



Kenneth W. Jenkins
County Executive

Date: August 3, 2026

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, County Executive

RE: Act authorizing the County of Westchester to extinguish an existing easement and to accept two (2) new permanent easements and a temporary easement in the vicinity of Kingsland Point Park and the Tarrytown Lighthouse for County and public to access the Tarrytown Lighthouse.

Attached for your consideration is a proposed Act which, if adopted, would authorize the County of Westchester (the "County") to extinguish its existing easement across the former General Motors property in Sleepy Hollow, New York that runs, connects and provides access between Kingsland Point Park to the Tarrytown Lighthouse (the "Existing Easement") and to replace the Existing Easement with two (2) new permanent easements and a temporary easement to access the Tarrytown Lighthouse in order to facilitate the County's construction of infrastructure improvements to the Tarrytown Lighthouse, enable the construction of a new publically accessible waterfront park and promenade, and to improve County and public access to the Tarrytown Lighthouse.

The Department of Parks, Recreation and Conversation ("Parks") and the Department of Public Works and Transportation ("DPW&T") have advised that there currently exists an easement for the benefit of the County across the former General Motors property that provides a connection between the Tarrytown Lighthouse and Kingsland Point Park. The Existing Easement includes an existing asphalt pathway and is located along the Hudson River waterfront.

I have been advised that the General Motors property is currently owned by Lighthouse Landing Communities, LLC (the "Developer") and the Developer is redeveloping the former General Motors property, including the construction of a publicly accessible waterfront park and promenade in the area between Kingsland Point Park and the Tarrytown Lighthouse, that upon completion, will be conveyed to the Village of Sleepy Hollow (the "Village"). Upon completion, these improvements will expand public access to the Hudson

River, enhance recreational opportunities, preserve valuable waterfront open space, and create a significant regional destination along the County's riverfront.

I have been further advised that concurrently, the County is completing a comprehensive restoration of the Tarrytown Lighthouse. The restoration project includes the installation of new electrical service and communications infrastructure necessary to support the operation, maintenance, and public use of the Tarrytown Lighthouse.

DPWT and Parks have advised that as a result of both the adjacent waterfront redevelopment and the Tarrytown Lighthouse restoration project, modifications are required to the existing pedestrian connection between the Tarrytown Lighthouse and Kingsland Point Park, as well as to the utility infrastructure serving the lighthouse. These improvements are necessary to ensure continued public access to the lighthouse, accommodate the new waterfront park design, provide reliable utility service to the restored historic structure, and support the long-term recreational, educational, and historic preservation objectives of the County.

DPWT and Parks have further advised that in order to effectuate the above, the County shall enter into an Access and Utility Easement Agreement ("Easement Agreement") with the Developer and the Village whereby the County would extinguish the Existing Easement and the Developer will grant the County the following property interests: 1) Easement through land owned by the Developer from the to be dedicated Village Roadway named Hallows Pass to the Tarrytown Lighthouse ("Access and Infrastructure Easement"); 2) Easement across the entire area where the waterfront park and promenade will be constructed for the benefit of the County and Public ("Open Space Easement"); and 3) Temporary Easement across Hallows Pass which will extinguish upon dedication of Hallows Pass as a Village-owned street and public right-of-way.

I have been advised that pursuant to the terms of the Easement Agreement, the County shall be responsible, at its sole cost and expense for repairing and restoring the Access and Infrastructure Easement from any damage caused by its employees, agents, and authorized representatives. In addition, the County shall agree to indemnify, hold harmless and defend the Developer, its successors and assigns, from and against all liabilities, claims, damages, and expenses (including reasonable attorney's fees and costs) and judgments, which arise out of or relate to the use of the Access and Infrastructure Easement by the public, County, its successors, assigns, agents, employees, or contractors. In addition, and pursuant to the terms of the Easement Agreement, the Developer shall ensure that the County and public shall have access at all times during construction of the improvements.

Based on the importance and necessity of the new easements in connection with public access and improvements to the Tarrytown Lighthouse, your favorable action on the annexed Act is most respectfully requested.

KWJ/PJT/jpi
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an Act which, if adopted, would authorize the County of Westchester (the "County") to extinguish its existing easement across the former General Motors property in Sleepy Hollow, New York that runs, connects and provides access between Kingsland Point Park to the Tarrytown Lighthouse (the "Existing Easement") and to replace the Existing Easement with two (2) new permanent easements and a temporary easement to access the Tarrytown Lighthouse in order to facilitate the County's construction of infrastructure improvements to the Tarrytown Lighthouse, enable the construction of a new publically accessible waterfront park and promenade, and to improve County and public access to the Tarrytown Lighthouse.

The Department of Parks, Recreation and Conversation ("Parks") and the Department of Public Works and Transportation ("DPW&T") have advised that there currently exists an easement for the benefit of the County across the former General Motors property that provides a connection between the Tarrytown Lighthouse and Kingsland Point Park. The Existing Easement includes an existing asphalt pathway and is located along the Hudson River waterfront.

