

Environment, Energy & Climate

Meeting Agenda



Committee Chair: Nancy Barr

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

Monday, March 27, 2023

10:00 AM

Committee Room

CALL TO ORDER

Joint with Budget & Appropriations and Public Works & Transportation committees.

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.

Chairwoman Catherine Borgia will be participating remotely from Clear View School and Day Treatment Center, 480 Albany Post Road, Briarcliff, NY10510.

Legislator Erika Pierce will be participating remotely from 2009 CII España, San Juan, 00911 Puerto Rico.

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

Guests: DEF:

[2023-99](#) PH-Sewer District Mod-Removal-Harrison

A RESOLUTION to set a Public Hearing an "ACT to modify the Mamaroneck Valley Sanitary Sewer District by the Removal of eight (8) parcels of property located in the Town of Harrison from the District". [Public Hearing set for _____, 2023 at ____ .m.]. ACT INTRO: 2023-101.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND ENVIRONMENT, ENERGY & CLIMATE

Guest: DEF: Associate Engineer (Construction) CJ Gelardo

[2023-100](#) ENV RES-Sewer District Mod-Removal-Harrison

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the removal of the eight (8) parcels of property from the Mamaroneck Valley Sanitary Sewer District.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC

WORKS & TRANSPORTATION AND ENVIRONMENT, ENERGY & CLIMATE

Guest: DEF: Associate Engineer (Construction) CJ Gelardo

[2023-101](#) ACT-Sewer District Mod-Removal-Harrison

AN ACT to modify the Mamaroneck Valley Sanitary Sewer District by the removal of eight (8) parcels of property located in the Town of Harrison from the District.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND ENVIRONMENT, ENERGY & CLIMATE

Guest: DEF: Associate Engineer (Construction) CJ Gelardo

II. OTHER BUSINESS**III. RECEIVE & FILE****ADJOURNMENT**

George Latimer
County Executive

March 10, 2023

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

Dear Honorable Members:

I have been advised by the Commissioner of Environmental Facilities that the Town of Harrison (the "Town") has requested, pursuant to the attached Resolutions of the Town, that the Mamaroneck Valley Sanitary Sewer District (the "District") be modified to remove eight (8) parcels of property more particularly described by street address and tax map designation as: 10 Kenilworth Lane, Block 592, Lot 34; 33 Century Ridge Road, Block 691, Lot 86; 246 Old Lake Street, Block 982, Lot 6; 5 Oak Valley Lane, Block 981, Lot 57; 8 Oak Valley Lane, Block 981, Lot 60; 9 Oak Valley Lane, Block 981, Lot 58; 12 Oak Valley Lane, Block 981, Lot 59; and 15 Oak Valley Lane, Block 981, Lot 28 (the "Parcels"), from the District. The removal of the Parcels from the District is being requested because the Parcels are not serviced by sanitary sewers and it is not anticipated that sanitary sewers will be constructed for these Parcels in the foreseeable future.

I am advised that the analysis prepared by the Department of Environmental Facilities in the attached feasibility report ("Feasibility Report") dated January 23, 2023 indicates that the proposed removal of the Parcels represents a net decrease of 0.0624% to the Equalized Full Value of the District. Therefore, the removal of the Parcels will not cause significant changes in the tax rate of the District.

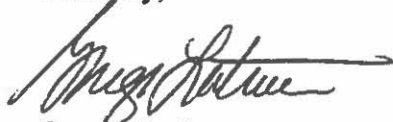
According to the Department of Environmental Facilities, the proposal to remove the Parcels from the District is feasible because: (1) the proposed changes were requested by the Town; (2) the subject changes require no engineering modifications to the District facilities and there is no impact on the County facilities because the Parcels were never connected to the sewerage system; (3) the subject changes remove from ad valorem taxation properties that have not benefited and foreseeably will not benefit from connection to District facilities based on information received from the Town; (4) the subject changes free reserve capacity at the District treatment plant for future enlargement of the District from surrounding areas without the capital costs of expanding treatment facilities; (5) the subject Parcels, once removed from the District, will be required to petition the County to re-enter the District and the County is not obligated to reserve any capacity for these Parcels once they have been removed; and (6) the subject Parcels were reviewed by the Westchester County Health Department.

As your Honorable Board knows, the County Administrative Code section 237.131 authorizes the alteration or change of a County Sanitary Sewer District. However, the Board of Legislators (the "Board") may only alter or change a district after a public hearing is held thereon by the Board, upon notice thereof given by publication in such manner and for such time as the Board shall direct. Therefore, attached hereto is a Resolution which will authorize Legal Notice for the public hearing as required by the Administrative Code.

The Planning Department has advised that based upon its review, the proposed removal of the Parcels constitutes an Unlisted Action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR, Part 617 ("SEQR"). The Planning Department has prepared the attached Short Environmental Assessment Form to assist your Honorable Board in making the required determination of significance or non-significance pursuant to SEQR.

Based upon the foregoing, I respectfully recommend that your Board adopt a Resolution which will authorize Legal Notice for the public hearing as required by the Administrative Code in such matters. In addition, I urge your Board to file with the Clerk of the Board, the Feasibility Report which details the Parcels involved in the proposed change to the District boundaries, and, after the public hearing, adopt an Act which will accomplish the removal of the Parcels from the District.

