


April 27, 2023

TO: Hon. Catherine Borgia, Chair  
Hon. Nancy Barr, Vice Chair  
Hon. Christopher Johnson, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: **Message Requesting Immediate Consideration: Act – Coachman Family  
Center Storm Water Drainage Pipe Easement.**

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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 May 1, 2023 Agenda.

Attached for your consideration is a proposed Act, which if adopted, would authorize the County of Westchester (the "County") to acquire a permanent easement from the City of White Plains.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for May 1, 2023 "blue sheet" calendar.

Thank you for your prompt attention to this matter.



George Latimer  
County Executive

April 27, 2023

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

Dear Honorable Members of the Board of Legislators:

Attached for your consideration is a proposed Act which, if adopted, would authorize the County of Westchester (the "County") to acquire a permanent easement from the City of White Plains, or the current owner of record (the "City") over approximately seventy (70) feet of property located in the City's surface parking lot located south of E. Post Road and north of the Chester-Maple Parking Garage in White Plains, New York (the "Property") in order to facilitate the County's construction and on-going maintenance of an approximately seventy (70) feet long twelve (12) inch high-density polyethylene ("HDPE") subterranean stormwater drainage pipe that will run from the east property line of the County-owned Coachman Family Center located at 1 Chester Avenue in White Plains and connect to an existing manhole within the City's parking lot.

The Department of Public Works and Transportation (the "DPW&T") has advised that the easement and approximately seventy (70) feet long twelve (12) inch HDPE subterranean stormwater drainage pipe that will connect to the City's closed drainage system, are necessary to serve as an overflow for the drainage from the Coachman Family Center property located at 1 Chester Avenue in White Plains. The permanent easement shall be at no cost to the County.

DPW&T has further advised that the County must obtain this easement in order to perform this necessary work and to fund a portion of the work with proceeds that were previously authorized in connection with Capital Project BSS14–Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2015-2019), by Bond Act No. 114-2022 in the amount of \$965,000.

The Planning Department has advised that since the above capital project was classified as a "Type II" action under the State Environmental Quality Review Act ("SEQRA"), and its implementing regulations, 6 NYCRR Part 617, no further environmental review is

required for the associated easement. As you know, your Honorable Board may use such expert advice to make its own conclusion.

Based on the importance of project to the County and the necessity of the easement, your favorable action on the annexed Act is most respectfully requested.

Very truly yours,

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

George Latimer  
County Executive

GL/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 acquire a permanent easement from the City of White Plains, or the current owner of record (the "City") over approximately seventy (70) feet of property located in the City's surface parking lot located south of E. Post Road and north of the Chester-Maple Parking Garage in White Plains, New York (the "Property") in order to facilitate the County's construction and on-going maintenance of an approximately seventy (70) feet long twelve (12) inch high-density polyethylene ("HDPE") subterranean stormwater drainage pipe that will run from the east property line of the County-owned Coachman Family Center located at 1 Chester Avenue in White Plains and connect to an existing manhole within the City's parking lot.

The Department of Public Works and Transportation (the "DPW&T") has advised that the easement and approximately seventy (70) feet long twelve (12) inch HDPE subterranean stormwater drainage pipe that will connect to the City's closed drainage system, are necessary to serve as an overflow for the drainage from the Coachman Family Center Building located at 1 Chester Avenue in White Plains. The permanent easement shall be at no cost to the County.

DPW&T has further advised that the County must obtain this easement in order to perform this necessary work and to fund a portion of the work with proceeds that were previously authorized in connection Capital Project BSS14–Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2015-2019), by Bond Act No. 114-2022 in the amount of \$965,000.

The Planning Department has advised that since the above capital project was classified as a "Type II" action under the State Environmental Quality Review Act ("SEQRA"), and its implementing regulations, 6 NYCRR Part 617, no further environmental review is required for the associated easement. Your Committee has

reviewed the annexed SEQRA documentation prepared by the Planning Department and concurs with this conclusion.

Your Committee has carefully considered and recommends approval of the proposed Act.

Dated: \_\_\_\_\_, 2023

White Plains, New York

**COMMITTEE ON**

c/jpi 4.24.23

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS14

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

**\*\* EASEMENT LEGISLATION ONLY BOND ACT PREVIOUSLY APPROVED -> NO FISCAL IMPACT \*\***

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal PPU 5 Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest):

Total Debt Service (Annual Cost x Term): \$ -

Finance Department:

## 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:

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Thomas M. Rooney Jr.

Title: Reimbursement Manager

Department: Dept. of Social Services

Date: 4/24/23

Reviewed By: 

OV 4/24/23 Budget Director

Date: 4/25/23

TO: John Paul Iannace, Senior Assistant County Attorney  
Department of Law

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



DATE: March 10, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR COACHMAN  
FAMILY CENTER STORMWATER DRAINAGE PIPE EASEMENT**

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Pursuant to a request by the Department of Recreation, the Planning Department has reviewed the above referenced action with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The action involves the acquisition of a permanent easement from the City of White Plains, or the current owner of record, over property located in the City's surface parking lot located south of East Post Road and north of the Chester-Maple Parking Garage in White Plains, in order to facilitate proposed drainage improvements at the County-owned Coachman Family Center, located at 1 Chester Avenue in White Plains. The easement is needed to allow the County to install and maintain a stormwater drainage pipe that will run from the east property line to an existing manhole within the City's parking lot, a distance of approximately 70 feet.

The proposed drainage improvements are a component of capital project BSS14 - Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2015-2019), which provides for site and infrastructure improvements at this County-owned shelter facility. On September 12, 2022, the Westchester County Board of Legislators approved Bond Act No 114-2022 to fund this capital project. Since the capital project was classified as a Type II action, no further environmental review is required for the associated easement.

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  
Norma Drummond, Commissioner  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Suzette Lopane, Principal Planner  
Claudia Ng Maxwell, Associate Environmental Planner

ACT NO. \_\_\_\_\_ - 2023

AN ACT authorizing the County of Westchester to accept all necessary property rights from the City of White Plains in connection with the County's construction and on-going maintenance of a subterranean stormwater drainage pipe.

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

**Section 1.** The County of Westchester (the "County") is hereby authorized to accept all necessary property rights from the City of White Plains or the current owner of record (the "City"), including but not limited to, a permanent easement, in connection with the County's construction and on-going maintenance of a subterranean stormwater drainage pipe to be constructed under the City-owned surface parking lot located south of E. Post Road and north of the Chester-Maple Parking Garage in the City.

**§2.** The County Executive or his authorized designee is empowered to execute any and all documents necessary and appropriate to effectuate the purposes hereof.

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