

# Parks & Environment Meeting Agenda



Committee Chair: David Tubiolo

800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

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**Monday, July 15, 2024**

**10:00 AM**

**Committee Room**

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## CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

1. [2024-383](#) **CBA-RG104-Glen Island Bridge Rehabilitation III**

AN ACT amending the 2024 County Capital Budget Appropriations for RG104 Glen Island Bridge Rehabilitation III.

Joint with B&A and PWT.

Guests: Department of Parks, Recreation & Conservation

First Deputy Commissioner Peter Tartaglia

Program Coordinator Rob Lopane

First Deputy Commissioner Gayle Katzman - Public Works and Transportation Department

Principal & Director of Business Development David DeLuca, PE, DBIA - Hardesty and Hanover, LLC

**2.     [2024-384](#)     **BOND ACT(Amended)-RGI04-Glen Island Bridge Rehabilitation III****

A BOND ACT (Amended) authorizing the issuance of an additional THIRTY FIVE MILLION (\$35,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RG 104 - Glen Island Bridge Rehabilitation III.

Joint with B&A and PWT.

Guests: Department of Parks, Recreation & Conservation

First Deputy Commissioner Peter Tartaglia

Program Coordinator Rob Lopane

First Deputy Commissioner Gayle Katzman - Public Works and Transportation Department

Principal & Director of Business Development David DeLuca, PE, DBIA - Hardesty and Hanover, LLC

**3.     [2024-357](#)     **ENV RES-RGM01-Mohansic Maintenance Facility****

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant impact on the environment from Capital Project RGM01 - Mohansic Maintenance Facility.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & ENVIRONMENT AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A and PWT.

Guests: Department of Parks, Recreation & Conservation

First Deputy Commissioner Peter Tartaglia

Program Coordinator Rob Lopane

**4.     [2024-358](#)     **BOND ACT(Amended)-RGM01-Mohansic Maintenance Facility****

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of THREE MILLION, FIVE HUNDRED THOUSAND (\$3,500,000) DOLLARS to finance Capital Project RGM01 - Mohansic Maintenance Facility.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & ENVIRONMENT AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A and PWT.

Guests: Department of Parks, Recreation & Conservation

First Deputy Commissioner Peter Tartaglia

Program Coordinator Rob Lopane

5.     [2024-359](#)     **ENV RES-Conveyance of County-owned Real Property-Jefferson Street, Mamaroneck**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant impact on the environment from the conveyance of County owned real property located on Jefferson Street, Mamaroneck.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT**

Joint with B&A.

Guests: Department of Parks, Recreation & Conservation  
First Deputy Commissioner Peter Tartaglia  
Program Coordinator Rob Lopane

Senior Assistant County Attorney Lynne Colavita-LAW

Director of Countywide Administrative Services Chris Steers-CEO

6.     [2024-360](#)     **ACT-Conveyance of County-owned Real Property-Jefferson Street, Mamaroneck**

AN ACT authorizing the conveyance of approximately 0.19 acres of real property, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands to Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y." and filed in the Office of the Register of Westchester County, NY on August 16, 1926 as Map No. 2744 to 16 N. Chatsworth Ave. Corp., its successors and/or assigns.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT**

Joint with B&A.

Guests: Department of Parks, Recreation & Conservation  
First Deputy Commissioner Peter Tartaglia  
Program Coordinator Rob Lopane

Senior Assistant County Attorney Lynne Colavita-LAW

Director of Countywide Administrative Services Chris Steers-CEO

7.     [2024-392](#)     **ACT-Enter into Grant Agreement-NYSDEC for Financial Assistance**

AN ACT to authorize the County to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation for funds from the New York State Climate Smart Communities Grant Program for the Westchester County Climate Action Planning Institute II.

Joint with B&A.

Guest: County Executive's Office  
Director Peter McCart-Energy, Conservation & Sustainability

**II. OTHER BUSINESS**

**III. RECEIVE & FILE**

**ADJOURNMENT**





**George Latimer**  
**County Executive**

**July 10, 2024**

**Westchester County Board of Legislators**  
**800 Michaelian Office Building**  
**White Plains, New York 10601**

**Dear Members of the Board of Legislators:**

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well as adopt a related amended bond act (the "Amended Bond Act") to finance the following capital project:

**RGI04 - Glen Island Bridge Rehabilitation III ("RGI04").**

The proposed Capital Budget Amendment will amend the County's 2024 capital budget to increase the County share for RGI04 by an additional \$35,000,000, which is needed due to an unanticipated increase in costs associated with this project.

The Amended Bond Act, in the total amount of \$93,000,000, which includes \$58,000,000 in previously authorized bonds of the County, will provide additional construction, construction administration and design funding associated with the rehabilitation of the Glen Island Bridge in New Rochelle. Work will include the removal and replacement of the bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, painting of bridge superstructure, as well as the electromechanical and counterweight systems for both fixed and bascule sections and spans. The Amended Bond Act will also finance the cost of construction and construction management of a temporary bridge which will provide access to Glen Island while the bridge is being repaired.

The Department of Parks, Recreation and Conservation (the "Department") has advised that due to the length of time that has transpired since the project's initial inception in 2015, construction costs and particularly costs associated with the specialty materials and services required for a complex movable bridge project have increased dramatically, resulting in the project cost exceeding its budget. Accordingly, additional funds are now needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration and design support.

Design is complete and construction is estimated to take thirty (30) months to complete and will begin after award and execution of the construction contracts.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914) 995-2900    E-mail: [ceo@westchestercountyny.gov](mailto:ceo@westchestercountyny.gov)

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RGI04 as follows: Bond Act No. 122-2019 in the amount of \$1,050,000, which funded design of the replacement of the bridge deck and above deck elements, as well as all associated infrastructure; Bond Act No. 86-2022, which amended Bond Act No. 122-2019 to increase the initial amount authorized thereunder by \$4,125,000, to a new total amount authorized of \$5,175,000, and revised the scope of the project to include additional design services associated with the bridge rehabilitation and the temporary bridge; and Bond Act No. 28-2024, which amended Bond Act No. 122-2019, as amended by Bond Act No. 86-2022, to increase the total amount of bonds authorized from \$5,175,000 to \$58,000,000, revised the scope of Bond Act No. 122-2019, as amended, to include work associated with the construction phase of RGI04, and increased the period of probable usefulness of said bonds. No bonds have been issued under Bond Act No. 28-2024. Accordingly, authority is now requested to amend Bond Act No. 28-2024 to increase the total amount of bonds authorized from \$58,000,000 to \$93,000,000, to provide for additional construction, construction administration, and design costs associated with this project.

Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed RGI04 and issued a report, and that since there are no changes to the physical planning aspects of this project, no further action by the Planning Board is necessary at this time.

Based on the importance of this project to the County, favorable action on the proposed Capital Budget Amendment and related Amended Bond Act is respectfully requested.

Sincerely,



George Latimer  
Westchester County Executive

GL/KOC/RL/jpg/nn  
Attachments

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester ("County") of an act amending the County's current-year capital budget (the "Capital Budget Amendment"), as well as adoption of a related amended bond act (the "Amended Bond Act") to finance capital project RGI04 - Glen Island Bridge Rehabilitation III ("RGI04").

Your Committee is advised that the Capital Budget Amendment will amend the County's 2024 capital budget to increase the County share for RGI04 by an additional \$35,000,000, which is needed due to an unanticipated increase in costs associated with this project.

The related Amended Bond Act, prepared by the law firm of Hawkins Delafield and Wood, LLP, in the total amount of \$93,000,000, which includes \$58,000,000 in previously authorized bonds of the County, will provide additional construction, construction administration and design funding associated with the rehabilitation of the Glen Island Bridge in New Rochelle. Work will include the removal and replacement of the bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, painting of bridge superstructure, as well as the electromechanical and counterweight systems for both fixed and bascule sections and spans. The Amended Bond Act will also finance the cost of construction and construction management of a temporary bridge which will provide access to Glen Island while the bridge is being repaired.

The Department of Parks, Recreation and Conservation (the "Department") has advised that due to the length of time that has transpired since the project's initial inception in 2015, construction costs and particularly costs associated with the specialty materials and services required for a complex movable bridge project have increased dramatically, resulting in the project cost exceeding its budget. Accordingly, additional funds are now needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration and design support.

Your Committee is advised that major design is complete and construction is estimated to take thirty (30) months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RGI04 as follows: Bond Act No. 122-2019 in the amount of \$1,050,000, which funded design of the replacement of the bridge deck and above deck elements, as well as all associated infrastructure; Bond Act No. 86-2022, which amended Bond Act No. 122-2019 to increase the initial amount authorized thereunder by \$4,125,000, to a new total amount authorized of \$5,175,000, and revised the scope of the project to include additional design services associated with the bridge rehabilitation and the temporary bridge; and Bond Act No. 28-2024, which amended Bond Act No. 122-2019, as amended by Bond Act No. 86-2022, to increase the total amount of bonds authorized from \$5,175,000 to \$58,000,000, revised the scope of Bond Act No. 122-2019, as amended, to include work associated with the construction phase of RGI04, and increased the period of probable usefulness of said bonds. No bonds have been issued under Bond Act No. 28-2024. Accordingly, authority is now requested to amend Bond Act No. 28-2024 to increase the total amount of bonds authorized from \$58,000,000 to \$93,000,000, to provide for additional construction, construction administration, and design costs associated with this project.