Sincerely,



George Latimer
County Executive

GL/VK/CJG/jpg
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive in which the County Executive states that the Commissioner of Environmental Facilities has advised him that the Town of Harrison (the “Town”) has requested, pursuant to the attached Resolutions of the Town, that the Mamaroneck Valley Sanitary Sewer District (the “District”) be modified to remove eight (8) parcels of property more particularly described by street address and tax map designation as: 10 Kenilworth Lane, Block 592, Lot 34; 33 Century Ridge Road, Block 691, Lot 86; 246 Old Lake Street, Block 982, Lot 6; 5 Oak Valley Lane, Block 981, Lot 57; 8 Oak Valley Lane, Block 981, Lot 60; 9 Oak Valley Lane, Block 981, Lot 58; 12 Oak Valley Lane, Block 981, Lot 59; and 15 Oak Valley Lane, Block 981, Lot 28 (the “Parcels”), from the District. The removal of the Parcels from the District is being requested because the Parcels are not serviced by sanitary sewers and it is not anticipated that sanitary sewers will be constructed for these Parcels in the foreseeable future.

Your Committee is informed that the attached Feasibility Report prepared by the Department of Environmental Facilities (“Feasibility Report”) dated January 23, 2023 indicates that the proposed removal of the Parcels represents a net decrease of 0.0624% to the Equalized Full Value of the District. Therefore, the removal of the Parcels will not cause significant changes in the tax rate of the District.

According to the Department of Environmental Facilities, the proposal to remove the Parcels is feasible because: (1) the proposed changes were requested by the Town; (2) the subject changes require no engineering modifications to the District facilities and there is no impact on the County facilities because the Parcels were never connected to the sewerage system; (3) the subject changes remove from ad valorem taxation properties that have not benefited and foreseeably will not benefit from connection to District facilities based on information received from the Towns; (4) the subject changes free reserve capacity at the District treatment plant for future enlargement of the District from surrounding areas without the capital costs of expanding treatment facilities; (5) the subject Parcels, once removed from the District, will be required to petition the County to re-enter the District and the County is not obligated to reserve any capacity for these Parcels once they have been removed; and (6) the subject Parcels were reviewed by the Westchester County Health Department.

Your Committee notes that Chapter 237.131 of the County Administrative Code authorizes the Board of Legislators (the “Board”) to alter or change the sewer districts. However, the Board may only alter or change the districts after a public hearing is held thereon by the Board, upon notice thereof given by publication in such manner and for such time as the Board shall direct. Therefore, attached hereto is a Resolution which will authorize Legal Notice for the public hearing as required by the Administrative Code.

Your Committee is advised that the removal of the Parcels would constitute an Unlisted Action under Article 8 of the Environmental Conservation Law, 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 State Code of Rules and Regulations, the SEQR 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.

Based on the above facts, the Feasibility Report prepared by the Department of Environmental Facilities and the review by the Planning Department, your Committee concurs with the recommendation of the County Executive and recommends your Honorable Board adopt the annexed Resolution which will authorize Legal Notice for the public hearing which is required by the Administrative Code in such matters, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the removal of said Parcels from the District. It should be noted that a vote of not less than a majority of the voting strength of the Board of Legislators is required to pass this Act.

Dated: _____, 2023
White Plains, New York

FISCAL IMPACT STATEMENT

SUBJECT: 8 Properties, Harrison, MA Valley SSD

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 \$ _____ -

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

Additional Appropriations

Other (explain)

Identify Accounts: _____

Potential Related Operating Budget Expenses: Annual Amount \$ _____ -

Describe: None. Parcels are not connected to public sanitary sewer.

Potential Related Operating Budget Revenues: Annual Amount \$ _____ -

Describe: Parcel represents 0.0624% of the Full Equalized Value of the Saw Mill SSD

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

Current Year: _____

Next Four Years: _____

Prepared by: CJ Gelardo, P.E.

Title: Associate Engineer (Construction)

Department: Environmental Facilities

Date: January 23, 2023

wo
Reviewed By: 

Budget Director

Date: 2/07/23

June 16, 2022

V - - 2022 - - 060

AUTHORIZATION TO REMOVE 10 KENILWORTH LANE (BLOCK 592, LOT 34)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Sciliano, seconded by Trustee Evangelista,

it was,

RESOLVED to accept the request by, Town Engineer, Michael Amodeo, on behalf of homeowner Margerie Kramer, that her property identified as 10 Kenilworth Lane (Block 592, Lot 34) be removed from the Westchester County Sewer District. The property is not connected to any public or private sewer systems.

