

# Infrastructure & Housing Meeting Agenda



800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
WestchesterLegislatorsNY.gov

Committee Chair: Shanae Williams

---

**Monday, June 29, 2026**

**10:00 AM**

**Committee Room**

---

**Joint with B&A and PS&V**

## CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed 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 the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

## MINUTES APPROVAL

*June 8, 2026 at 10 AM*

### I. ITEMS FOR DISCUSSION

1. [2026-277](#) **ENV RES-BIT32-Radio System Replacement**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BIT32 - Radio System Replacement.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

2. [2026-278](#) **BOND ACT(Amended & Restated)-BIT32-Radio System Replacement**

A BOND ACT, amending and restating Bond Act 263-2025, adopted December 8, 2025, authorizing the issuance of THIRTY-TWO MILLION, EIGHTEEN THOUSAND, ONE HUNDRED EIGHTY-THREE (\$32,018,183) DOLLARS in bonds of Westchester County to finance the cost of Capital Project BIT 32 - Radio System Replacement.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

3. [2026-289](#) **BOND ACT-BPS15-3161-Renovation of Public Safety Facility in Hawthorne**

A BOND ACT authorizing the issuance of THREE HUNDRED SEVENTY-FIVE THOUSAND

(\$375,000) DOLLARS in bonds of Westchester County to finance Capital Project BPS 15 - Renovation of Public Safety Facility in Hawthorne.

***COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING, AND PUBLIC SAFETY & VETERANS***

## II. OTHER BUSINESS

## III. RECEIVE & FILE

[2026-36](#)

**CLERK OF THE BOARD - Extension of the Peekskill Hollow Sewer District**

Forwarding from the Town of Somers, a Resolution and Petition to extend the Peekskill Hollow Sewer District to include the boundaries of the North Edge Realty Corp. extension area of Somers Sewer District No. 1.

***FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY***

## ADJOURNMENT

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (the “County”) of an amended and restated bond act (the “Amended Bond Act”), which was prepared by the law firm of Harris Beach Murtha Cullina PLLC, to amend and restate Bond Act 263-2025 to expand the scope of services in connection with the capital project BIT32 – Radio System Replacement (“BIT32”) to include the construction of structures at the Montrose Station Road site located in Blue Mountain Reservation (the “Park”) at 110 Montrose Station Road, Cortland Manor, New York, as part of the County’s Voice Radio Communications Systems Replacement Project (the “Project”).

Your Committee is advised that the purpose of the Project is the replacement, expansion and evolution of the County’s vital public safety voice radio communication systems which are relied upon by the Department of Emergency Services (“DES”), the Department of Public Safety (“DPS”), and the Department of Public Works and Transportation (“DPWT”) Bee Line transit operations, and by municipal fire, emergency medical services (“EMS”), hospitals, and emergency management agencies. These communication systems operate 24 hours a day, seven days a week. Through the Project, the County is providing mission critical radio systems for first responders and transit personnel.

Your Committee is also advised that the Department of Information and Technology (“Department”) oversees the Project for the DES, DPS, and DPWT.

Your Committee is advised that your Honorable Board has previously authorized the County to issue bonds to finance prior components of BIT32, as follows:

Bond Act No. 203-2020 in the amount of \$22,338,183, which increased the total aggregate amount of funding under BIT32 by \$1,180,000 and consolidated the unsold debt under Bond Act Nos. 109-2018, 111-2018, 112-2018, 115-2018, 146-2019 (amending Bond Act No. 110-2018), 147-2019 (amended Bond Act No. 113-2018) and 148-2019 (amending Bond Act No. 114-2018) into one amended bond act for a total authorized amount, as amended, of \$22,338,183.

Bond Act No. 208-2021, which amended Bond Act No. 203-2020 to increase the total amount authorized by \$1,180,000, for a new total authorized amount, as amended, of \$23,518,183.

Bond Act No. 110-2022, which amended Bond Act No. 208-2021, to increase the total amount authorized by \$8,500,000 for the acquisition of equipment, assets, and services needed to complete the replacement and expansion of County emergency communications systems, for a new total authorized amount, as amended, of \$32,018,183, and expanded the scope of services to include design services associated with the Montrose Station Road site.

Bond Act No. 263-2025, which amended Bond Act No. 110-2022, to expand the scope of services to include additional stormwater management and tree removal work for the Sun Valley site.