The Planning Department has advised your Committee that RGI04 was previously reviewed by your Honorable Board, which classified the project as an "Unlisted" action under the State Environmental Quality Review Act ("SEQR"). In accordance with SEQR, a Short Environmental Assessment Form was prepared and, on March 4, 2024, a Negative Declaration was issued by the Board of Legislators (Resolution 13-2024). Since the current request is for an increase in funding due to an unanticipated increase in costs, but the scope of work remains the same, the original Negative Declaration remains valid and no further environmental review is required.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed RGI04 and issued a report, and that since there are no changes to the physical planning aspects of this project, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts,

noting that the Amended Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Amended Bond Act.

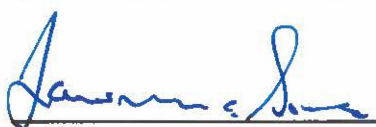
Dated: \_\_\_\_\_, 2024.  
White Plains, New York

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**COMMITTEE ON**




# FISCAL IMPACT STATEMENT

<b>CAPITAL PROJECT #:</b> <u>RG104</u>		<input type="checkbox"/> <b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To Be Completed by Budget			
<input checked="" type="checkbox"/> <b>GENERAL FUND</b>	<input type="checkbox"/> <b>AIRPORT FUND</b>	<input type="checkbox"/> <b>SPECIAL DISTRICTS FUND</b>	
<b>Source of County Funds</b> (check one):		<input type="checkbox"/> Current Appropriations	
		<input checked="" type="checkbox"/> Capital Budget Amendment	
<b>SECTION B - BONDING AUTHORIZATIONS</b> To Be Completed by Finance			
<b>Total Principal</b>	\$	93,000,000	<b>PPU</b> 30 <b>Anticipated Interest Rate</b> 3.64%
<b>Anticipated Annual Cost</b> (Principal and Interest):		\$	4,905,332
<b>Total Debt Service</b> (Annual Cost x Term):		\$	147,159,945
<b>Finance Department:</b> maab 7-9-24			
<b>SECTION C - IMPACT ON OPERATING BUDGET</b> (exclusive of debt service) To Be Completed by Submitting Department and Reviewed by Budget			
<b>Potential Related Expenses</b> (Annual):		\$	-
<b>Potential Related Revenues</b> (Annual):		\$	-
<b>Anticipated savings to County and/or impact of department operations</b> (describe in detail for current and next four years):			
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<hr/>			
<b>SECTION D - EMPLOYMENT</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b>		1,011	
<b>Prepared by:</b>	<u>Dianne Vanadia</u>		
<b>Title:</b>	<u>Associate Budget Director</u>		
<b>Department:</b>	<u>Budget</u>		
<b>Date:</b>	<u>7/9/24</u>		
		<b>Reviewed By:</b>	
		<b>Budget Director</b>	
		<b>Date:</b>	<u>7/10/24</u>



Memorandum  
Department of Planning

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM   
Assistant Commissioner

DATE: July 1, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT  
RG104 GLEN ISLAND BRIDGE REHABILITATION III**

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The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 2563) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The project was previously reviewed by the Westchester County Board of Legislators, which classified the project as an Unlisted action under SEQR. In accordance with SEQR, a Short Environmental Assessment Form was prepared and, on March 4, 2024, a Negative Declaration was issued by the Board of Legislators (Resolution 13-2024). Since the current request is for an increase in funding with no change in the scope of the project, the original Negative Declaration remains valid and no further environmental review is required.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Dianne Vanadia, Associate Budget Director  
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation  
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation  
Robert Lopane, Program Coordinator, Department of Public Works & Transportation  
Susan Darling, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner



Memorandum

**Department of Planning**

432 Michaelian Office Building  
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner 

Date: July 10, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – RGI04 Glen Island Bridge Rehabilitation III (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to modify the funding of the above project. Capital project **RGI04 Glen Island Bridge Rehabilitation III (2024 CBA)** will fund the construction, construction administration and design support services during construction.

The capital budget amendment is needed because of the increased costs associated with this project. This increase is due to the length of time that has transpired since the project's initial inception in 2015 including construction costs and particularly costs associated with the specialty materials and services required for a complex movable bridge project that have increased dramatically resulting in the project cost exceeding its budget. These additional funds are needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration and design support.

The 2017 appropriation was \$9.978M and the 2022 appropriation was \$48.022M. The additional request is for \$35M.

This project was classified as a PL2HP in the 2017 Planning Board Report on Capital Project Requests adopted July 12, 2016.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner  
David S. Kvinge, Assistant Commissioner  
Michael Lipkin, Associate Planner



An Act amending the 2024 County  
Capital Budget Appropriations for  
RGI04 GLEN ISLAND BRIDGE  
REHABILITATION III

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2024 County Budget is hereby amended as follows:

	Previous 2024 Appropriation	Change	Revised 2024 Appropriation
I. Appropriation	\$58,000,000	\$35,000,000	\$93,000,000

Section 2. The estimated method of financing in the Capital Section of the 2024 Westchester County Capital Budget is amended as follows:

II. METHOD OF  
FINANCING

Bonds and/or Notes	\$58,000,000	\$35,000,000	\$93,000,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$58,000,000	\$35,000,000	\$93,000,000

Section 3. The ACT shall take effect immediately.

**Vedat Gashi**

Chairman of the Board  
Legislator, 4th District



TO: Hon. Jewel Williams Johnson  
Chair, Budget & Appropriations

Hon. David Tubiolo  
Chair, Parks & Environment

Hon. Erika Pierce  
Chair, Public Works & Transportation

FROM: Hon. Vedat Gashi  
Chairman of the Board

DATE: July 10, 2024

RE: Glen Island Bridge Rehabilitation III (RG104)

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As Chairman of the Board of Legislators, I am placing the below items directly into the Committees on Budget & Appropriations, Parks & Environment and Public Works & Transportation.

Thank you.

(ID: 2024-383) CBA-RGI04-Glen Island Bridge Rehabilitation III

AN ACT amending the 2024 County Capital Budget Appropriations for RG104 Glen Island Bridge Rehabilitation III.

(ID: 2024-384) BOND ACT(Amended)-RGI04-Glen Island Bridge Rehabilitation III

A BOND ACT (Amended) authorizing the issuance of an additional THIRTY-FIVE MILLION (\$35,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RG104 - Glen Island Bridge Rehabilitation III.

CC: Dayana Gomez  
Marcello Figueroa  
James Silverberg  
Dylan Tragni  
Sunday Vanderberg

ACT NO. -20\_\_\_\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED JULY 15, 2019 AND AMENDED ON JULY 11, 2022, AND AMENDED ON MARCH 4, 2024, IN RELATION TO THE REPLACEMENT OF THE BRIDGE DECK AND ABOVE ELEMENTS OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE FOR THE DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, AT THE MAXIMUM ESTIMATED COST OF \$93,000,000. (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$1,050,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the replacement of the bridge deck and above elements of the Glen Island Bridge, pursuant to Act No. 122-2019 duly adopted on July 15, 2019; and

WHEREAS, it had been determined that additional funds were required for said preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning of the Glen Island Bridge and the design of a temporary bridge, and it was necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such planning;

WHEREAS, this Board has heretofore duly authorized the issuance of \$4,125,000 additional bonds to finance the cost of preparation of surveys, preliminary and detailed plans, for

planning of the Glen Island Bridge and the design of a temporary bridge, pursuant to Act No. 86-2022 duly adopted on July 11, 2022; and

WHEREAS, this Board has heretofore duly authorized the issuance of \$58,000,000 bonds to finance the design, construction and construction management in connection with the removal and replacement of the Glen Island Bridge and the planning of a temporary bridge (the "Project"), pursuant to Act No. 28-2024 duly adopted on March 4, 2024; and

WHEREAS, it has been determined that additional funds are required for to pay for the cost of the Project, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such planning, now therefore

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

**Section (A).** The bond act duly adopted by this Board on July 15, 2019 and amended on July 11, 2022 and March 4, 2024, entitled:

"ACT NO. 28-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$58,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REMOVAL AND REPLACEMENT OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE FOR THE DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, STATING THE ESTIMATED MAXIMUM COST

THEREOF IS \$58,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$58,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS."

