

Housing & Planning Meeting Agenda



Committee Chair: Shanae Williams

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Wednesday, May 28, 2025

10:00 AM

Committee Room

Joint with PE

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.

Legislator Colin Smith will be participating remotely from 1132 Main Street, Suite 1, Peekskill, NY 10566.

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

[2025-206](#)

PH-Second Public Hearing-Westchester County Agricultural District No. 1

A RESOLUTION authorizing the County of Westchester to schedule a second public hearing to consider the inclusion of three (3) additional parcels of County farmland to the Westchester County Agricultural District No. 1. [Public Hearing set for _____, 2025 at _____ .m.].

COMMITTEE REFERRAL: COMMITTEES ON HOUSING & PLANNING AND PARKS & ENVIRONMENT

Joint with PE.

Guests: Planning Department
Assistant Commissioner David Kvinge
Principal Environmental Planner Matt Castro

Assistant Chief Deputy County Attorney Tami Altschiller
Assistant County Attorney Maximilian Zorn

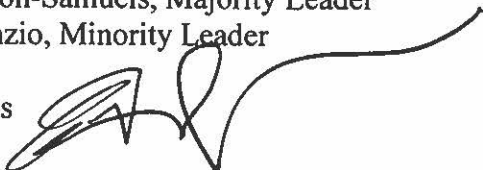
II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

May 5, 2025

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

FROM: Kenneth W. Jenkins 
County Executive

RE: Message Requesting Immediate Consideration: **RES – Second Public Hearing – Westchester County Agricultural District No. 1.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators May 5, 2025 Agenda.

Transmitted herewith for your review and approval is legislation as referenced above.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for May 5, 2025 "blue sheet" calendar.

Thank you for your prompt attention to this matter.



Kenneth W. Jenkins
County Executive

May 5, 2025

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 consideration is a Resolution, which if adopted, would authorize the County of Westchester (the "County") to schedule a second public hearing (the "Second Public Hearing") to consider the inclusion of three (3) additional parcels of County farmland to the Westchester County Agricultural District No. 1 (the "District").

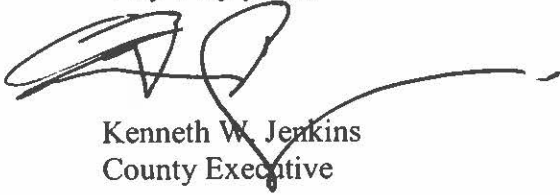
As your Honorable Board will recall, in accordance with Section 303-a of the New York State Agriculture and Markets Law, two (2) Resolutions were approved in connection with the recertification of the District, Resolution 13-2025 and Resolution 21-2025. A third Resolution is currently pending before your Honorable Board, which if approved, would adopt the March 11, 2025 report and recommendation of the Westchester County Agricultural and Farmland Protection Board ("AFPB") to modify the District.

After the submission of the third Resolution for your Board's consideration, the AFPB met and adopted an amended report dated April 15, 2025 (the "April 15th Revised Report") and now seeks to submit the revised report and recommendation to recertify the District. The AFPB now proposes, in addition to the six (6) parcels of land initially recommended to be added to the District, which totaled approximately fifty-four and eight tenths (± 54.8) acres, the addition of three (3) more parcels of land. This will bring the total number of acres to be added to the District to approximately seventy-seven and seven tenths (± 77.7) acres with the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities.

In order for your Honorable Board to consider these revisions, I have been advised that it is necessary to hold a Second Public Hearing. Adoption of the proposed Resolution will authorize the County to schedule an additional public hearing to consider the revised review of the District and any proposed modifications and recommendations to the District submitted by the AFPB in its April 15th Revised Report.

I most respectfully recommend the adoption of the proposed Resolution in order to schedule a Second Public Hearing to consider the April 15th Revised Report.

Very truly yours,

A handwritten signature in black ink, appearing to be "KWJ", with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/BL/mcz

**HONORABLE BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending approval of a Resolution, which if adopted, would authorize the County of Westchester (the “County”) to schedule a second public hearing (the “Second Public Hearing”) to consider the inclusion of three (3) additional parcels of County farmland to the Westchester County Agricultural District No. 1 (the “District”).

As your Honorable Board will recall, in accordance with Section 303-a of the New York State Agriculture and Markets Law, two (2) Resolutions were approved in connection with the recertification of the District, Resolution 13-2025 and Resolution 21-2025. A third Resolution is currently pending before your Honorable Board, which if approved, would adopt the March 11, 2025 report and recommendation of the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to modify the District.