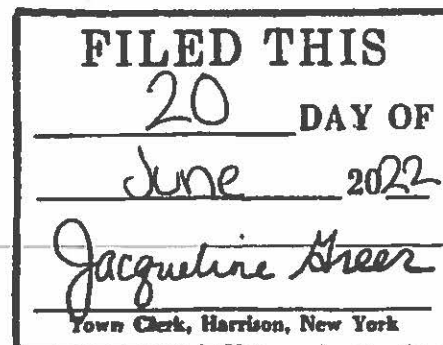
FURTHER RESOLVED to forward a copy of this Resolution to Westchester County Sewer District and the Engineering Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



February 16, 2022

V - - 2022 - - 009

**AUTHORIZATION FOR THE BOARD TO CREATE A RESOLUTION IN ORDER TO
REQUEST TO THE COUNTY TO REMOVE THE PROPERTY KNOWN AS
33 CENTURY RIDGE ROAD**

On motion of Trustee Brown, seconded by Trustee Evangelista,

it was

RESOLVED to accept the request by Village Attorney, Andrea Rendo, for Village Engineer, Michael Amodio, on behalf of homeowners Ted and Rozita Demirjian, for the Board to create a resolution in order to request to the county to remove the property known as 33 Century Ridge Road (Block 0691, Lot 086) from the Westchester County Sewer District.

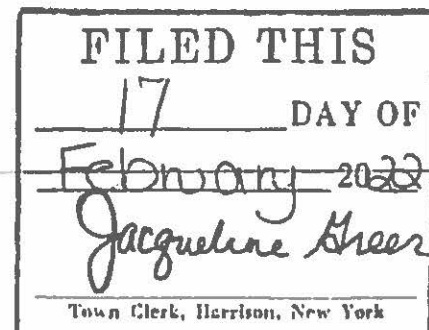
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and Village Engineer.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



April 15, 2021

V -- 2021 -- 03

AUTHORIZATION TO WITHDRAWAL MARIA L. SEGUINOT, 246 OLD LAKE STREET,
BLOCK 982, LOT 6, FROM THE MAMARONECK VALLEY SEWER DISTRICT

On motion of Trustee Sciliano, seconded by Trustee Dionisio,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo, to adopt a Resolution approving the withdrawal of Maria L. Seguinot, 246 Old Lake Street, Block 982, Lot 6, from the Mamaroneck Valley Sewer District. Village Board approval and referral to Westchester County originally occurred in a timely manner, however the request could not be processed as it did not coincide with Westchester County's deadline for receiving sewer removal documentation. The County of Westchester is now requiring an updated Village Board Resolution.

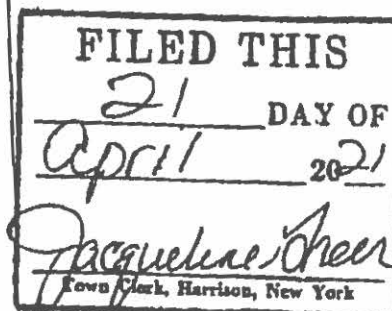
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Law Department, Village Engineer and the County of Westchester.

Adopted by the following vote:

AYES: Trustees Dionisio, Gordon, Leader and Sciliano
Mayor Belmont

NAYS: None

ABSENT: None



August 15, 2019

V - - 2019 - - 073

APPROVAL TO WITHDRAW MARIA L. SEGUINOT, BLOCK 982, LOT 6
FROM THE MAMARONECK VALLEY SEWER DISTRICT

On motion of Trustee Gordon, seconded by Trustee Sciliano,

it was

RESOLVED to accept the request by Deputy Town Attorney, Andrea Rendo, to adopt a Resolution approving the withdrawal of Maria L. Seguinot, 246 Old Lake Street, Block 982, Lot 6, from the Mamaroneck Valley Sewer District.

FURTHER RESOLVED this is a County Sewer District and does not affect Town funds.

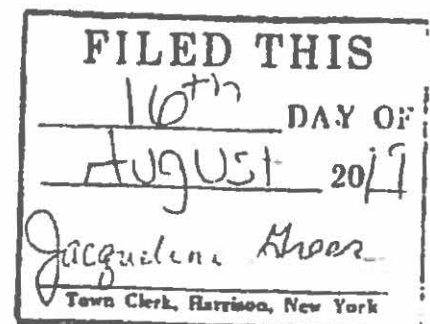
FURTHER RESOLVED to forward a copy of this Resolution to the Treasurer, Law Department, Village Engineer, and Maria L. Seguinot.

Adopted by the following vote:

AYES: Trustees Dionisio, Gordon, Malfitano and Sciliano
Mayor Belmont

NAYS: None

ABSENT: None



July 7, 2022

V - - 2022 - - 068

AUTHORIZATION TO REMOVE 5 OAK VALEY LANE (BLOCK 981, LOT 57)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowners, David and Terry Gary, that their property identified as 5 Oak Valley Lane (Block 981, Lot 57) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

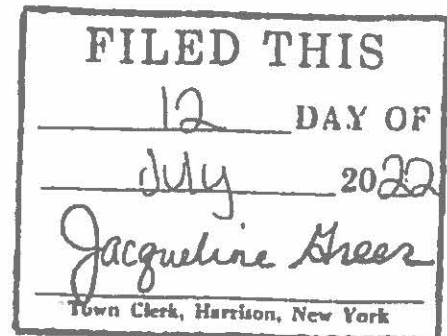
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