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$93,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REMOVAL AND REPLACEMENT OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE FOR THE DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$93,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$93,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20\_\_\_\_)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto; \$93,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction and construction management in connection with the removal and replacement of the Glen Island Bridge and the planning of a temporary bridge, including the removal and replacement of the

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bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, painting of bridge superstructure as well as the electromechanical and counterweight systems for both fixed and bascule sections and spans, all as set forth in the County's Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$93,000,000. The plan of financing includes the issuance of \$93,000,000 bonds herein authorized; and any bond anticipation notes issued in anticipation of the sale of such bonds and the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness of the specific object or purpose for which said \$93,000,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 10 of the Law, is forty (40) years;

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$93,000,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$93,000,000 as the estimated maximum cost of the aforesaid specific object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

**Section (B).** The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

**Section (C).** This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*



STATE OF NEW YORK )  
 )  
 : ss.:  
COUNTY OF WESTCHESTER )

I HEREBY CERTIFY that I have compared the foregoing Act No. -20 \_\_\_\_\_  
with the original on file in my office, and that the same is a correct transcript therefrom and of  
the whole of the said original Act, which was duly adopted by the County Board of Legislators  
of the County of Westchester on \_\_\_\_\_, 20\_\_\_\_ and approved by the County Executive  
on \_\_\_\_\_, 20\_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the  
corporate seal of said County Board of Legislators  
this     day of     , 20\_\_\_\_.

(SEAL)

The Clerk and Chief Administrative Office of the  
County Board of Legislators County of  
Westchester, New York

## LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on July 15, 2019 and amended on July 11, 2022 and March 4, 2024 and on \_\_\_\_\_, 20\_\_\_\_ and approved, as amended, by the County Executive on \_\_\_\_\_, 20\_\_\_\_ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

A complete copy of the amended Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. \_\_\_\_\_-20\_\_\_\_\_

**BOND ACT AUTHORIZING THE ISSUANCE OF \$93,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REMOVAL AND REPLACEMENT OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE FOR THE DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$93,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$93,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on July 15, 2019 and amended on July 11, 2022 and March 4, 2024 and on \_\_\_\_\_, 20\_\_\_\_)**

**object or purpose:** to finance the design, construction and construction management in connection with the removal and replacement of the Glen Island Bridge and the planning of a temporary bridge, including the removal and replacement of the bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, painting of bridge superstructure as well as the electromechanical and counterweight systems for both fixed and bascule sections and spans, all as set forth in the County's Current Year Capital Budget, as amended.

**amount of obligations to be issued:**

**and period of probable usefulness:** \$93,000,000; forty (40) years

**Dated:** \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County  
Board of Legislators of the County of Westchester, New  
York

3904757.1 047331 LEG

## CAPITAL PROJECT FACT SHEET

<b>Project ID:*</b> RGI04	<input checked="" type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 06-21-2024
<b>Fact Sheet Year:*</b> 2024	<b>Project Title:*</b> GLEN ISLAND BRIDGE REHABILITATION III	<b>Legislative District ID:</b> 11,
<b>Category*</b> RECREATION FACILITIES	<b>Department:*</b> PARKS, RECREATION & CONSERVATION	<b>CP Unique ID:</b> 2563

### Overall Project Description

Rehabilitation of the bridge as follows: spall repairs, painting of the entire bridge, repair of girders, concrete piers and concrete abutments  
 localized repair to sidewalks, railing, and bridge deck.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies     | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety               | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue                   |
| <input type="checkbox"/> Security                             | <input type="checkbox"/> Other                   |  |

### FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
<b>Gross</b>	93,000	58,000	0	0	0	0	0	35,000
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	93,000	58,000	0	0	0	0	0	35,000

**Expended/Obligated Amount (in thousands) as of :** 3,684

**Current Bond Description:** This bond request will increase funding available for construction, construction administration and design support during construction. There is no change in the scope.

### Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	35,000,000
Cash:	0
<b>Total:</b>	<b>\$ 35,000,000</b>

### SEQR Classification:

UNLISTED

### Amount Requested:

35,000,000

### Expected Design Work Provider:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|--|---|

### Comments:

A capital budget amendment in the amount of \$35,000,000 is requested and shown under review to fund the increase in costs associated with this project. Due to the length of time that has transpired since the project's initial inception in 2015, construction costs and particularly costs associated with the specialty materials and services required for a complex movable bridge project have increased dramatically resulting in the project cost exceeding its budget. Additional funds are needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration and design support.

### Energy Efficiencies:

**Appropriation History:**

Year	Amount	Description
2017	9,978,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT.
2022	48,022,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

**Total Appropriation History:**

58,000,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
19	122	0	0	DESIGN OF REHABILITATION OF ABOVE DECK ELEMENTS OF GLEN ISLAND BRIDGE
22	86	2,448,005	2,448,005	
24	28	55,551,995	0	

**Total Financing History:**

57,999,999

**Recommended By:****Department of Planning**  
MLLL**Date**  
06-25-2024**Department of Public Works**  
GGKK**Date**  
06-25-2024**Budget Department**  
DEV9**Date**  
06-26-2024**Requesting Department**  
RCL3**Date**  
06-27-2024

## GLEN ISLAND BRIDGE REHABILITATION III ( RGI04 )

**User Department :** Parks, Recreation & Conservation

**Managing Department(s) :** Parks, Recreation & Conservation ; Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project has historical implications. Project approved in concept but subject to subsequent staff review.

### **FIVE YEAR CAPITAL PROGRAM (in thousands)**

	Est Ult Cost	Appropriated	Exp / Obl	2024	2025	2026	2027	2028	Under Review
<b>Gross</b>	<b>58,000</b>	<b>58,000</b>	<b>3,684</b>						
<b>Non County Share</b>									
<b>Total</b>	<b>58,000</b>	<b>58,000</b>	<b>3,684</b>						

### **Project Description**

Rehabilitation of the bridge as follows: spall repairs, painting of the entire bridge, repair of girders, concrete piers and concrete abutments, localized repair to sidewalks, railing, and bridge deck.

### **Current Year Description**

There is no current year request.

### **Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### **Appropriation History**

Year	Amount	Description	Status
<b>2017</b>	<b>9,978,000</b>	Design, construction and construction management.	\$5,175,000 - DESIGN; \$4,803,000 - AWAITING BOND AUTHORIZATION
<b>2022</b>	<b>48,022,000</b>	Design, construction and construction management	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>58,000,000</b>		

### **Prior Appropriations**

	Appropriated	Collected	Uncollected
<b>Bond Proceeds</b>	<b>58,000,000</b>	<b>492,830</b>	<b>57,507,170</b>
<b>Total</b>	<b>58,000,000</b>	<b>492,830</b>	<b>57,507,170</b>

### **Bonds Authorized**

Bond Act	Amount	Date Sold	Amount Sold	Balance
<b>122 19</b>				
<b>86 22</b>	<b>5,175,000</b>	<b>12/01/22</b>	<b>448,279</b>	<b>4,682,170</b>
		<b>12/01/22</b>	<b>44,550</b>	
<b>Total</b>	<b>5,175,000</b>		<b>492,830</b>	<b>4,682,170</b>

**Vedat Gashi**

Chairman of the Board  
Legislator, 4th District



TO: Hon. Jewel Williams Johnson  
Chair, Budget & Appropriations

Hon. David Tubiolo  
Chair, Parks & Environment

Hon. Erika Pierce  
Chair, Public Works & Transportation

FROM: Hon. Vedat Gashi  
Chairman of the Board

DATE: July 10, 2024

RE: Glen Island Bridge Rehabilitation III (RG104)

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As Chairman of the Board of Legislators, I am placing the below items directly into the Committees on Budget & Appropriations, Parks & Environment and Public Works & Transportation.

Thank you.

(ID: 2024-383) CBA-RGI04-Glen Island Bridge Rehabilitation III

AN ACT amending the 2024 County Capital Budget Appropriations for RG104 Glen Island Bridge Rehabilitation III.


(ID: 2024-384) BOND ACT(Amended)-RGI04-Glen Island Bridge Rehabilitation III

A BOND ACT (Amended) authorizing the issuance of an additional THIRTY-FIVE MILLION (\$35,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RG104 - Glen Island Bridge Rehabilitation III.

CC: Dayana Gomez  
Marcello Figueroa  
James Silverberg  
Dylan Tragni  
Sunday Vanderberg

June 13, 2024

TO: Hon. Vedat Gashi, Chair  
Hon. Jose Alvarado, Vice Chair  
Hon. Tyrae Woodson-Samuels, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: Message Requesting Immediate Consideration: **Amended Bond Act – RGM01 – Mohansic Maintenance Facility.**

---

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 17, 2024 Agenda.

Transmitted herewith for your review and approval is an amended bond act (the “Amended Bond Act”) which, if adopted, would authorize the County of Westchester (“County”) to issue additional bonds in the amount of \$3,500,000 to finance capital project: RGM01.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 17, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.





**George Latimer**  
**County Executive**

**June 12, 2024**

**Westchester County Board of Legislators**  
**800 Michaelian Office Building**  
**White Plains, New York 10601**

**Dear Members of the Board of Legislators:**

Transmitted herewith for your review and approval is an amended bond act (the "Amended Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue additional bonds in the amount of \$3,500,000 to finance capital project RGM01 - Mohansic Maintenance Facility ("RGM01").