As your Honorable Board may also recall, Bond Act Nos. 110-2018, 113-2018 and 114-2018 listed the anticipated locations for BIT32 as follows:

<b>SITE NAME</b>	<b>LOCATION</b>
Adams Lane	Pound Ridge
Airport Hangar E2	Harrison
Alpine (Rt 9w)	Alpine, NJ
Benefield Blvd	Peekskill
Courthouse	White Plains
Croton Point Park	Croton-on-Hudson
Fox Lane	Bedford
Grasslands	Mount Pleasant
Maryknoll	New Castle
Mountain Ave	Mount Kisco
Mountain Lakes	North Salem
Playland	Rye City
Putnam Valley (Rt 301)	Putnam Valley
Summit Ave	Port Chester
Winged Foot	Mamaroneck Town

Your Committee is advised that the scope of work authorized under Bond Act Nos. 110-2018, 113-2018 and 114-2018 was limited as follows: “installation of the equipment shall be limited to locations that are within or on existing structures.”

Your Committee is further advised that Bond Act Nos. 146-2019, 147-2019 and 148-2019 amended the scope of work of the existing bond authorization to authorize work, including any new or expanded structures, at the fifteen (15) sites listed above, as well as work including any new or expanded structures at the following eight (8) sites:

<b>SITE NAME</b>	<b>LOCATION</b>
Dunwoodie	Yonkers
Guard Hill	Bedford
Hardscrabble Rd	Mount Pleasant
Mohansic	Yorktown
Montrose VA Hospital	Cortlandt
Sun Valley Dr	North Salem
Wilmot Rd	New Rochelle
WHUD	Philipstown

Your Committee is further advised that the County was unable to acquire the necessary real property rights to install equipment or structures at the Montrose VA Hospital listed above and will be removing the Montrose VA Hospital site from the Project description and replacing it with the Montrose Station Road.

Accordingly, pursuant to Bond Act No. 110-2022, the Department, through its consultant, undertook the design of emergency communication system structures at the Montrose Station Road site as a possible alternate site to the Montrose VA Hospital site. The Department advises that the design has been completed and the Department has advised that it is in the best interest of the County to undertake construction at the Montrose Station Road site.

Your Committee is also advised that the Amended Bond Act would amend and restate Bond Act No. 263-2025 to expand the scope of services under the existing bonding authorization to include construction of certain emergency communication system structures at the Montrose Station Road site as part of the Project. No additional financing is requested at this time.

The Amended Bond Act, if approved by your Honorable Board, would, *inter alia*, finance the construction of emergency communication systems structures to be erected, operated and maintained at the Montrose Station Road site. These structures include, but are not limited to, a

180' radio tower, a 12' by 24' equipment shelter, a generator, a load bank, which will be constructed within a fenced enclosed compound off Montrose Station Road in the Town of Cortlandt (the "Radio Equipment").

Your Committee is advised that the Radio Equipment will operate as part of the County trunked and paging radio systems. The Radio Equipment will provide public safety radio communication services within the Park and the surrounding communities. Moreover, the Radio Equipment will provide reliable on-street portable (hand held) radio coverage and better in-building coverage (outdoor to indoor coverage) for first responders when performing their duties in the Park and surrounding communities.

DES has advised your Committee that its emergency communications center, commonly referred to as "60 Control", will use the Radio Equipment to provide dispatch and public safety communication services for fire departments and EMS agencies who respond to emergencies in the Park, as well as in the surrounding communities.

In addition, DES has further advised your Committee that it will use the Radio Equipment to manage mutual aid responses for fire departments and EMS agencies in the Park, as well as in the surrounding communities.

DES has further advised your Committee that it has dispatched municipal fire and EMS agencies to the Park in response to calls for advanced life support, basic life support, assistance with finding lost persons and rescue services, and alarms at County-owned buildings located at the Park.

DES also has dispatched municipal fire and EMS agencies to the Park in response to mutual aid fire and EMS events, alarms, hazards involving wires, prescribed burns and/or unintentional brush/wood fires.

DES has advised your Committee that reliable portable radio communications are critical to responder safety, incident command, and effective coordination during emergency operations,

during a wide range of incidents and planned events, including wildland and structure fires, technical rescues, mass casualty incidents, severe weather responses, and large public gatherings. Improved on-street portable and better in-building coverage within the Park will help ensure that first responders operating in remote areas, inside structures or at large-scale incidents maintain reliable communication with 60 Control.

DPS has further advised your Committee that it intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 radio system, for public safety communications for its officers and seasonal park rangers stationed in the Park, as well as to assist its officers who provide supplemental police patrol in the Town of Cortlandt. The trunked radio system has the advantage of providing DPS with on-street portable radio coverage and better in-building coverage for public safety communications.

