFEI responses received and currently under consideration;
- July 28, 2022: Comments received from NYSDEC on BCP application;
- August 1, 2022: Developer / contractor / City of Mount Vernon kick-off meeting for construction coordination;
- Ongoing bi-weekly: Coordination calls with Con Edison; and
- Ongoing bi-weekly: Design team meetings for construction documents.

We have enclosed a check in the amount of \$500.00 made payable to the City of Mount Vernon representing the extension fee. We respectfully request that this matter be placed on the October 6 agenda of the Planning Board for consideration of the extension. In the interim, please feel free to contact me if you have any questions or if you need any additional information.

Thank you for your consideration. We look forward to meeting with the Planning Board in October.

Very truly yours,



JANET J. GIRIS

cc: Jonathan Gertman, NRP  
Joyce Kwon, NRP  
Kenneth Plummer, Kensworth Consulting  
Steven Horton, Grandview Consulting  
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