The Amended Bond Act, in the total amount of \$3,850,000, which includes \$350,000 in previously authorized bonds of the County, would finance the cost of construction and construction management associated with the replacement of the existing electrical service into the park with a new three-phase electrical service. It will also provide additional funding for the design of the rehabilitation of the maintenance and storage building complex.

The Department of Parks, Recreation and Conservation (the "Department") has advised that upgrading to three-phase electrical service will enhance the park's electrical capacity, allowing for improved energy efficiencies in buildings and appliances, while reducing the County's dependence on fossil fuels. The Department has further advised that additional design funding is needed for the new maintenance and storage building complex. Since most of the existing buildings throughout the course are original to the site and built over 80 years ago, all improvements must be designed in a manner complimentary to the architectural character of the golf course.

Design is underway and is anticipated to take six (6) months to complete and is being performed by in-house staff. It is estimated that construction will take twelve (12) months to complete and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance RGM01, as follows: Bond Act No. 45-2015 in the amount of \$350,000, which funded design associated with the new maintenance and storage building complex. These bonds have not been sold. Accordingly, authority is now requested to amend Bond Act No. 45-2015 to increase the initial amount authorized by \$3,500,000, from \$350,000 to \$3,850,000, to revise the scope of Bond Act No. 45-2015 to include construction and construction management associated with the replacement of the existing electrical service into the park, and to increase the period of probable usefulness of said bonds.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914)995-2900



Based on the importance of this project to the County, favorable action on the proposed Amended Bond Act is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written over the printed name.

George Latimer  
Westchester County Executive

KOC/RL/jpg  
Attachments

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of an amended bond act (“Amended Bond Act”) in the total amount of \$3,850,000, which includes \$350,000 in previously authorized bonds of the County of Westchester (“County”), to finance Capital Project RGM01 - Mohansic Maintenance Facility (“RGM01”).

The Amended Bond Act, which was prepared by the law firm Harris Beach, PLLC, is required to finance the cost of construction and construction management associated with the replacement of the existing electrical service into the park with a new three-phase electrical service. It will also provide additional funding for the design of the rehabilitation of the maintenance and storage building complex.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that upgrading to three-phase electrical service will enhance the park’s electrical capacity, allowing for improved energy efficiencies in buildings and appliances, while reducing the County’s dependence on fossil fuels. The Department has further advised that additional design funding is needed for the new maintenance and storage building complex. Since most of the existing buildings throughout the course are original to the site and built over 80 years ago, all improvements must be designed in a manner complimentary to the architectural character of the golf course.

Your Committee is advised that design is underway and is anticipated to take six (6) months to complete and is being performed by in-house staff. It is estimated that construction will take twelve (12) months to complete and shall begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds to finance RGM01, as follows: Bond Act No. 45-2015 in the amount of \$350,000, which funded design associated with the new maintenance and storage building complex. These bonds have not been sold. Accordingly, authority is now requested to amend Bond Act No. 45-2015 to increase the initial amount authorized by \$3,500,000, from \$350,000 to \$3,850,000, to revise the scope of Bond Act No. 45-2015 to include construction and construction management associated with the replacement of the existing electrical service into the park, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, RGM01 has been classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQR”), which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Short Environmental Assessment Form (EAF) and the criteria contained in Section 617.7 of Title 6 of the New York Codes, Rules and Regulations, the SEQRA regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amended Bond Act. Accordingly, your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: \_\_\_\_\_, 2024  
White Plains, New York

**COMMITTEE ON**

C.jpg/04-17-24

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGM01

☐ NO FISCAL IMPACT PROJECTED

## SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

☒ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one):

☒ Current Appropriations

☐ Capital Budget Amendment

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 3,850,000 PPU 15 Anticipated Interest Rate 3.23%

Anticipated Annual Cost (Principal and Interest): \$ 327,243

Total Debt Service (Annual Cost x Term): \$ 4,908,645

Finance Department: maab 6-10-24

## SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations  
(describe in detail for current and next four years):

\_\_\_\_\_  
\_\_\_\_\_

## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 42

Prepared by: Robert C. Lopane

Title: Program Coordinator, Capital Planning

Department: DPWT

Date: 6/11/24


Reviewed By: 

on 6/11/24

Budget Director

Date: 6/11/24

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM   
Assistant Commissioner

DATE: June 7, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT  
RGM01 MOHANSIC MAINTENANCE FACILITY**

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The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 2511) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

Pursuant to SEQR, this project has been classified as an Unlisted action. Uncoordinated review is being conducted as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations. A Short Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

Please contact me if you require any additional information regarding this document.

DSK/dvw

Att.

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Dianne Vanadia, Associate Budget Director  
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation  
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation  
Robert Lopane, Program Coordinator, Department of Public Works & Transportation  
Susan Darling, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Principal Environmental Planner

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

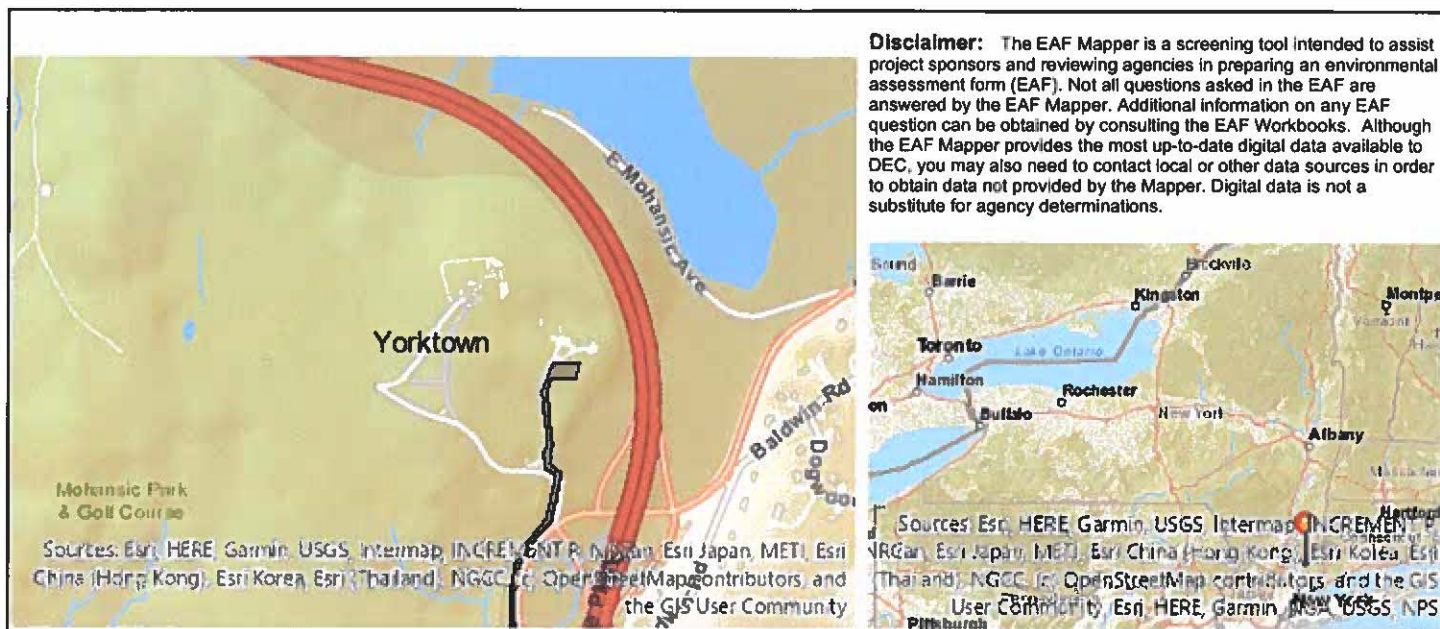
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Mohansic Maintenance Facility (RGM01)			
Project Location (describe, and attach a location map): Mohansic Golf Course, 1500 Baldwin Rd, Yorktown Heights, NY 10598 (Along Baldwin Road and driveway to maintenance facility)			
Brief Description of Proposed Action: The project involves the extension of three-phase electrical service to the Mohansic Golf Course maintenance facility, replacing existing overhead single-phase service. New three-phase electrical cables will be hung on existing poles along Baldwin Road by Consolidated Edison, Inc. These aerial electrical lines will transition to a new underground conduit near the entrance to the golf course. The conduit will be installed by Westchester County in a trench adjacent to the existing driveway leading to the maintenance facility. Tap boxes will be installed along the conduit to facilitate the installation and maintenance of cabling, and a transformer will be installed near the maintenance facility to terminate the new three-phase service line. Following the installation of the conduit, cabling and associated equipment, surface conditions will be restored to their current state and the existing single-phase electrical cables and utility poles within the golf course leading to the maintenance facility will be removed.			
Name of Applicant or Sponsor: County of Westchester		Telephone: (914)-995-4400 E-Mail: dsk2@westchestercountyny.gov	
Address: 148 Martine Ave			
City/PO: White Plains		State: New York	Zip Code: 10601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		~18 acres	
b. Total acreage to be physically disturbed?		~0.06 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		863 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): New York State Parkway			
<input checked="" type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 If Yes, identify: 31-90	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The facility is already connected to an existing public water supply	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: The facility is already connected to an existing septic system	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Taconic State Parkway	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: State Regulated Freshwater Wetlands, Wetland ID: A-19			