Your Committee is advised that DPS, which is responsible for protecting County properties, including the County's vast parks system, has advised that it provides year-round public safety services within the Park, including routine inspections and patrols.

DPS has responded to calls for service in the Park, including, but not limited to, alarms, suspicious activity, packages or vehicles, people remaining in the Park after dark, animal complaints, lost or missing persons, illegal dumping, harassing or disorderly conduct, larceny, aiding persons in need of medical attention, aiding persons in crisis or suicidal, and fires at the Park.

Your Committee is also advised that DPS will also benefit from enhanced in-building coverage when responding to events in the Park, including the buildings at the Sportsman Center located at the Park.

Additionally, DPS has advised your Committee that its seasonal park rangers provide invaluable services for the Park and Park patrons, including being the first set of eyes and ears for the County police, assisting Park users, providing information on Park rules, performing basic first aid, and making regular security checks. For example, the Park has many soccer fields that are

used on Sundays, and a seasonal park ranger is typically stationed at the Park on Sundays to assist the Park patrons and be present in case there is an injury.

Your Committee is also advised that DPS intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 system, for its seasonal park rangers stationed in the Park who are only equipped with a portable radio.

In addition, having the Radio Site Equipment in the Park will benefit the Park and Park patrons because the closer the first responders are to the Radio Site Equipment, the better the signal quality and reliability they will have on their radios and pagers, and the better the response they will be able to provide to calls and emergencies within the Park, thus keeping the Park, its buildings, facilities and patrons safe and secure, ensuring a safe and enjoyable experience to all Park patrons while at the Park.

It is anticipated that construction will take approximately eight (8) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, the approval of the Amended Bond Act 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.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amended Bond Act. Your Committee recommends the

adoption of the proposed Amended Bond Act.

Dated: \_\_\_\_\_, 2026  
White Plains, New York

/:rncmc.05.29.2026

**COMMITTEE ON**

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an amended bond act (the “Amended Bond Act”), which, if adopted, would authorize the County of Westchester (the “County”) to expand the scope of services in connection with BIT32-Radio System Replacement (“BIT32”) to include the construction of structures at the Montrose Station Road site (the “Site”) located in Blue Mountain Reservation as part of the County’s Voice Radio Communications Systems Replacement Project (the ‘Project’); and

**WHEREAS**, this Honorable Board has determined that the proposed Amended Bond 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), the construction of structures at the Site for 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 conducting is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations 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 the approval of an amended and restate bond act (the "Amended Bond Act"), to amend and restate prior Bond Act No. 263-2025 to expand the scope of services authorized thereunder for BIT32-Radio System Replacement as part of the County's Voice Radio Communications Systems Replacement Project (the "Project") for the construction of structures at the County's Montrose Station Road site located at 110 Montrose Station Road, Cortlandt Manor, New York in a portion of Blue Mountain Reservation; 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.

TO: Rachel Noe, Associate County Attorney  
Department of Law

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

DATE: May 26, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR PROPOSED RADIO  
TOWER AT MONTROSE STATION ROAD, TOWN OF CORTLANDT**

---

In response to a request by the Department of Information Technology for an environmental review of the above referenced project, the Planning Department has prepared the attached documentation.

The project, which involves the construction of a new radio tower facility at Montrose Station Road in the Town of Cortlandt on County-owned parkland within a portion of Blue Mountain Reservation, may be classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). To assist the County in complying with SEQR, an Environmental Assessment Form was prepared for the project.

As is permitted by SEQR for Unlisted Actions, no coordinated review was performed. Attached is the Full Environmental Assessment Form that was prepared for this project along with Parts 2 and 3 for consideration by the Board of Legislators. Please note that a new SEQR form, with additional categories of environmental review, will go into effect by mid-June. While the final version of the new SEQR form has not been officially released by NYSDEC, staff are nevertheless preparing a version of this environmental review on what we understand that form will be.

Please contact me if you require any additional information regarding this document.

Att.

cc: Emily Saltzman, Director of Operations  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Blanca P. Lopez, Commissioner of Planning  
Marguerite Beirne, Chief Information Officer  
Morris Cross, Project Manager, Department of Information Technology  
Matt Castro, Chief Planner  
Claudia Maxwell, Principal Environmental Planner

**FISCAL IMPACT STATEMENT**

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> To be completed by submitting department and reviewed by Budget		
Potential Related Expenses (Annual):		
Potential Related Revenues (Annual):		
Anticipated savings to County and/or impact of department operations (describe in detail for current and next four years):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

ACT NO. -20\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING BOND ACT NO. 263-2025, ADOPTED DECEMBER 8, 2025, AUTHORIZING THE ISSUANCE OF \$32,018,183 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE RADIO SYSTEM REPLACEMENT PROJECT FOR THE DEPARTMENT OF INFORMATION TECHNOLOGY; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$32,018,183; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$32,018,183 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20\_\_).