July 7, 2022

V - - 2022 - - 072

AUTHORIZATION TO REMOVE 8 OAK VALLEY LANE (BLOCK 981, LOT 60)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowners, Ronen Israel and Mindy Nagorsky, that their property identified as 8 Oak Valley Lane (Block 981, Lot 60) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

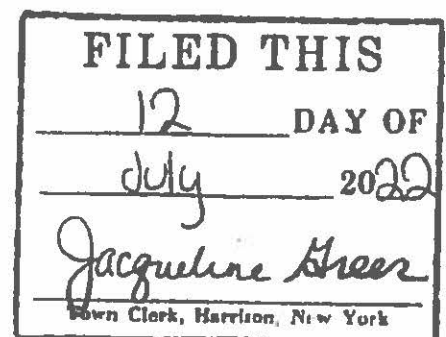
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



July 7, 2022

V - - 2022 - - 071

AUTHORIZATION TO REMOVE 9 OAK VALLEY LANE (BLOCK 981, LOT 58)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowners, Lawrence and Kimberly Motola, that their property identified as 9 Oak Valley Lane (Block 981, Lot 58) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

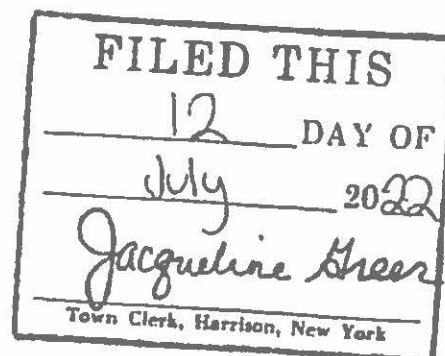
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



July 7, 2022

V - - 2022 - - 070

AUTHORIZATION TO REMOVE 12 OAK VALLEY LANE (BLOCK 981, LOT 59)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowner, Helen Maher, that her property identified as 12 Oak Valley Lane (Block 981, Lot 59) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

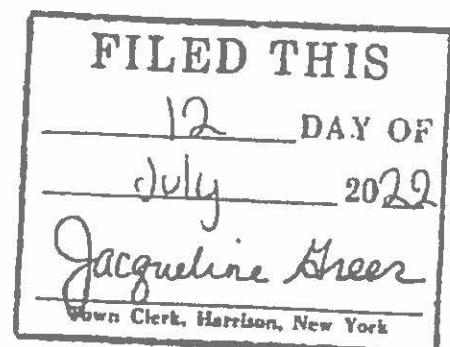
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



July 7, 2022

V - - 2022 - - 069

AUTHORIZATION TO REMOVE 15 OAK VALLEY LANE (BLOCK 981, LOT 28)
FROM WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Evangelista, seconded by Trustee Brown,

it was,

RESOLVED to accept the request by, Town Engineer, Michael J. Amodeo, on behalf of homeowners, Paul David Mortimer-Lee and Christine Ann Lee, that their property identified as 15 Oak Valley Lane (Block 981, Lot 28) be removed from the Westchester County Sewer District. The Property is not connected to any public or private sewer systems.

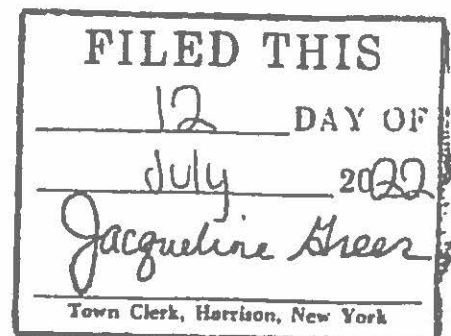
FURTHER RESOLVED to forward a copy of this Resolution to the Village Engineer and the Law Department.

Adopted by the following vote:

AYES: Trustees Brown, Evangelista, Leader, and Sciliano
Mayor Dionisio

NAYS: None

ABSENT: None



COUNTY OF WESTCHESTER
DEPARTMENT OF ENVIRONMENTAL FACILITIES

January 23, 2023

FEASIBILITY REPORT
IN THE MATTER OF

THE REMOVAL OF CERTAIN PARCELS
IN THE
MAMARONECK VALLEY SANITARY SEWER DISTRICT
TOWN OF HARRISON

(CJG)



Vincent Kopicki, P.E.
Commissioner
Environmental Facilities

The Town of Harrison has petitioned that eight (8) properties currently included in the Mamaroneck Valley Sanitary Sewer District be removed from the Mamaroneck Valley Sewer District.

A. The identification of the properties presently within the Mamaroneck Valley Sanitary Sewer District and to be removed are contained in the attached Town Resolutions of the Town of Harrison, as prepared by the Harrison Town Clerk. The properties to be removed are listed in Section C. Table of Properties to be Removed.