<b>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</b> <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
<b>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</b> Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. Is the project site located in the 100-year flood plan?</b>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17. Will the proposed action create storm water discharge, either from point or non-point sources?</b> If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
<b>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</b> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</b> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</b> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>June 7, 2024</u>  Signature: <u></u> Title: <u>Assistant Commissioner</u>		





Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Extension of electrical utilities by Consolidated Edison, Inc. to the entrance of the Golf Course will involve only the hanging of wires on existing utility poles and related tree maintenance and will not have any significant impact on the environment. Installation of electrical service within the facility will involve minor trenching and the installation of conduit, tap boxes and a transformer in previously cleared areas immediately adjacent to existing driveways and facilities. Existing surface conditions will be restored following the installation of utilities. The project will involve no tree removal or grading and will create no new impervious surface.

The project is located adjacent to the Taconic State Parkway and near Franklin D. Roosevelt State Park, both of which are listed on the National Register of Historic Places. However, as the project involves only the installation of underground utilities and modification of existing overhead utilities at an off-site location, the project will have no significant impact to historic resources. The area has also been designated as sensitive for archaeological resources, but there will be no significant impact as all trenching will be shallow and occur in previously disturbed areas near driveways.

Wetlands are located near the project site on the opposite side of the Taconic State Parkway. As the project involves no work within these wetlands, involves no grading and will not create or alter storm water flows, the project will have no significant impact to these wetlands.

The Consolidated Edison, Inc. portion of the project involves the installation of overhead electrical cables that will hang above a floodplain. However, as these power cables are elevated on existing poles and will run alongside existing utility lines, there will be no significant impact to floodplain characteristics.

The project is located in an area designated as sensitive to Bald Eagles, a threatened species. However, as the project involves no tree removal or significant disturbance of vegetation beyond maintenance already planned by Consolidated Edison, Inc., there will be no significant impact to endangered species.

The project is located within the County and State Park Lands Critical Environmental Area, which was designated to require additional review for potentially incompatible developments adjacent to County Parks. As this project will directly serve and benefit the operations of the golf course, it will have no significant impact to the Critical Environmental Area.

Overall, the project will benefit users and staff of this County Park by meeting the rising demand for electricity and will allow for additional electrification of the facility and its equipment. Replacing aerial electrical cables with underground cables will also improve system resilience during storms. As the project involves only minor trenching and equipment installation in previously disturbed areas, and because all disturbed areas will be restored to their existing conditions, this project will have no significant adverse impact to the environment.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk of the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an amended bond act in connection with Capital Project RGM01 – Mohansic Maintenance Facility (the “Project”); and

**WHEREAS**, this Honorable Board has determined that the proposed Project would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQR”); and

**WHEREAS**, pursuant to SEQR and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

**WHEREAS**, the County of Westchester is conducting uncoordinated review as permitted for Unlisted Actions pursuant to Section 617.6(b)(4) of the implementing regulations for the environmental review of this project; and

**WHEREAS**, in accordance with SEQR and its implementing regulations, a Short Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

**NOW, THEREFORE**, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

**RESOLVED**, that based upon the Honorable Board’s review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the Project; and be it further

**RESOLVED**, that the Clerk of the Board of Legislators is authorized and directed to sign the “Determination of Significance” in the Short Environmental Assessment Form, which is attached hereto and made a part hereof, as the “Responsible Officer in Lead Agency”; to issue this “Negative

Declaration” on behalf of this Board in satisfaction of SEQR and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that the Resolution shall take effect immediately.

ACT NO. -20\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED MARCH 23, 2015 IN RELATION TO FINANCING THE COST FOR THE RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$3,850,000. (Adopted , 20\_\_).

WHEREAS, this Board of Legislators (the "Board") has heretofore duly authorized the issuance of bonds to finance the planning costs for the recreational area improvements for Mohansic Golf Course located in Yorktown Heights at the estimated maximum cost of \$350,000 (the "Original Project"), pursuant to Act No. 45-2015, duly adopted on March 23, 2015, and it has now been determined that (i) the costs for the construction of recreational area improvements for Mohansic Golf Course located in Yorktown Heights in the amount of \$3,500,000 shall be added to the costs of the Original Project (collectively, the "Project"), (ii) the maximum cost of the Project shall now total \$3,850,000, and (ii) the period of probable usefulness of the Project shall be amended and restated as set forth herein; and

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

**Section (A).** The bond act duly adopted by this Board on March 23, 2015, entitled:

**“(BOND) ACT NO. 45-2015**

**BOND ACT AUTHORIZING THE ISSUANCE OF \$350,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE COSTS OF PLANNING RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$350,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$350,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”**

**is hereby amended and restated to read as follows:**



BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED MARCH 23, 2015 IN RELATION TO FINANCING THE COST FOR RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$3,850,000. (Adopted           , 20\_\_).

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, to the provisions of other laws applicable thereto, \$3,850,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost for recreational area improvements for Mohansic Golf Course located in Yorktown Heights, including construction and construction management for the replacement of the existing electrical service into the park with a new three-phase electrical service and the design of the rehabilitation of the maintenance and storage building complex; all as set forth in the County's current year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the current year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof, is \$3,850,000. The plan of financing includes the issuance of \$3,850,000 bonds herein authorized, and any bond anticipation notes

issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued, within the limitations of Section 11.00 a. 19(c) of the Law, is fifteen (15) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$3,850,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby

delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 5. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

**Section (B).** The amendment and restatement of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

**Section (C).** This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

STATE OF NEW YORK                    )  
  : ss.:  
COUNTY OF NEW YORK                )

I HEREBY CERTIFY that I have compared the foregoing Act No. -20\_\_ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on                   , 20\_\_ and approved by the County Executive on                   , 20\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this    day of                   , 20\_\_.

(SEAL)                                   The Clerk and Chief Administrative Officer of the  
County Board of Legislators  
County of Westchester, New York

## LEGAL NOTICE

An amended and restated Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on March 23, 2015 and amended on \_\_\_\_\_, 20\_\_ and approved, as amended, by the County Executive on \_\_\_\_\_, 20\_\_ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the amended Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. \_\_\_\_\_-20\_\_

**BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED MARCH 23, 2015 IN RELATION TO FINANCING THE COST FOR THE RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$3,850,000. (Adopted \_\_\_\_\_, 20\_\_).**

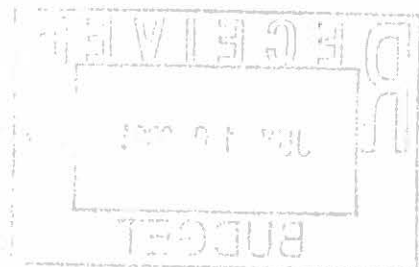
object or purpose: to finance the cost for recreational area improvements for Mohansic Golf Course located in Yorktown Heights, including construction and construction management for the replacement of the existing electrical service into the park with a new three-phase electrical service and the design of the rehabilitation of the maintenance and storage building complex; all as set forth in the County's 20\_\_ Capital Budget, as amended

amount of obligations to be issued:

and period of probable usefulness: \$3,850,000; fifteen (15) years

Dated: \_\_\_\_\_, 20\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board of  
Legislators of the County of Westchester, New York



## MOHANSIC MAINTENANCE FACILITY ( RGM01 )

**User Department :** Parks, Recreation & Conservation

**Managing Department(s) :** Parks, Recreation & Conservation ; Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project approved in concept but subject to subsequent staff review.

### **FIVE YEAR CAPITAL PROGRAM (in thousands)**

	Est Ult Cost	Appropriated	Exp / Obl	2024	2025	2026	2027	2028	Under Review
Gross	7,050	7,050	234						
Non County Share									
Total	7,050	7,050	234						

### **Project Description**

This project will rehabilitate the maintenance and storage building complex off the second fairway and construct a new maintenance facility and support functions along with the renovation and preservation of existing storage barns.

### **Current Year Description**

There is no current year request.