Your Committee has been advised that the General Motors property is currently owned by Lighthouse Landing Communities, LLC (the "Developer") and the Developer is redeveloping the former General Motors property, including the construction of a publicly accessible waterfront park and promenade in the area between Kingsland Point Park and the Tarrytown Lighthouse, that upon completion, will be conveyed to the Village of Sleepy Hollow (the "Village"). Upon completion, these improvements will expand public access to the Hudson River, enhance recreational opportunities, preserve valuable waterfront open space, and create a significant regional destination along the County's riverfront.

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agents, and authorized representatives. In addition, the County shall agree to indemnify, hold harmless and defend the Developer, its successors and assigns, from and against all liabilities, claims, damages, and expenses (including reasonable attorney's fees and costs) and judgments, which arise out of or relate to the use of the Access and Infrastructure Easement by the public, County, its successors, assigns, agents, employees, or contractors. In addition, and pursuant to the terms of the Easement Agreement, the Developer shall ensure that the County and public shall have access at all times during construction of the improvements.

The Department of Planning has advised that, based on its review, the authorization of the project may be classified as an "Unlisted action" pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). Your Committee has carefully considered the proposed legislation. A resolution and Short Environmental Assessment Form (EAF) prepared by the Department of Planning are attached to assist your Honorable Board in complying with SEQR. 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 accordingly recommends passage of the annexed resolution prior to enacting the Act authorizing the Easement Agreement.

It should be noted that pursuant to the Laws of Westchester County, the proposed Act must be approved by an affirmative vote of not less than a majority the voting strength of the Board of Legislators.

Accordingly, after due consideration, your Committee recommends enactment of the annexed proposed Act.

Dated: , 2026
White Plains, New York

COMMITTEE ON
c/jpi 7.23.26

TO: John Paul Iannace, Associate County Attorney
Department of Law

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



DATE: July 28, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR TARRYTOWN
LIGHTHOUSE ACCESS EASEMENT RELOCATION**

The Planning Department has reviewed the above referenced action 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. To assist the Board of Legislators in complying with SEQR, a Short Environmental Assessment Form has been prepared for the project and is attached for the Board's consideration.

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

DSK/cnm
Att.

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Peter Tartaglia, Acting Commissioner, Department of Parks, Recreation & Conservation
Robert Lopane, Director of Program Development – PRC Planning
Matthew Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to extinguish its existing easement across the former General Motors property in Sleepy Hollow, New York that runs along the Hudson River and connects Kingsland Point Park to the Tarrytown Lighthouse and to replace the Existing Easement with two (2) new easements to access the Tarrytown Lighthouse; and

WHEREAS, this Honorable Board has determined that the proposed Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York 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 the only involved agency for this action and, therefore, 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 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 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 proposed act 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 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