B. EFFECT ON SEWER DISTRICT TAX RATE:

Full Equalized Valuations, which are assessed values adjusted for equalization rates, form the basis on which the sewer district tax levies are apportioned by the County Board of Legislators. The following are the full equalized valuations in the 2022 levy pertinent to the subject parcels:

Full Value of Mamaroneck District

<u>CITIES/TOWNS</u>	<u>ASSESSED VALUES</u>	<u>EQ. PERCENT</u>	<u>FULL EQ. VALUE</u>
Harrison	\$ 111,765,800	1.42%	\$7,870,830,986
Mamaroneck	\$ 7,230,699,898	100.0%	\$7,230,699,898
New Rochelle	\$ 32,886,960	2.34%	\$1,405,425,641
North Castle	\$ 275,700	2.24%	\$ 12,308,036
Rye (City)	\$ 19,837,916	1.66%	\$1,195,055,181
Rye (Town)	\$ 1,876,754,867	100.0%	\$1,876,754,867
Scarsdale	\$ 3,361,609,424	100.0%	\$3,361,609,424
White Plains	\$ 171,561,607	2.66%	\$6,449,684,473
TOTAL:			\$29,402,368,507
(TOWN OF HARRISON)			
Total Value Removed:			<u>(-18,355,634)</u>
TOTAL FULL VALUE OF DISTRICT AS AMENDED:			\$29,384,012,873*

*Represents a 0.0624% decrease in the FEV of the District

C. Table of Properties to be Removed

Town	Address	Section	Block	lot
Harrison	10 Kenilworth Lane	N/A	592	34
Harrison	33 Century Ridge Road	N/A	691	86
Harrison	246 Old Lake Street	N/A	982	6
Harrison	5 Oak Valley Lane	N/A	981	57
Harrison	8 Oak Valley Lane	N/A	981	60
Harrison	9 Oak Valley Lane	N/A	981	58
Harrison	12 Oak Valley Lane	N/A	981	59
Harrison	15 Oak Valley Lane	N/A	981	28

D. Summary and Recommendations

The proposal to remove certain parcels in the Mamaroneck Valley Sanitary Sewer Districts is feasible because:

1. The proposed changes were requested by the Town of Harrison.
2. The subject changes require no engineering modifications to the district facilities and there is no impact on the County facilities because these parcels were never connected to the sewerage system.
3. The subject changes remove from ad valorem taxation properties that have not benefited and foreseeably will not benefit from connection to District facilities based on information received from the Town of Harrison.
4. The subject changes free reserve capacity at the District treatment plant for future enlargement of the District from surrounding areas without the capital costs of expanding treatment facilities.
5. The subject parcels once removed from the district will be required to petition the County to re-enter the district. The County is not obligated to reserve any capacity for these parcels once they have been removed.
6. The subject parcels were reviewed by the Westchester County Health Department.

FileName: FEAS_Mamaroneck_8 Properties_2022-2023_Harrison.docx

RESOLUTION NO. 2023 - _____

RESOLVED, that this Board hold a public hearing on the proposed modification to the Mamaroneck Valley Sanitary Sewer District by the removal of eight (8) parcels of property, located in the Town of Harrison, more particularly described by street address and tax map designation as: 10 Kenilworth Lane, Block 592, Lot 34; 33 Century Ridge Road, Block 691, Lot 86; 246 Old Lake Street, Block 982, Lot 6; 5 Oak Valley Lane, Block 981, Lot 57; 8 Oak Valley Lane, Block 981, Lot 60; 9 Oak Valley Lane, Block 981, Lot 58; 12 Oak Valley Lane, Block 981, Lot 59; and 15 Oak Valley Lane, Block 981, Lot 28, pursuant to Section 237.131 of the Laws of Westchester County. The Public Hearing will be held at _____ m. on the _____ day of _____, 2023 in the Chambers of the Board of Legislators, 8th floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law. Such notice shall be substantially in the form attached hereto.

PUBLIC NOTICE

NOTICE OF HEARING: MODIFICATION TO THE MAMARONECK VALLEY SANITARY SEWER DISTRICT BY THE REMOVAL OF EIGHT (8) PARCELS OF PROPERTY, LOCATED IN THE TOWN OF HARRISON; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE _____ DAY OF _____, 2023 AT _____ .M. IN THE CHAMBERS OF THE WESTCHESTER COUNTY BOARD OF LEGISLATORS, 8TH FLOOR, 148 MARTINE AVENUE, WHITE PLAINS, NEW YORK FOR THE PURPOSE OF HEARING PERSONS OR PARTIES INTERESTED IN THE REMOVAL FROM THE MAMARONECK VALLEY SANITARY SEWER DISTRICT OF LAND IN THE TOWN OF HARRISON IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED JANUARY 23, 2023, BY STREET ADDRESS AND TAX MAP DESIGNATION AS FOLLOWS:

10 KENILWORTH LANE, BLOCK 592, LOT 34;
33 CENTURY RIDGE ROAD, BLOCK 691, LOT 86;
246 OLD LAKE STREET, BLOCK 982, LOT 6;
5 OAK VALLEY LANE, BLOCK 981, LOT 57;
8 OAK VALLEY LANE, BLOCK 981, LOT 60;
9 OAK VALLEY LANE, BLOCK 981, LOT 58;
12 OAK VALLEY LANE, BLOCK 981, LOT 59; and
15 OAK VALLEY LANE, BLOCK 981, LOT 28

A COPY OF THE REPORT AND MAP PREPARED BY THE COMMISSIONER OF ENVIRONMENTAL FACILITIES IS ON FILE IN THE OFFICE OF THE CLERK OF THE BOARD OF LEGISLATORS AND MAY BE INSPECTED THERE BY ANY INTERESTED PARTY DURING BUSINESS HOURS.

