



George Latimer  
County Executive

May 10, 2021

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") to convey certain real property located at Jefferson Street, Town of Mamaroneck (the "Town"), New York consisting of approximately 0.17 acres of vacant land designated 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." 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 ("Property") to Calshire Tenants, Inc., its successors and/or assigns. The conveyance would be by a quitclaim deed for the consideration of Twenty Thousand (\$20,000) Dollars.

The Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or ever used as a park. The County has no plans to utilize this Property for any County or park purpose. The Director of Real Estate has advised that the Property was appraised and given a market valuation of Seventeen Thousand Six Hundred (\$17,600) Dollars.

Pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), before the County can convey the Property to the Purchaser, it is required to offer a right of first refusal to the Town based upon certain conditions set forth in said law. In a letter, dated February 5, 2020 from the Director of Real Estate, the aforementioned right of first refusal for the Property was offered to the Town.

Section 209.101(8)(b)(4) of the LWC provides that the Town has ninety (90) days to exercise its right to purchase the Property from the date of receipt of the offer to purchase. To date the Town has not exercised its right to purchase the Property and the ninety (90) day period has expired.

Office of the County Executive  
Michaechan Office Building  
148 Martine Avenue  
White Plains, New York 10601

Email: [CE@westchestergov.com](mailto:CE@westchestergov.com)  
Telephone: (914)995-2900

[westchestergov.com](http://westchestergov.com)

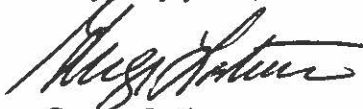
In accordance with LWC Section 191.41, the Commissioner of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner's Report is attached hereto for your consideration.

In addition, in accordance with LWC Sections 134.51(6) and 249.111(1), on March 18, 2021, the Westchester 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 consideration.

The Planning Department has advised that based on its review, the proposed conveyance constitutes an "Unlisted" action pursuant to Part 617 of the State Environmental Quality Review ("SEQR") Act. A Resolution, along with a Short Environmental Assessment Form prepared by the Planning Department, is attached to assist your Honorable Board in complying with SEQR. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment, it must approve the Resolution adopting a Negative Declaration prior to enacting the proposed Act. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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

Very truly yours,



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, will authorize the County of Westchester (the "County") to convey certain real property located at Jefferson Street, Town of Mamaroneck (the "Town"), New York consisting of approximately 0.17 acres of vacant land designated 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, NY." 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 ("Property") to Calshire Tenants, Inc. its successors and/or assigns. This conveyance would be by a quitclaim deed for the consideration of Twenty Thousand (\$20,000) Dollars.

Your Committee has been advised that the Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or ever used as a park. The County has no plans to utilize the Property for any County purpose or park purpose. The Director of Real Estate has advised that the Property was appraised and given a market valuation of \$17,600.00.

Your Committee has been further advised that pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), before the County can convey the Property to the Purchaser, it is required to offer a right of first refusal to the City based upon certain conditions set forth in said law. In a letter, dated February 5, 2020 from the Director of Real Estate, the aforementioned right of first refusal was offered to the Town for the Property. Section 209.101(8)(b)(4) of the LWC provides that the Town has ninety (90) days to exercise its right to purchase the Property from the date of its receipt of the offer to purchase. To date the Town has not exercised its right to purchase the Property and the ninety (90) day period has expired.

In accordance with LWC Section 191.41, the Commissioner 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 consideration.

In addition, in accordance with LWC Sections 134.51(6) and 249.111(1), on March 18, 2021, the Westchester 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 need for park purposes, 2) the County Board of Legislators authorize the sale 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 resolution is attached hereto for your consideration.

The County Planning Department ("Planning") has advised that based on its review this proposed conveyance is an "Unlisted" action pursuant to Part 617 of the New York State Environmental Quality Review ("SEQR") Act. To assist your Honorable Board in fulfilling its SEQR obligations, the County Executive has transmitted a Short Environmental Assessment Form ("EAF") prepared by Planning. Your Committee has carefully considered the EAF and the applicable SEQR regulations. For the reasons set forth in the attached Short EAF, your Committee believes that this proposed action will not have any significant impact on the environment and, accordingly, recommends passage of the annexed Resolution prior to adopting the aforementioned Act.