### **Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### **Appropriation History**

Year	Amount	Description	Status
2014	350,000	Design of Maintenance & Storage Facilities	COMPLETE
2016	3,850,000	Construction of Maintenance & Storage Facilities	AWAITING BOND AUTHORIZATION
2022	2,850,000	Construction	AWAITING BOND AUTHORIZATION
Total	7,050,000		

### **Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	7,050,000		7,050,000
Total	7,050,000		7,050,000

### **Bonds Authorized**

Bond Act	Amount	Date Sold	Amount Sold	Balance
45 15	350,000			350,000
Total	350,000			350,000



## CAPITAL PROJECT FACT SHEET

<b>Project ID:*</b> <b>RGM01</b>	<input type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 03-19-2024
<b>Fact Sheet Year:*</b> 2024	<b>Project Title:*</b> MOHANSIC MAINTENANCE FACILITY	<b>Legislative District ID:</b> 4,
<b>Category*</b> RECREATION FACILITIES	<b>Department:*</b> PARKS, RECREATION & CONSERVATION	<b>CP Unique ID:</b> 2511

### Overall Project Description

This project will rehabilitate the maintenance and storage building complex off the second fairway and construct a new maintenance facility and support functions along with the renovation and preservation of existing storage barns.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety               | <input type="checkbox"/> Project Labor Agreement        | <input type="checkbox"/> Revenue                   |
| <input type="checkbox"/> Security                             | <input type="checkbox"/> Other                          |  |

### FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
<b>Gross</b>	7,050	7,050	0	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	7,050	7,050	0	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 234

**Current Bond Description:** This project will fund construction and construction management for the replacement of the existing electrical service into the park with a new three-phase electrical service. It will also provide additional funding for the design of the rehabilitation of the maintenance and storage building complex.

#### Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,500,000
Cash:	0
<b>Total:</b>	<b>\$ 3,500,000</b>

#### SEQR Classification:

UNLISTED

#### Amount Requested:

3,500,000

#### Expected Design Work Provider:

- |  |                                     |   |
|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|-------------------------------------|---|

#### Comments:

#### Energy Efficiencies:

UPGRADING TO THREE-PHASE ELECTRICAL SERVICE WILL ENHANCE THE PARKS ELECTRICAL CAPACITY ALLOWING FOR IMPROVED ENERGY EFFICIENCIES IN BUILDINGS AND APPLIANCES, WHILE REDUCING THE COUNTY'S DEPENDANCE ON FOSSIL FUELS.

**Appropriation History:**

Year	Amount	Description
2014	350,000	DESIGN OF MAINTENANCE & STORAGE FACILITIES
2016	3,850,000	CONSTRUCTION OF MAINTENANCE & STORAGE FACILITIES
2022	2,850,000	CONSTRUCTION

**Total Appropriation History:**

7,050,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
15	45	350,000	0	MOHANSIC MAINTENANCE FACILITY

**Total Financing History:**

350,000

**Recommended By:****Department of Planning**

MLLL

**Date**

04-16-2024

**Department of Public Works**

RJB4

**Date**

04-16-2024

**Budget Department**

DEV9

**Date**

04-17-2024

**Requesting Department**


RCL3

**Date**

04-17-2024

June 13, 2024

TO: Hon. Vedat Gashi, Chair  
Hon. Jose Alvarado, Vice Chair  
Hon. Tyrae Woodson-Samuels, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: **Message Requesting Immediate Consideration: Act – Conveyance of  
County-owned Real Property – Jefferson Street, Mamaroneck.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 17, 2024 Agenda.

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation and Conservation (the "Department"), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 17, 2024 "blue sheet" calendar.

Thank you for your prompt attention to this matter.



George Latimer  
County Executive

June 17, 2024

Westchester County Board of Legislators  
148 Martine Avenue, Room 800  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation and Conservation (the "Department"), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y." and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the "Property"), to the adjacent property owner 16 N. Chatsworth Ave. Corp., its successors and/or assigns (the "Purchaser"). The Department has advised that the Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or any County purpose. The County has no future plans to utilize the Property for any County purpose. This conveyance would be by a quitclaim deed for the consideration of Thirty Thousand (\$30,000.00) Dollars.

Pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), "real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property", subject to certain conditions set forth in said law. In a letter dated August 16, 2023, from the Director of Countywide Administrative Services, the County formally offered the Town of Mamaroneck (the "Town") the opportunity to purchase the Property. Subsequently, as a condition of not exercising its right to purchase, the Town entered into an agreement with the Purchaser wherein the parties agreed that in the event that the Purchaser purchases the Property from the County, the Purchaser would grant an easement over and under the Property to the Town, in order provide for travel across the Property to access the Town's park, and for the installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the County Clerk.


In accordance with LWC Sections 134.51(6) and 249.111(2), on April 18, 2024, the County Parks, Recreation and Conservation Board (the "Parks Board") reviewed the proposed sale and adopted a

resolution recommending the following: 1) the Property be deemed no longer needed for park purposes; 2) the County Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code; and 3) the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs. A copy of the Parks Board's resolution is attached hereto for your Honorable Board's consideration.

Further, in accordance with LWC Section 191.41, the Commissioner of the Department of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner's Report is attached hereto for your Honorable Board's consideration.

I believe that the sale of this Property is in the best interest of the County and, therefore, urge your approval of the annexed Act.

Very truly yours,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer  
County Executive

Attachment  
GL/KOC/LAC



**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the approval of an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”), acting by and through the Department of Parks, Recreation and Conservation (the “Department”), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the “Property”), to the adjacent property owner 16 N. Chatsworth Ave. Corp., its successors and/or assigns (the “Purchaser”). The Department has advised that the Property, although intended for the purposed of the construction of a parkway, was never used for this purpose or any County purpose. The County has no future plans to utilize the Property for any County purpose. This conveyance would be by a quitclaim deed for the consideration of Thirty Thousand (\$30,000.00) Dollars.

Your Committee is advised that pursuant to Section 209.101(8)(b) of the Laws of Westchester County (“LWC”), “real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property”, subject to certain conditions set forth in said law. In a letter dated August 16, 2023, from the director of Countywide Administrative Services, the County formally offered the Town of Mamaroneck (the “Town”) the opportunity to purchase the Property. Subsequently, as a condition of not exercising its right to purchase the Property, the Town entered into an agreement with the Purchaser wherein the parties agreed that in the event that the Purchaser purchases the Property from the County, the Purchaser would grant an easement over and under the Property to the Town, in order to provide for travel across the Property to access the Town’s park, and for the installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the County Clerk.

Your Committee is also advised that, in accordance with LWC Sections 134.51(6) and 249.111(2), on April 18, 2024, the County Parks, Recreation and Conservation Board (the “Parks Board”) reviewed the proposed sale and adopted a resolution recommending the following: 1) that the Property be deemed no longer needed for park purposes; 2) that your Honorable Board authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code; and 3) the proceeds from the sale or conveyance of the Property be set aside in a segregated fund , dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs.. A copy of the Parks Board’s resolution is attached hereto for your Honorable Board’s consideration.

In accordance with LWC Section 191.41, the Commissioner of the Department of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner’s Report is attached hereto.

The Department of Planning (“Planning”) has advised that based on its review, the proposed conveyance has been classified as an “Unlisted” action pursuant to Part 617 of the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (“SEQRA”). Planning has advised that uncoordinated review has been conducted as permitted for “Unlisted” actions pursuant to Section 617.6(b)(4) of the implementing regulations. Accordingly, Planning has prepared a Short Environmental Assessment Form (“EAF”) which is annexed hereto for your Honorable Board’s consideration. Your Committee has carefully considered the EAF and the applicable SEQRA regulations. For the reasons set forth in the EAF, your Committee believes that this proposed action will not result in any significant adverse impact on the environment, and therefore, recommends passage of the annexed Resolution prior to adopting the aforementioned Act.

Based on the foregoing, your Committee believes that the annexed Act is in the best interest of the County and therefore recommends its adoption. Your Committee is advised that, pursuant to LWC Section 104.11(2), an affirmative two-thirds vote of all the members of your Honorable Board is required to adopt the Act.



Dated: \_\_\_\_\_, 2024  
White Plains, New York

**COMMITTEE ON:**  
c/lac/6.5.24





Memorandum  
Department of Planning

TO: Lynne Colavita, Senior Assistant County Attorney  
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM  
Assistant Commissioner

A handwritten signature in blue ink, appearing to be "DK", located to the right of the "FROM:" line.

DATE: June 7, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR DISPOSITION OF  
PROPERTY AT JEFFERSON STREET, TOWN OF MAMARONECK**

---

In response to your request for an environmental review of the above referenced action, the Planning Department has prepared the attached documentation.

The proposed property disposition has been classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Short Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

Please contact me if you require any additional information regarding this document.

Att.

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Blanca P. Lopez, Commissioner of Planning  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Claudia Maxwell, Associate Environmental Planner

## **RESOLUTION \_\_\_\_ - 2024**

**WHEREAS**, there is pending before this Honorable Board an Act to authorize the County of Westchester to execute a Quitclaim Deed to 16 N. Chatsworth Ave. Corp., its successors and/or assigns, for certain real property owned by the County of Westchester (the “County”) consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the “Property”), for the purchase price of Thirty Thousand (\$30,000.00) Dollars; and

**WHEREAS**, this Honorable Board has determined that the proposed conveyance would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action”, which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

**WHEREAS**, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

**WHEREAS**, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if the proposed action will have a significant impact on the environment.