CLERK OF THE COUNTY
BOARD OF LEGISLATORS
WESTCHESTER COUNTY, NEW YORK

Dated: _____, 2023

White Plains, New York

RESOLUTION NO. 2023 - _____

WHEREAS, there is pending before this Honorable Board an Act to authorize the County to modify the Mamaroneck Valley Sanitary Sewer District (the “District”) by removing eight (8) parcels of property located in the Town of Harrison from the District, which parcels are not currently connected to the County sewer system; and

WHEREAS, this Honorable Board has determined that the proposed removal would constitute an action under Article 8 of the Environmental Conservation Law, known as the 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 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 this proposed action will have a significant adverse 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 this Honorable Board’s review of the Short Environmental Assessment Form and the reasons set forth therein, this Board finds that

there will be no significant adverse impact on the environment from the removal of the eight (8) parcels of property from the Mamaroneck Valley Sanitary Sewer District; and be it further

RESOLVED, 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 and made a part hereof, as responsible officer in Lead Agency; to issue this “Negative Declaration” on behalf of this Board in satisfaction of SEQRA; 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.

TO: Vincent Kopicki, P.E., Commissioner
Department of Environmental Facilities

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



DATE: February 21, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR MODIFICATION
OF THE MAMARONECK SANITARY SEWER DISTRICT TO REMOVE
8 PARCELS IN THE TOWN/VILLAGE OF HARRISON**

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

The proposed removal of 8 parcels—located at 10 Kenilworth Lane, 33 Century Ridge Road, 246 Old Lake Street and 5, 8, 9, 12 and 15 Oak Valley Lane within the Town/Village of Harrison—from the County's Mamaroneck Valley Sanitary Sewer District 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 consideration by the Board of Legislators.

Please contact me if you require any additional information regarding these documents.

DSK/cnm
Att.

cc: Joan McDonald, Director of Operations
Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Norma Drummond, Commissioner
Marian Pompa, Director of Maintenance
C.J. Gelardo, Associate Engineer
Jeffrey Goldman, Senior Assistant County Attorney
Claudia Maxwell, Associate Environmental Planner

Short Environmental Assessment Form

Part 1 - Project Information

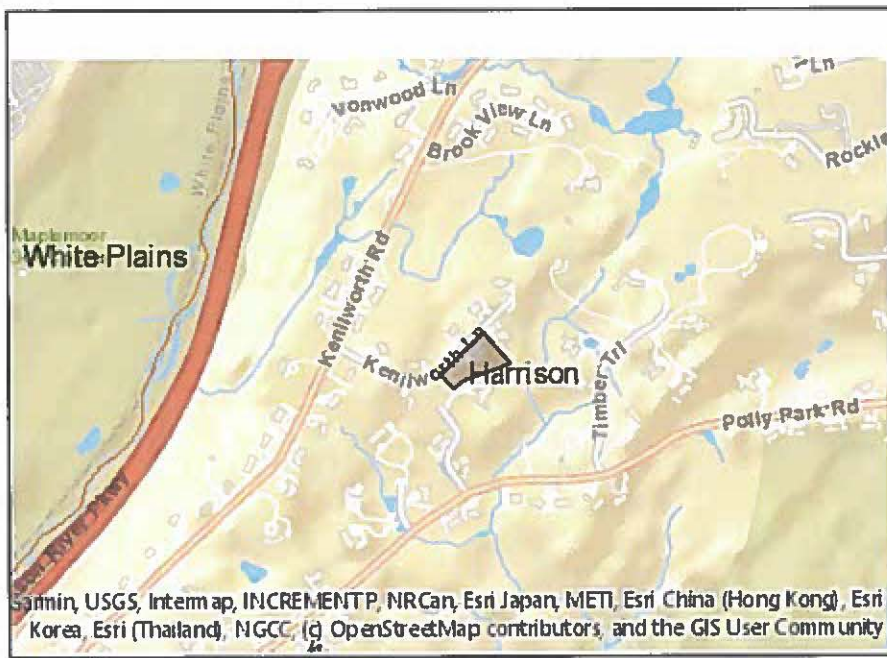
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Removal of 8 Parcels from Mamaroneck Sanitary Sewer District			
Project Location (describe, and attach a location map): 10 Kenilworth Lane; 33 Century Ridge Road; 246 Old Lake Street; 5, 8, 9, 12 & 15 Oak Valley Lane; Town of Harrison, Westchester County, NY			
Brief Description of Proposed Action: Removal of 8 parcels (Block 592 Lot 34; Block 691 Lot 86; Block 982 Lot 6; Block 981 Lots 28, 57, 58, 59 & 60) from the Mamaroneck Valley Sanitary Sewer District. At the request of the property owners, the Town/Village of Harrison has petitioned the County to remove the subject parcels from the County sewer district on the basis that the parcels were never connected to the sewerage system and the Town/Village has no plans to extend local sewers to service these area. The parcels are between one and three acres in size and are developed with single-family residences. The residences are served by on-site septic systems. The proposed district modification will remove from ad valorem taxation, a properties that have not, do not, nor are anticipated to receive district benefits.			
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 type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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? 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	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

