

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a communication from the Westchester County Executive recommending approval of an Act which, if adopted, would authorize the County of Westchester (“County”), acting by and through its Department of Public Works and Transportation (the “Department”), to enter into temporary easement agreements in connection capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940) along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”).

Your Committee is advised that the following three (3) temporary easement agreements are needed for the Project:

1. A temporary easement agreement with Raminder Oberoi and Gyani Gurpreet, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 1, for use as a temporary easement, consisting of approximately 7,325.4 sq. ft. more or less, being a portion of Lot 18 in Block 1, Section 84.15, as shown on the Tax Map of the Town of Bedford, New York.

The amount to be paid for the temporary easement rights of Parcel 1 shall not exceed Five Thousand, Seven Hundred and Twenty (\$5,720.00) Dollars for the term of the easement agreement and an additional amount not to exceed Two Thousand, Eight Hundred and Sixty (\$2,860.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

2. A temporary easement agreement with The Sally L. Kroll 2020 Revocable Living Trust,

Dated October 26, 2020, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 2, for use as a temporary easement, consisting of approximately 7,844.8 sq. ft more or less, being a portion of Lot 2 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 2 shall not exceed Seven Thousand and Sixty (\$7,060.00) Dollars for the term of the easement agreement and an additional amount not to exceed Three Thousand Five Hundred and Thirty (\$3,530.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

3. A temporary easement agreement with Matthew Scherer and Deena Scherer, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 3, for use as a temporary easement, consisting of approximately 2,208.5 sq. ft. more or less, being a portion of Lot 1 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 3 shall not exceed One Thousand, One Hundred and Fifty (\$1,150.00) Dollars for the term of the easement agreement and an additional amount not to exceed Five Hundred and Seventy-Five (\$575.00) Dollars for the renewal period if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

Your Committee is further advised that the County will give notice by letter of the start date for the Project (“Notice to Commence”) to each property owner, and the term of each easement agreement shall commence upon the start date set forth in the Notice to Commence (the “Commencement Date”) and shall terminate two (2) years thereafter unless renewed by the County.

Your Committee is further advised that, the County shall have the option to renew each easement agreement for an additional one (1) year renewal period upon the same terms and conditions contained therein upon the County delivering a letter to the property owner exercising its option to renew, subject to the County receiving all necessary legal approvals.

Your Committee is further advised that the County seeks authority to indemnify the property owners as follows:

To the fullest extent permitted by law, the County, its successors or assigns, shall indemnify, defend and hold harmless the Grantor(s), their successors and assigns, (collectively the “Indemnitees”) from and against any and all claims, damages, fines, causes of action, judgments, penalties, costs, liabilities, reasonable attorneys fees, and losses that may arise during or after the Term as a result of (i) this Easement, (ii) construction, reconstruction or maintenance work done by or on behalf of Grantee on or around the Easement Area; (iii) the use, possession, enjoyment or operation of the Easement Area, by the County or any of its officers, employees, invitees (including the general public), agents, contractors or subcontractors, (iv) any act or omission by the County or anyone acting by or on behalf of the County, or (v) any default hereunder.

Your Committee is advised that the Department has advised that the bridge to be built will be a full replacement of an existing structure. The existing bridge is a 27-foot long and 24 foot wide, single span, concrete slab bridge on masonry abutments. It was constructed in 1919 and is located immediately adjacent to Bedford Village Memorial Park. The bridge is most recently rated a 4.07 out of 7 meaning that many elements are seriously deteriorated and not functioning as

originally designed. The Average Annual Daily Traffic (AADT) over the bridge is 3364 vehicles, of which 5.4% are trucks. The replacement bridge will be a prestressed concrete superstructure system supported by integral abutments founded on driven pilings. The abutments for the replacement bridge will be located behind the abutments of the existing bridge thus widening the channel and relieve constriction created by the existing bridge.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance the design of the Project pursuant to Bond Act No. 166-2019 (RB03T). The Department is currently performing the design work for the Project. At the completion of the design, additional bonding legislation will be requested for construction of the Project under separate legislation.

The current legislation is necessary to obtain authorization to enter into the temporary easement agreements for the County to undertake the Project.

The Department of Planning has advised your Committee that based on its review, the approval of the proposed temporary easement agreements may be classified as an “Unlisted” action, under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). A Resolution and Full Environmental Assessment Form (“EAF”), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQR. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution.

Your Committee has been advised that an affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the attached Act. Your Committee

has carefully considered and recommends approval of the attached Act.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

C:RAN-04/07/26

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act (the “Act”) to authorize the County of Westchester (the “County”) to enter into the following temporary easement agreements in connection capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940), along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”):

1. A temporary easement agreement with Raminder Oberoi and Gyani Gurpreet, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 1, for use as a temporary easement, consisting of approximately 7,325.4 sq. ft. more or less, being a portion of Lot 18 in Block 1, Section 84.15, as shown on the Tax Map of the Town of Bedford, New York.

2. A temporary easement agreement with The Sally L. Kroll 2020 Revocable Living Trust, Dated October 26, 2020, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 2, for use as a temporary easement, consisting of approximately 7,844.8 sq. ft more or less, being a portion of Lot 2 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

3. A temporary easement agreement with Matthew Scherer and Deena Scherer, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 3, for use as a temporary easement, consisting of approximately 2,208.5 sq. ft. more or less, being a portion of Lot 1 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford; and

WHEREAS, this Honorable Board has determined that the proposed Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State

Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this Project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester conducted coordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(3) of the implementing regulations and, having received no objections, is assuming the role of Lead Agency for the environmental review of this Project; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Full 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 Full 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 Full Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

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

RESOLVED, that based upon the Honorable Board’s review of the Full 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 capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940), along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”) and the County entering the temporary easement agreements for the Project; and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the “Determination of Significance” in the Full Environmental Assessment Form, which is attached

hereto and made a part hereof, as the “Responsible Officer in Lead Agency”; to issue this “Negative Declaration” on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

RESOLVED, that the Resolution shall take effect immediately.