Recitals

WHEREAS, this Board has heretofore duly authorized the issuance of bonds to finance various elements of Capital Project BIT32 pursuant to Act Nos. 109-2018, 110-2018, 111-2018, 112-2018, 113-2018, 114-208 and 115-2018 duly adopted on July 16, 2018, including amendments to 110-2018, 113-2018 and 114-2018 by amending bond acts 146-2019, 147-2019 and 148-2019 duly adopted on July 15, 2019 (collectively, the “Previous Bond Acts”); and

WHEREAS, on November 9, 2020, the Board adopted Bond Act No. 203-2020 which (i) amended Bond Act 109-2018 to expand the scope of project to be financed pursuant to such bond act to encompass all project elements as collectively authorized in the Previous Bond Acts, (ii) revoked the Previous Bond Acts, except for 109-2018 which was amended hereby, to the

extent of authorized but unissued amounts of bonds pursuant to each respective bond act and (iii) which increased the appropriation for the project by \$1,180,000 for increased costs of such project; and

WHEREAS, on November 22, 2021, the Board adopted Bond Act No. 208-2021 which increased the appropriation for the project by \$1,180,000 for increased costs of such project; and

WHEREAS, on September 12, 2022, the Board adopted Bond Act No. 110-2022, to (i) expand and revise the scope of the project and (ii) increase the appropriation for the project by \$8,500,000, including increasing the maximum cost and the amount of bonds authorized in connection therewith; and

WHEREAS, on December 8, 2025, the Board adopted Bond Act No. 263-2025, to expand and revise the scope of the project authorized in connection therewith; and

WHEREAS, it is now necessary to (i) further expand and revise the scope of the project by adding construction of the Montrose Station Road site and (ii) adopt the environmental review under the State Environmental Quality Review Act (SEQRA) for the aforementioned construction work; and

WHEREAS, in order to accomplish such purpose it is necessary to amend and restate Bond Act 263-2025 to accomplish such expansion and incorporation.

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), TO AMEND AND RESTATE BOND ACT NO. 263-2025 IN ITS ENTIRETY AS FOLLOWS:

BOND ACT AUTHORIZING THE ISSUANCE OF \$32,018,183 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE RADIO SYSTEM REPLACEMENT PROJECT FOR THE DEPARTMENT OF INFORMATION TECHNOLOGY; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$32,018,183; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$32,018,183 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the “Law”), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, to the provisions of other laws applicable thereto, \$32,018,183 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the radio system replacement project for the Department of Information Technology, including construction of the Montrose Station Road site; all as collectively set forth in section 1 of each of the Previous Bond Acts, the County’s 2021 Capital Budget, the County’s current year Capital Budget, and includes any new or additional costs in connection with the project. To the extent that the County has previously issued bonds pursuant to each of the Previous Bond Acts as detailed in column E of the attached Schedule I, the proceeds of such previously issued bonds shall only be expended for the scope of the project as set forth in the respective bond act, from which such proceeds are derived,

when originally adopted and/or amended as set forth in column A of Schedule I. The total estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$32,018,183. The plan of financing includes the issuance of \$32,018,183 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness of said class of objects or purposes, within the limitations of Section 11.00 a. 25 of the Law, is ten (10) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$32,018,183. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and

of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 5. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or
- (c) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

LEGAL NOTICE

A Bond Act which is published herewith, has been adopted by the Board of Legislators on December 8, 2025 and amended and restated on December 8, 2025 and approved, as amended and restated, by the County Executive on \_\_\_\_\_, 2026 and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the amended and restated Bond Act shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING BOND ACT NO. 263-2025, ADOPTED DECEMBER 8, 2025, AUTHORIZING THE ISSUANCE OF \$32,018,183 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE RADIO SYSTEM REPLACEMENT PROJECT FOR THE DEPARTMENT OF INFORMATION TECHNOLOGY; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$32,018,183; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$32,018,183 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 2026).

object or purpose:	to finance the cost of the radio system replacement project for the Department of Information Technology, including construction of the Montrose Station Road site
amount of obligations to be issued:	\$32,018,183
and period of probable usefulness:	ten (10) years

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board of Legislators of the County of Westchester, New York



Kenneth W. Jenkins  
Westchester County Executive

Date: June 15, 2026

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, Westchester County Executive

RE: Bond Act for capital project BPS15 – Renovation of Public Safety Facility in Hawthorne.