**NOW THEREFORE**, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

**RESOLVED**, that based upon the Honorable Board's review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the proposed conveyance; and be it further

**RESOLVED**, the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the attached Short Environmental Assessment Form, which Form is made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that the Resolution shall take effect immediately.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

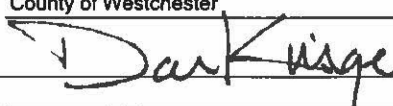
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

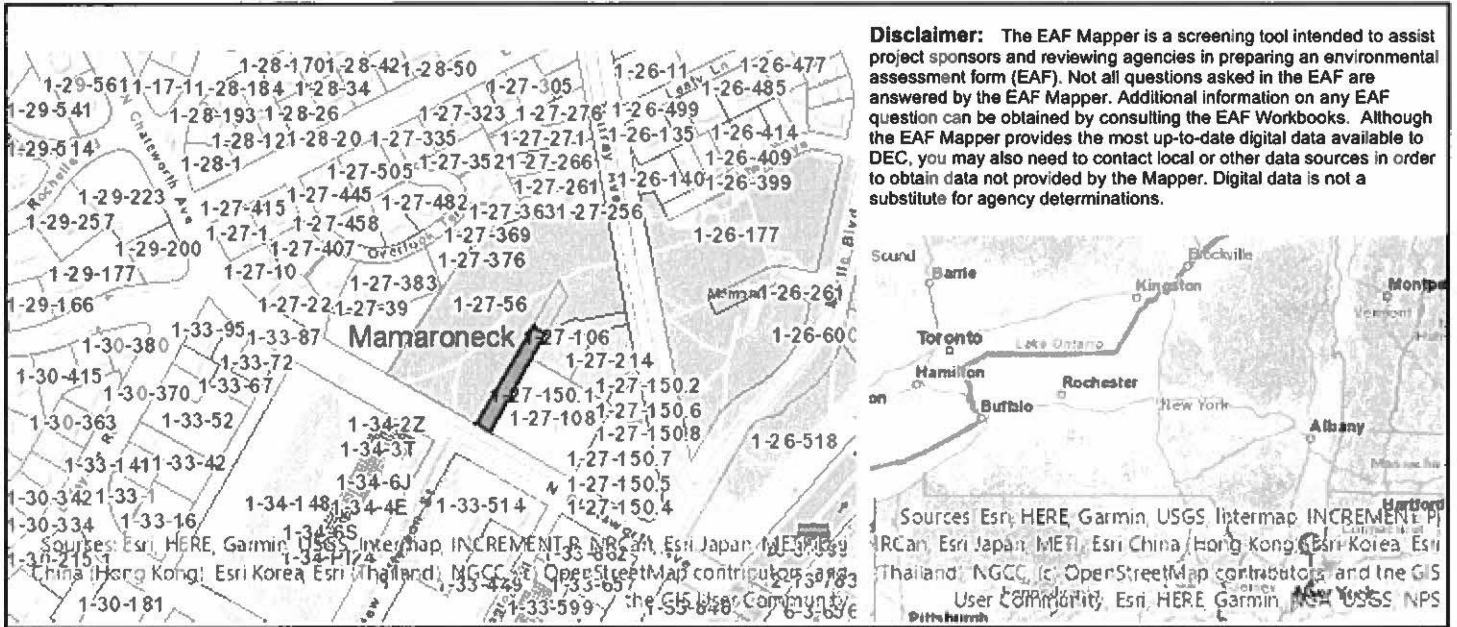
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Disposition of Jefferson Street Parcel, Town of Mamaroneck			
Project Location (describe, and attach a location map): North Chatsworth Avenue, Town of Mamaroneck			
Brief Description of Proposed Action: Disposition of an approximately 0.19-acre parcel of County-owned land, known as Jefferson Street, Town of Mamaroneck, which was acquired in connection with the proposed development of the Pelham-Port Chester Parkway. The parkway was never constructed and this property is no longer needed for any County purpose. The parcel, located along North Chatsworth Avenue, will be sold to the adjacent private landowner who has expressed interest in acquiring said property. The parcel is also adjacent to a Town-owned park, and a deed will be filed granting an easement in favor of the Town to continue to provide access to the park and municipal services.			
Name of Applicant or Sponsor:  County of Westchester		Telephone: (914) 995-4400  E-Mail: dsk2@WestchesterCountyNY.gov	
Address: 148 Martine Avenue			
City/PO: White Plains		State: NY	Zip Code: 10601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES  <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.19 acres 0 acres 0.19 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ Not applicable--property transfer/no development proposed.	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Not applicable--property transfer/no development proposed.	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Not applicable--property transfer/no development proposed.	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Although the EAF Mapper checked YES, a review of the Environmental Site Remediation Database revealed only 2 sites (C360132, C360139), which are over 700 and 1000 feet from the subject property, separated in between by substantial development.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>June 7, 2024</u>		
Signature: <u></u> Title: <u>Assistant Commissioner, Dept. of Planning</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: Jefferson St, Mamaroneck Town

Date: June 2024

## Short Environmental Assessment Form

### Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Short Environmental Assessment Form

### Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The action entails the disposition of a parcel of land that had been acquired in the 1920s by the County, acting by and through the Westchester County Park Commission, for the proposed development of a Pelham-Port Chester Parkway that was never constructed. The property is no longer needed for parkway purposes and has never been used as a park or for any County purpose.

The subject property is a narrow strip of land, 35 feet wide and 254 feet long, developed as a street with parallel parking but does not connect to another street, functioning solely to access a parking area for two multifamily buildings at 14 and 16 North Chatsworth Avenue adjacent to the subject site. Due to its size, configuration and setting, the property is not suitable for any County purpose. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property, although an easement will be placed in favor of the Town for access to the Town's park adjacent to the site and for the installation, maintenance, repair, replacement or reconstruction of municipal services.

As the action consists only of the transfer of the land with no associated construction, development, alteration, or other disturbance, there will be no impact on the environment. The property is located in the Town's R-TA Tower Apartment zoning district. As previously indicated, no further development is anticipated. Nevertheless, any future use of the property will be subject to local zoning and land use regulations, as well as any further environmental review as required by SEQRA.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk to the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

TO: Honorable George Latimer  
County Executive

FROM: Blanca P. Lopez, M.S.  
Commissioner

*BPL*

DATE: June 10, 2024

SUBJECT: **Disposition of Jefferson Street Property, Town of Mamaroneck**

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed disposition of the property owned by Westchester County, located at Jefferson Street in the Town of Mamaroneck that is no longer needed for any County purpose. The property consists of 0.19 acres of vacant land designated as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commissioner "Map of Lands to be Acquired for the Pelham-Port Chester Parkway, Westchester County, N.Y."

This property was purchased by Westchester County in 1926 for the Pelham-Port Chester Parkway and was never used for the purpose of the construction of a parkway or for any other County purpose. The parcel is not needed for any County purpose now or in the future.

The parcel is located on the east side of North Chatsworth Avenue adjacent to a Town-owned park and is a paved roadway with two-way travel and parallel on-street parking. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property, although an easement will be placed in favor of the Town for access to the Town's park and for municipal services.

The parcel is not suitable for affordable housing as it is a narrow and irregularly shaped lot which would require multiple zoning variances to allow residential development. It also is a paved access drive with on-street parking and is the only access to a parking area for residential and mixed use buildings adjacent to the site along North Chatsworth Avenue, which the parcel will be conveyed to.

Based on this record, I have no objection to the disposition of the parcel owned by Westchester County, currently located at Jefferson Street in the Town Mamaroneck, and is no longer needed for any County purpose.

cc: John Nonna, County Attorney  
Tami Altschiller, Deputy County Attorney  
Christopher Steers, Director of Real Estate  
Lynne Colavita, Senior Assistant County Attorney  
Susan Darling, Chief Planner  
Michael Lipkin, Associate Planner

## **WESTCHESTER COUNTY PARKS, RECREATION AND CONSERVATION BOARD**

**RE:** Recommending that the County of Westchester ("County") declare that the real property located at Jefferson Street, in the Town of Mamaroneck being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.", made by Charles A. Hollister, Civil Engineer & Surveyor, dated May 17, 1926 and filed in the Westchester County Clerk's Office, Division of Land Records, on August 16, 1926 as Map No. 2744 (the "Property") is no longer required for park purposes and further recommending the sale of the Property in accordance with the provisions of the County Charter and Administrative Code;

**WHEREAS**, the Property, approximately 0.19 acres of vacant land, is one of several parcels that were to be acquired by the County for the purposes of constructing the Pelham Port Chester Parkway as depicted on the aforesaid map; and

**WHEREAS**, All New York Title Agency, Inc. has certified that the County is the owner of the Property; and

**WHEREAS**, the subject Property, although intended for the purpose of the construction of the Pelham Port Chester Parkway, was never used for this purpose or ever used as a park or for any County purpose; and