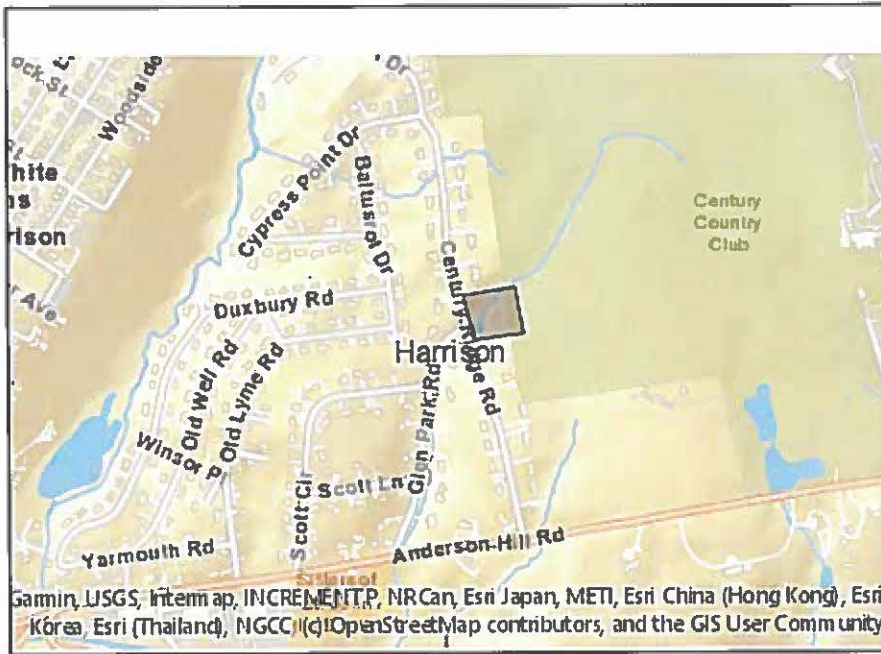


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Mapbox, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

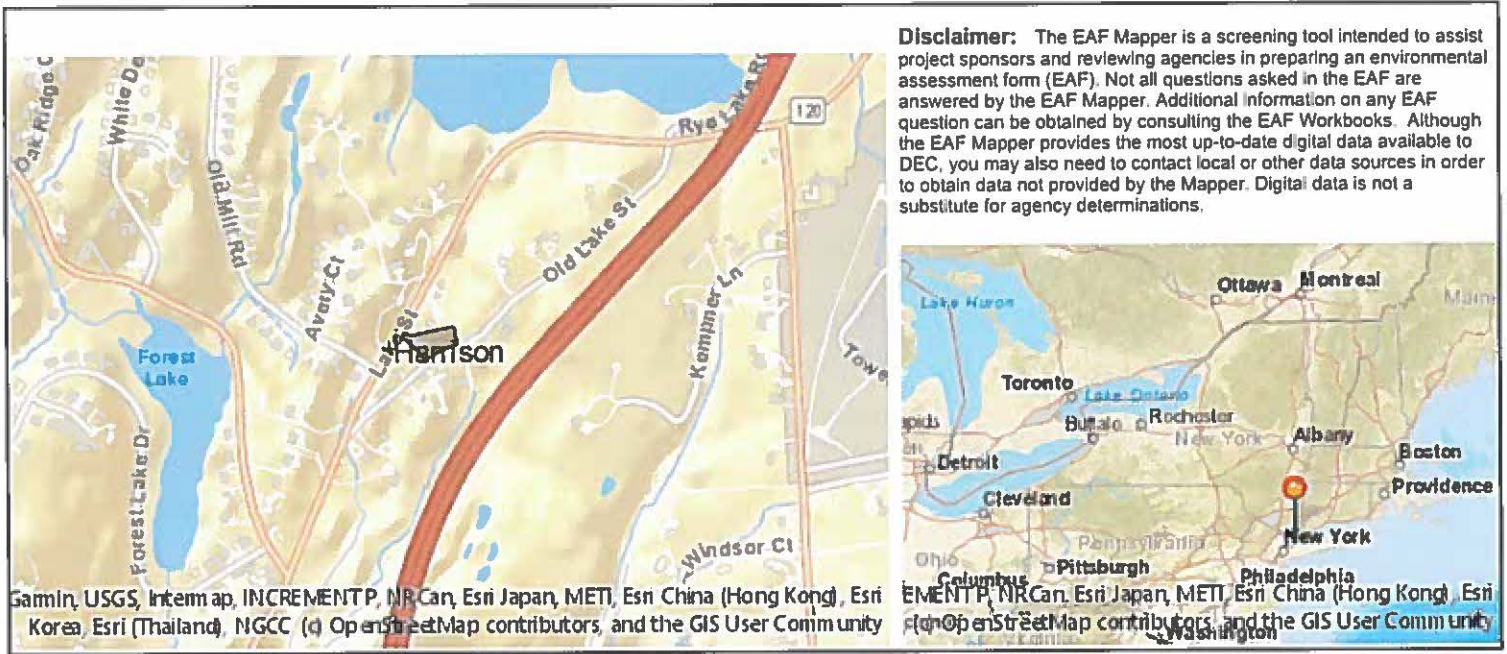
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