Your Committee has been 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 annexed Act. Your Committee has carefully considered this matter and recommends favorable action upon the proposed legislation.

Dated: \_\_\_\_\_, 2021  
White Plains, New York

COMMITTEE ON

## FISCAL IMPACT STATEMENT

SUBJECT: Jefferson Street Mamaroneck       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      \$ \_\_\_\_\_

Total Current Year Revenue      \$ \_\_\_\_\_ 17,600

Source of Funds (check one):     Current Appropriations     Transfer of Existing Appropriations

Additional Appropriations     
  Other (explain)

Identify Accounts:    263-42-T776-776V-9856-PKDS

Potential Related Operating Budget Expenses:      Annual Amount \_\_\_\_\_

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

Potential Related Operating Budget Revenues:      Annual Amount \_\_\_\_\_

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

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

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

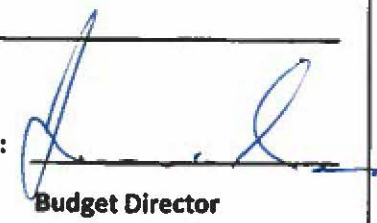
Next Four Years: \_\_\_\_\_

Prepared by:    Neil Squillante

Title:    Chief of Operations


Department:    Parks Department

Date:    May 4, 2021

*8/10*  
*5/7/21*  
 Reviewed By:   
 Budget Director

Date:    5/7/21

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: May 3, 2021

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

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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.

DSK/cnm  
Att.

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Norma Drummond, Commissioner of Planning  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Claudia Maxwell, Associate 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.

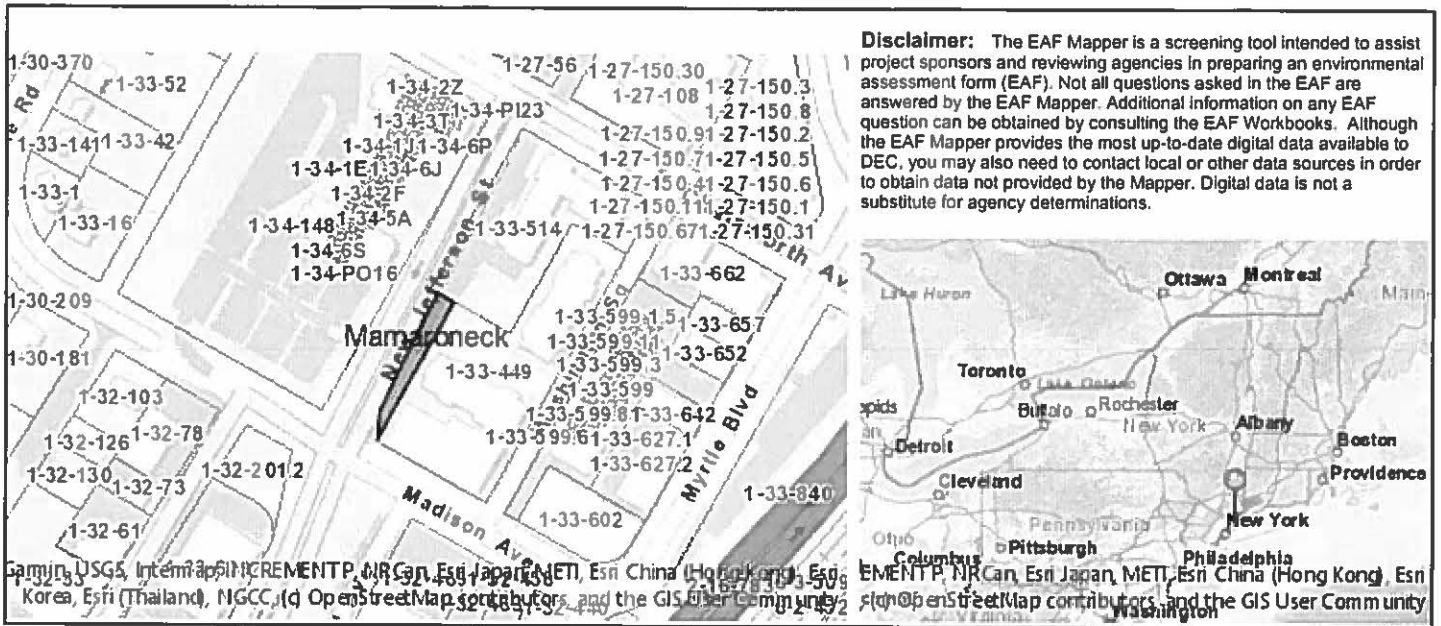
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Disposition of Property at Jefferson Street, Mamaroneck Town				
Project Location (describe, and attach a location map): Northeasterly corner of New Jefferson Street and Madison Avenue, Town of Mamaroneck (Larchmont P.O.), Westchester County, New York				
Brief Description of Proposed Action: Conveyance of approximately 0.17 acre of vacant land by quitclaim deed to the adjoining property owner, Carlshire Tenants Inc. The property was originally acquired by the County in 1920s, along with other properties in the area, for the development of a proposed Pelham-Port Chester Parkway. The parkway was never built and the property is no longer needed for any County purpose.				
Name of Applicant or Sponsor: County of Westchester		Telephone: (914) 995-4400 E-Mail: dsk2@westchestergov.com		
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"/>	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?		0.17 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?		0.17 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 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:			
<u>Not applicable--property transfer/no development proposed.</u>	<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: _____			
<u>Not applicable--property transfer/no development proposed.</u>	<input checked="" 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: _____			
<u>Not applicable--property transfer/no development proposed.</u>	<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?	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?	NO	YES
If 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>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.</small>		
<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>May 3, 2021</u>		
Signature: <u></u> Title: <u>Director of Environmental 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:	May 2021

