

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL AMENDING A
PRIOR RESOLUTION AND CONFIRMING A SEQRA DETERMINATION
FOR THE PREVIOUSLY APPROVED Q WEST TOWERS PROJECT**

WHEREAS, Q West Towers LLC (“Applicant”) proposes to construct a 15-story mixed use building at 25 and 29 North Macquesten Parkway and a 13-story and cellar mixed-use building at 1 and 7-11 North Macquesten Parkway, consisting of 229 residential units and commercial space (collectively, the “Project”); and

WHEREAS, during 2013-2016, the City of Mount Vernon City Council (“City Council”) served as Lead Agency for the SEQRA review of the Mount Vernon West rezoning, which ended with the adoption of a Findings Statement and ultimately the Mount Vernon West Form-Based Zoning District; and

WHEREAS, the Project is in the MVW-H-Hub district; and

WHEREAS, following the full SEQRA review for the rezoning, it was determined that the Project is an unlisted action that was eligible for “expedited review” under the City’s local land use review procedures set forth in Section 267-19A(2) of the City Code; and

WHEREAS, in its August 3, 2021 Memorandum recommending approval of the Project, the Expedited Review Committee found, among other things, that “the proposed project complies with all Findings of the SEQRA Generic Environmental Impact Statement adopted for the MVW rezoning” and “is compatible with the City’s long-range goals and planning strategy as evidenced with its compliance with the MVW TOD code and adherence to the form-based code’s urban design, aesthetics and visual character”; and

WHEREAS, on February 9, 2022, the City Council adopted a Resolution Endorsing the Expedited Review Committee’s Recommendation for the Project, which Resolution approved the Project subject to certain conditions (“2022 Resolution”); and

WHEREAS, when adopting the 2022 Resolution, the City Council also had before it and reviewed a (i) Long Environmental Assessment Form (“LEAF”), including Part 2 of the LEAF, for each building comprising the Project (known as Site A and Site B), and (ii) a SEQRA document entitled “Compliance of Proposed Q-West Towers Development With The Findings Of The SEQRA Generic EIS Adopted for the MVW Rezoning,” which included an *Updated Traffic and Parking Study (March 2018)*, describing that while the Project would generate additional traffic, as detailed in the report, it would not result in any significant adverse traffic impacts; and

WHEREAS, when adopting the 2022 Resolution approving the Project in its entirety, including based upon SEQRA, the City Council, as Lead Agency under SEQRA, inadvertently omitted a specific SEQRA determination, although the City Council had reviewed the above-

referenced documents and studied the potential for the Project to result in new significant adverse environmental impacts that were not previously studied; and

WHEREAS, the City Council is desirous of amending the 2022 Resolution to include a SEQRA determination and confirm that all procedural steps of SEQRA and its implementing regulations have been fully satisfied in connection with the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council amends the 2022 Resolution by finding 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 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, as a further condition to be incorporated into the 2022 Resolution, the Applicant shall provide to the City Council a copy of all applications and submissions to the Mount Vernon Industrial Development Agency as they are made so that the City Council may participate in a timely manner in any IDA process related to the Project; and

BE IT FURTHER RESOLVED, that all terms, provisions, requirements and conditions set forth in the 2022 Resolution are incorporated herein by reference and shall remain in full force and effect; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

RESOLUTION _____. SO ORDERED.

Approved for Filing:
Tanesia M. Walters, J.D., M.P.A.
City Clerk

June 28, 2023