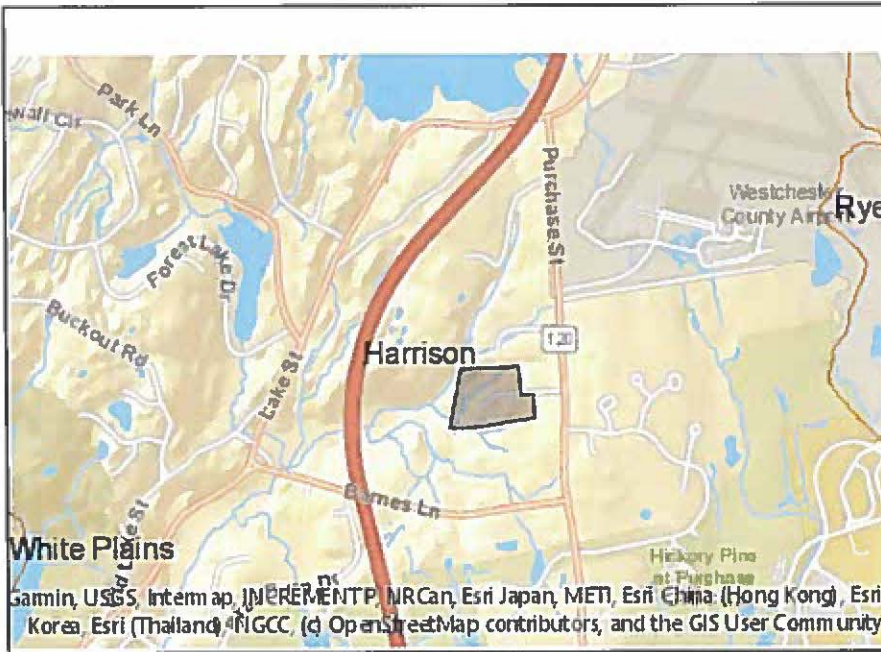
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Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Airport 60 Ldn Noise Contour, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Airport 60 Ldn Noise Contour, 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]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: Mamaroneck SSD - Remove 8 HAR

Date: February 2023

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"/>

Project: Mamaroneck SSD - Remove 8 HAR

Date: February 2023

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 action involves an act by the County Board of Legislators in order to modify a County-established sewer district, which is similar in nature to "the legislative adoption of a plan" in that there are no direct impacts to the environment because the action does not involve physical changes. The proposed action would remove from a district properties that are not receiving nor are anticipated to receive district services. Each parcel is already developed with a single-family residence that is served by a functioning on-site septic system. The Health Department has no record of septic problems or failures occurring at these sites within the past five years, which may otherwise warrant inclusion in the district. Additionally, the properties are located in the Town's R-1 and R-2 residential zoning districts; as such, no new development is anticipated that would warrant a sewer connection. The nearest local sewers are located over 200 feet or more away. The Town does not have any plans to extend its local sewer lines to serve these properties. Since the properties were never connected to the sewer system, their removal from the district will have no physical impact on the County's sewer infrastructure.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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
Malika Vanderberg	Clerk and Chief Administrator of the Board of Legislators
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

ACT NO. 2023 - _____

AN ACT to Modify the Mamaroneck Valley Sanitary Sewer District by the Removal of eight (8) Parcels of Property located in the Town of Harrison from the District.

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

Section 1. The properties located in the Town of Harrison, more particularly described as: 10 Kenilworth Lane, Block 592, Lot 34; 33 Century Ridge Road, Block 691, Lot 86; 246 Old Lake Street, Block 982, Lot 6; 5 Oak Valley Lane, Block 981, Lot 57; 8 Oak Valley Lane, Block 981, Lot 60; 9 Oak Valley Lane, Block 981, Lot 58; 12 Oak Valley Lane, Block 981, Lot 59; and 15 Oak Valley Lane, Block 981, Lot 28 (the "Parcels"), are hereby removed from the Mamaroneck Valley Sanitary Sewer District (the "District").

§2. The Parcels are to be forgiven their obligation for future debt service requirement and are to relinquish their equity in existing sewage facilities in the District, and in return the District is relieved of its responsibility to provide sanitary sewer service and sewerage facilities to the Parcels.

§3. This Act, and the assessment area of the District as so altered, changed, modified, reduced and/or enlarged hereby, shall become effective immediately and the assessment rolls filed after the next taxable status date shall show County sewer district assessments and taxes on the basis of such revised District, and taxes levied on such roles shall be based thereon, but any sewer district tax or assessment levied on any valid assessment rolls in effect prior to the next taxable status date, on any parcel affected by the revisions made by this Act shall continue valid as such or as a tax lien, until paid and the amount paid shall be credited to the sewer district in which such parcels were assessed on the roll on which said tax is levied.

§4. The County Executive or his authorized designee be and hereby is authorized and empowered to execute instruments and to take any and all action necessary and appropriate to accomplish the purposes hereof.

§5. This Act shall take effect immediately.