**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:		
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"/>

Project: Jefferson St, Mamaroneck Town

Date: May 2021

### 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 other County purpose.

The subject property is a narrow strip of land, ranging from 8.9 feet to 35 feet wide and 250 feet long, that borders what is now New Jefferson Street. It is surrounded by tower apartment complexes. Due to its configuration and setting, the property is not suitable for any County purposes. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property.

The property is currently comprised of pavement and lawn with several trees and a chain-link fence running through it. The property is being conveyed to Carlshire Tenants, Inc., which is the owner of the cooperative apartment complex adjoining the southeast side. This residential complex currently has minimal yard area to the rear property line. The acquisition of this property will provide additional yard space for the benefit of its tenants.

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 and B-R Business-Residential zoning districts. 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)

TO: Honorable George Latimer  
County Executive

FROM: Norma Drummond  
Commissioner



DATE: April 30, 2021

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 0.17 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 not suitable for affordable housing as it is a narrow and irregularly shaped lot which would require multiple zoning variances to allow residential development.

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  
William Brady, 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 0.17 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**, while an actual deed to the Property has not been located, 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; and

**WHEREAS**, Calshire Tenants, Inc. is the owner of the adjacent property located at 1-3 Washington Square, Larchmont, 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, "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**, 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 MARCH, 2021

  
\_\_\_\_\_  
J. Henry Neale, Jr., Chairman  
Westchester County Parks, Recreation and Conservation Board

**RESOLUTION \_\_\_ - 2021**

**WHEREAS**, there is pending before this Honorable Board an Act to authorize the County of Westchester (the "County") to convey certain real property located at Jefferson Street, Town of Mamaroneck ("Town"), New York consisting of approximately 0.17 acres of vacant land designated 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." 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 ("Property") to Calshire Tenants, Inc., its successors and/or assigns for the consideration of Twenty Thousand (\$20,000) 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 ("SEQR") Act; 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 is the only involved agency for this action, and, therefore, is assuming the role of Lead Agency; 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 the proposed action will have an effect upon the environment.

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

**RESOLVED**, that based upon this 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 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 this Resolution shall take effect immediately.