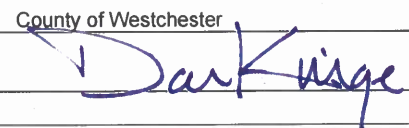
Instructions for Completing

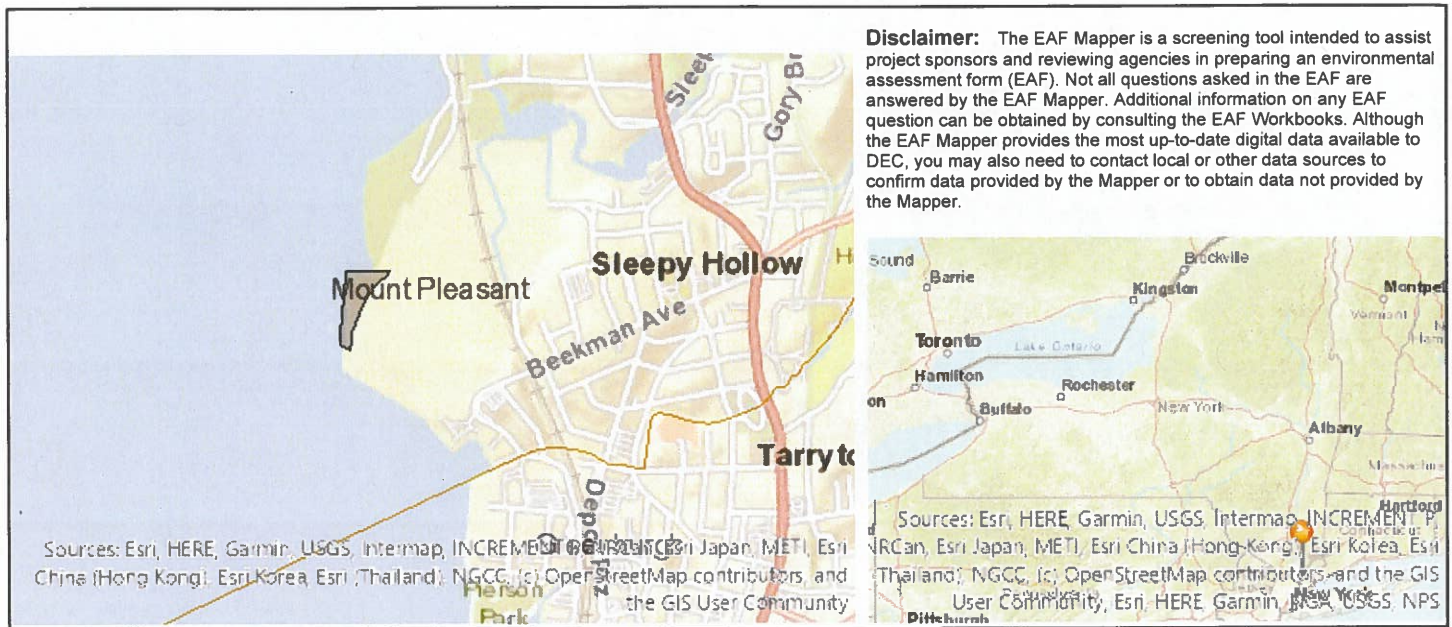
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Tarrytown Lighthouse Access Easement Relocation			
Project Location (describe, and attach a location map): West side of Hollows Pass, opposite Maxwell Drive, Village of Sleepy Hollow, Westchester County, NY			
Brief Description of Proposed Action: The County currently maintains an easement along the Hudson River edge of the former General Motors (GM) property that provides pedestrian access between Kingsland Point Park and the Tarrytown Lighthouse. In connection with a new waterfront park and promenade that is being proposed as part of the redevelopment of the GM property, the existing easement will be extinguished and replaced with a new permanent easement over the new park. In addition, the County will be given another permanent easement from a newly constructed road known as Hollows Pass to the lighthouse for maintenance access and utilities to support the operation of the lighthouse. The County will also receive a temporary easement to traverse Hollows Pass until it is dedicated as a public road.			
Name of Applicant or Sponsor:		Telephone: 914-995-4400	
County of Westchester		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 ☒
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: Village of Sleepy Hollow Board of Trustees approval.			YES ☒
3. a. Total acreage of the site of the proposed action?		+/- 3.74 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☒ Aquatic ☐ Other(Specify): ☒ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name:Hudson River, Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	NO ☐	YES ☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
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: N/A	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO ☐	YES ☐	
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? The Tarrytown Lighthouse is listed on the National and State Registers of Historic Properties. 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?	NO ☐ ☒	YES ☒ ☐	
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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? Atlantic Sturgeon, Shortnos...	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: The project involves the acceptance of easements following redevelopment by others.	NO ☒	YES ☐ ☐ ☐
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 ☐
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 ☐
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: Brownfield Cleanup program at former General Motors North Tarrytown West and East Parcels (NYSDEC Site #C360070); Certificate of Completion: 03/28/2014 (NYS Environmental Remediation Databases).	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): There will be no adverse impacts associated with the proposed easements.	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>July 23, 2026</u>		
Signature: <u></u> Title: <u>Assistant Commissioner, Dept. of Planning</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, 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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

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 proposed County action essentially involves only easements over property, which was formerly an industrial site, that is being redeveloped by a private developer as part of a larger project previously known as Lighthouse Landing and now known as Edge-On-Hudson. The overall project was the subject of an Environmental Impact Statement for which an Environmental Findings Statement and Amended Environmental Findings Statement were adopted by the Village of Sleepy Hollow Board of Trustees, as lead agency, on July 2007 and January 2011, respectively. Components of the project have undergone additional review as plans progressed.

The redevelopment of the property along the waterfront is known as Waterfront Open Space Phase II. Detailed plans for this component was reviewed by the Village Planning Board, which, on February 26, 2026, determined that it did not present significant adverse environmental impacts that were not addressed or inadequately addressed in the comprehensive environmental review of the overall project and there were no changes in circumstances or newly discovered information presenting such potential impacts.

The extinguishment of the existing County easement will allow for the developer to construct a new waterfront park, which, upon completion, will be conveyed to the Village of Sleepy Hollow. During construction, the developer will maintain temporary access between Kingsland Point Park and the Tarrytown Lighthouse across another portion of its property. Under the new easement, the entire approximately 3.74-acre new park will be accessible to all County residents, providing not only continued pedestrian connection between Kingsland Point Park and the Tarrytown Lighthouse, but expanded access to the Hudson River and enhanced recreational opportunities. It also supports the continuation of the County's Riverwalk, a public trail and promenade along the Hudson River.

In connection with the utility easement, the developer will, on the County's behalf, install pavers that can support vehicles, as well as new underground conduits (three 2-inch diameter conduits, approximately 2-2.5 feet deep) for a distance of approximately 220 feet during its redevelopment of this portion of property. ConEdison will provide the necessary electrical infrastructure. The utility infrastructure in the vicinity of the lighthouse and shoreline already exists. The upgraded utility lines will benefit the ongoing operation, maintenance and public use of historic lighthouse.

- ☐ 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

 Date

 Clerk to the Board of Legislators

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer in Lead Agency

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)