**WHEREAS**, 16 N. Chatsworth Ave. Corp. ("Prospective Purchaser") is the owner of the adjacent property located at 16 N. Chatsworth Avenue, Town of Mamaroneck, New York, and has expressed an interest in purchasing the Property; and

**WHEREAS**, pursuant to Section 249.111(1) of the Laws of Westchester County ("LWC"), "the County, upon recommendation of the Parks, Recreation and Conservation board, is authorized to convey, by public or private sale, any real estate which may have been acquired for park purposes, and which is determined the County Board to be no longer required for such purposes, or to grant rights or interests in, over, under and across any real estate acquired for park purposes, such sale and conveyance or grant to be in accordance with the provisions of the County Charter and Administrative Code" and

**WHEREAS**, in accordance with Section 209.1018(b) of the LWC, the County offered the Property to the Town of Mamaroneck ("Town"); and

**WHEREAS**, the Town, as a condition of not exercising its right of first refusal, entered into an agreement with the Prospective Purchaser wherein the parties agreed that in the event that the Prospective Purchaser purchases that Property, it would grant an easement over and under the Property to provide for travel across the Property to access the Town's park, and for the

installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the Westchester County Clerk; and

**WHEREAS**, it is the desire of this Parks Board to recommend that the County Board determine that the Property is no longer needed for park purposes; and

**WHEREAS**, it is the desire of this Parks Board to also recommend the sale or conveyance of the Property in accordance with the provisions of the County Charter and Administrative Code.

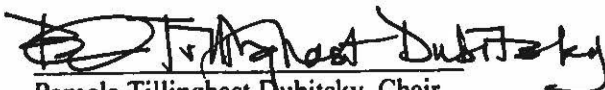
**NOW, THEREFORE BE IT**

**RESOLVED**, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(1) of the Laws of Westchester County, that the real property at Jefferson Street, Town of Mamaroneck, County of Westchester and State of New York (the "Property"), be deemed no longer needed for park purposes; and be it further

**RESOLVED**, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(1) of the Laws of Westchester County, that the County Board authorize the sale of the Property, in accordance with the provisions of the County Charter and Administrative Code; and be it further

**RESOLVED**, that the Westchester County Parks, Recreation and Conservation Board recommends that the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs.

Adopted this 18<sup>th</sup> day of April, 2024.

  
Pamela Tillinghast Dubitsky, Chair  
Parks, Recreation and Conservation Board



**ACT NO. \_\_\_\_-2024**

**AN ACT** authorizing the conveyance of approximately 0.19 acres of real property, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 to 16 N. Chatsworth Ave. Corp., its successors and/or assigns.

**BE IT ENACTED** by the Board of Legislators of the County of Westchester as follows:

**Section 1.** The County of Westchester (the “County”) is hereby authorized to convey to 16 N. Chatsworth Ave. Corp., its successors and/or assigns, approximately 0.19 acres of real property, known as a portion of Jefferson Street, Town of Mamaroneck, New York and identified as part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 for the purchase price of Thirty Thousand (\$30,000.00) Dollars by Quitclaim Deed.

**§ 2.** The County Executive or his authorized designee is hereby empowered to execute all instruments and take such action as may be reasonably necessary to effectuate the purposes hereof.

**§ 3.** This Act shall take effect immediately.

# Westchester County

George Latimer  
County Executive

July 10, 2024

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is a proposed act ("Act") which, if adopted, would authorize the County of Westchester ("County"), to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation ("NYSDEC") for financial assistance from the New York State Climate Smart Communities Grant Program pursuant to Environmental Conservation Law Article 54, Title 15.

The Act would authorize the County to apply for and enter into a grant agreement with the NYSDEC for funds for the Westchester County Climate Action Planning Institute II. The County expects to receive approximately \$100,000.00 from this grant. The 50% match requirement by the New York State Climate Smart Communities Grant Program will be met by participating local governments.

The Westchester County Climate Action Planning Institute II is a facilitated, collaborative working group through which a select group of participating local governments develop individual government operations greenhouse gas emissions inventories and government operations climate action plans.

Based on the importance of the Westchester County Climate Action Planning Institute II, favorable action on the proposed Act is respectfully requested.

Sincerely,



**George Latimer**  
Westchester County Executive

## Attachments

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Email: [ce@westchestercountyny.gov](mailto:ce@westchestercountyny.gov)  
Telephone: (914)995-2900

[westchestercountyny.gov](http://westchestercountyny.gov)

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a communication from the County Executive recommending approval of an act ("Act") which, if adopted, would authorize the County of Westchester ("County"), to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation ("NYSDEC") for financial assistance from the New York State Climate Smart Communities Grant Program pursuant to Environmental Conservation Law Article 54, Title 15.

The Act would authorize the County to apply for and enter into a grant agreement with the NYSDEC for funds for the Westchester County Climate Action Planning Institute II. The County expects to receive approximately \$100,000.00 from this grant. The Act certifies that the County has identified and secured a corresponding amount in matching funds, approximately \$100,000, from donated professional services from elected officials, staff, and volunteers from the local governments participating in Westchester County Climate Action Planning Institute II, pursuant to the requirements of Environmental Conservation Law Article 54, Title 15.

The Westchester County Climate Action Planning Institute II is a facilitated, collaborative working group through which a select group of local governments develop individual government operations greenhouse gas emissions inventories and government operations climate action plans.

The Planning Department has advised your Committee that based on its review, the grant agreement has been classified as a Type "II" action pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

Your Committee has carefully considered this matter and has concluded that it is in the best interest of the County to adopt the Act to authorize the County to apply for and enter into a grant agreement with the NYSDEC.

Your Committee is advised that an affirmative vote of a majority of your Honorable Board is required to adopt the Act.

Dated: \_\_\_\_\_, 2024  
White Plains, New York

**COMMITTEE ON**

s: CEC 7-10-24

# FISCAL IMPACT STATEMENT

SUBJECT: NYS Climate Smart Communities Grant ☐ NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

☒ GENERAL FUND ☐ AIRPORT FUND ☐ SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ 100,000

Total Current Year Revenue \$ 100,000

Source of Funds (check one): ☒ Current Appropriations ☐ Transfer of Existing Appropriations  
☐ Additional Appropriations ☐ Other (explain)

Identify Accounts: 101-11-0730-4830; 101-11-0730-9734

Potential Related Operating Budget Expenses: Annual Amount \$100,000

Describe: An Act to authorize the County to apply for and enter into a grant agreement with NYSDEC for funds from NYS Climate Smart Communities Grant Program for the Westchester County Climate Action Planning Institute II.

Potential Related Operating Budget Revenues: Annual Amount \$100,000

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: \_\_\_\_\_  
\_\_\_\_\_

Next Four Years: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by: Deb Ogden

Title: Sr. Budget Analyst

Department: Budget

Date: July 11, 2024

Reviewed By: 

Budget Director

Date: 7/11/24

AN ACT to authorize the County to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation for funds from the New York State Climate Smart Communities Grant Program for the Westchester County Climate Action Planning Institute II.

**BE IT ENACTED** by the Board of Legislators of the County of Westchester as follows:

**Section 1.** The County of Westchester is hereby authorized to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation in the amount of approximately \$100,000.00 for funds from the New York State Climate Smart Communities Grant Program pursuant to Environmental Conservation Law Article 54 Title 15. The grant funds shall be used for the Westchester County Climate Action Planning Institute II to support participating local governments committed to climate action planning.

**§ 2.** The County certifies that it has identified and secured a corresponding amount in matching funds, in the amount of approximately \$100,000, from donated professional services from the elected officials, staff, and volunteers from the participating local governments in Westchester County Climate Action Planning Institute II, pursuant to the requirements of Environmental Conservation Law Article 54, Title 15.

**§ 3.** The County Executive, or his duly authorized designee, is hereby authorized and empowered to take such actions and to execute and deliver such instruments as may be necessary and appropriate to accomplish the purposes hereof.

**§ 4.** This Act shall take effect immediately.



**Vedat Gashi**Chairman of the Board  
Legislator, 4th DistrictTO: Hon. Jewel Williams Johnson  
Chair, Budget & AppropriationsHon. David Tubiolo  
Chair, Parks & EnvironmentFROM: Hon. Vedat Gashi  
Chairman of the Board

DATE: July 10, 2024

RE: ACT-Enter into Grant Agreement-NYSDEC for Financial Assistance

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As Chairman of the Board of Legislators, I am placing the below item directly into the Committees on Budget & Appropriations and Parks & Environment.

Thank you.

(ID: 2024-392) ACT-Enter into Grant Agreement-NYSDEC

AN ACT to authorize the County to apply for and enter into a grant agreement with the New York State Department of Environmental Conservation for funds from the New York State Climate Smart Communities Grant Program for the Westchester County Climate Action Planning Institute II.

CC: Marcello Figueroa  
James Silverberg  
Dylan Tragni  
Sunday Vanderberg