After the submission of the third Resolution for your Board’s consideration, the AFBP met and adopted an amended report dated April 15, 2025 (the “April 15th Revised Report”) and now seeks to submit the revised report and recommendation to recertify the District. The AFBP now proposes, in addition to the six (6) parcels of land initially recommended to be added to the District, which totaled approximately fifty-four and eight tenths (± 54.8) acres, the addition of three (3) more parcels of land. This will bring the total number of acres to be added to the District to approximately seventy-seven and seven tenths (± 77.7) acres with the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities.

In order for your Honorable Board to consider these revisions, your Committee is advised that it is necessary to hold a Second Public Hearing. Adoption of the proposed Resolution will authorize the County to schedule an additional public hearing to consider the revised review of the District and any proposed modifications and recommendations to the District submitted by the AFPB in its April 15th Revised Report.

The Department of Planning has advised that, based on its review, the proposed public hearing does not meet the definition of an “action” under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQRA”). As such, no environmental review is required. Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of the Board of Legislators.

Based upon the foregoing, your Committee recommends the adoption of the attached Resolution in order to schedule a Second Public Hearing to consider the April 15th Revised Report.

Dated: _____, ____ 2025
White Plains, New York

COMMITTEE ON

c: mcz 5.1.25

RESOLUTION NO. – 2025

WHEREAS, pursuant to Section 303-a of the New York State Agriculture and Markets Law, two (2) Resolutions were previously approved by the Board of Legislators in connection with the recertification of Westchester County Agricultural District No. 1 (the “District”), Resolution 13-2025 and Resolution 21-2025. A third Resolution is currently pending before the Board of Legislators, which if approved, would adopt the March 11, 2025 report and recommendation of the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to modify the District; and

WHEREAS, after submission of the third Resolution, the AFPB met and adopted an amended report dated April 15, 2025 (the “April 15th Revised Report”) and now seeks to submit this revised report and recommendation to your Honorable Board to recertify the District. The AFPB now seeks, in addition to the six (6) parcels of land initially recommended to be added to the District which totaled approximately fifty-four and eight tenths (± 54.8) acres, the addition of three (3) more parcels of land. This will bring the total number of acres to be added to the District to approximately seventy-seven and seven tenths (± 77.7) acres with the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities; and

WHEREAS, the proposed action, at this time, is limited to scheduling a second public hearing (the “Second Public Hearing”) to consider the revised review of the District and any proposed modifications and recommendations to the District submitted by the AFPB in its April 15th Revised Report.

NOW THEREFORE BE IT

RESOLVED, that the Clerk of the Board is hereby directed to publish, in a newspaper of general circulation within the District, a notice in the form annexed hereto; and be it further

RESOLVED, that the Clerk of the Board is hereby directed to post upon the home page of the County of Westchester website a notice in the form annexed hereto; and be it further

RESOLVED, that the Clerk of the Board is hereby directed to provide notice in the form annexed hereto by first class mail to those municipalities whose territory encompasses the District; and be it further

RESOLVED, that the Clerk of the Board is hereby directed to provide, in writing, any proposed modifications to the District; to persons, as listed on the most recent assessment roll, whose land is the subject of a proposed modification; and to the New York State Commissioner of Agriculture and Markets.

Dated: _____, ____ 2025
White Plains, New York

******* LEGAL NOTICE *******

PUBLIC HEARING

**REVIEW OF WESTCHESTER AGRICULTURAL DISTRICT
NUMBER ONE**

The Westchester County Board of Legislators, pursuant to Section 303-a of the New York State Agriculture and Markets Law shall hold a public hearing to consider the review of Westchester County Agricultural District No. 1, the proposed modifications as recommended by the Westchester County Agricultural and Farmland Protection Board (“AFPB”) as described in a report adopted by the AFPB, and any other proposed modifications submitted in writing to the Westchester County Board of Legislators during the comment period. The public hearing will be held at 7:00 p.m. on the 2nd day of June, 2025 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. Please contact the Board of Legislators at (914) 995-2800 if you require special arrangements for access to the public hearing. After the close of the public hearing, no additional comments will be received.

The Westchester County Agricultural District No. 1 consists of a total of 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,888 acres), Town of Bedford (1,255 acres), Town of Somers (2,085 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres).

Modifications to the agricultural district proposed by the AFPB consists of the re-inclusion of the towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities as described in the AFPB report.

Copies of the AFPB report, a list and map of farms proposed to be included in the district and modifications proposed by the public are available on the County website at www.westchestercountyny.gov and at the Department of Planning, Room 432 of the Michaelian Office Building, located at 148 Martine Avenue in White Plains and the Office of the County Clerk. For more information, visit the County website or contact Matt Castro, Principal Environmental Planner, at (914) 995 4423 or mvcl@westchestercountyny.gov.