---

Transmitted herewith for your review and approval is a bond act (the “Bond Act”), which, if adopted, would authorize the County of Westchester (the “County”) to issue bonds in the amount of \$375,000.00 to finance the following capital project:

BPS15 – Renovation of Public Safety Facility in Hawthorne (“BPS15”).

The Bond Act, in the amount of \$375,000.00, would finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications, and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne (the “Headquarters Building”).

The Department of Public Safety (the “Department”) has advised that there are many inadequacies in the Headquarters Building, including leaking roofs, lack of an elevator, making the entire basement and second floor non-compliant with ADA accessibility standards, problems with heat and air conditioning, insufficient windows, undersized prisoner booking and holding areas that fail to meet current code requirements, and a general lack of storage space.

The study will evaluate all Department operations to determine the appropriate functions and services that should be housed within the Headquarters Building and will develop a renovation program necessary to support the recommended operational framework.

Following bonding authorization, the study will be scheduled and is anticipated to take nine months to complete. The study will be performed by a consultant.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

KWJ/TR/SG/mcz  
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (the “County”) of a bond act (the “Bond Act”) in the amount of \$375,000.00 to finance capital project BPS15 – Renovation of Public Safety Facility in Hawthorne (“BPS15”). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, would finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications, and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne (the “Headquarters Building”).

The Department of Public Safety (the “Department”) has advised that there are many inadequacies in the Headquarters Building, including leaking roofs, lack of an elevator, making the entire basement and second floor non-compliant with ADA accessibility standards, problems with heat and air conditioning, insufficient windows, undersized prisoner booking and holding areas that fail to meet current code requirements, and a general lack of storage space.

The study will evaluate all Department operations to determine the appropriate functions and services that should be housed within the Headquarters Building and will develop a renovation program necessary to support the recommended operational framework.

Following bonding authorization, the study will be scheduled and is anticipated to take nine months to complete. The study will be performed by a consultant.

The Department of Planning has advised your Committee that based on its review, BPS15 may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_.  
White Plains, New York

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney  
Maximilian Zorn, Assistant County Attorney  
Maria Baratta, Assistant County Attorney

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

DATE: April 6, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BPS15 RENOVATION OF PUBLIC SAFETY FACILITY IN HAWTHORNE**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 04/02/2026 (Unique ID: 3161)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action
- 

**COMMENTS:** The current request is for a study only.

DSK/oav

cc: Emily Saltzman, Director of Operations  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Dianne Vanadia, Associate Budget Director  
Robert Abbamont, Director of Operations, Department of Public Works & Transportation  
Susan Darling, Chief Planner  
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20\_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$375,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE SECOND PHASE OF THE PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES FOR PLANNING THE RENOVATION OF THE PUBLIC SAFETY HEADQUARTERS BUILDING IN HAWTHORNE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$375,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$375,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted \_\_\_\_\_, 20\_\_\_\_\_)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the “Law”), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$375,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne; all as set forth in the County’s Current Year Capital Budget, as amended. To the extent that the details set forth in this

act are inconsistent with any details set forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$375,000. The plan of financing includes the issuance of \$375,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 62 of the Law, is five (5) years;

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$375,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$375,000 as the estimated maximum cost of the aforesaid specific object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for

substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 20\_\_\_\_ and approved by the County Executive on \_\_\_\_\_, 20\_\_\_\_ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. \_\_\_\_\_-20\_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$375,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE SECOND PHASE OF THE PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES FOR PLANNING THE RENOVATION OF THE PUBLIC SAFETY HEADQUARTERS BUILDING IN HAWTHORNE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$375,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$375,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted \_\_\_\_\_, 20\_\_\_\_\_)

Object or purpose: to finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne; all as set forth in the County's Current Year Capital Budget, as amended.

Amount of obligations to be issued  
and period of probable usefulness: \$375,000; five (5) years

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board  
of Legislators of the County of Westchester, New York

**FISCAL IMPACT STATEMENT**

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> To be completed by submitting department and reviewed by Budget		
Potential Related Expenses (Annual):		
Potential Related Revenues (Annual):		
Anticipated savings to County and/or impact of department operations (describe in detail for current and next four years):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

Record & Return to:  
Roland A. Baroni, Jr.  
ABRAMS FENSTERMAN, LLP  
81 Main Street, Suite 400  
White Plains, NY 10601

At a meeting of the Town Board of the Town of Somers at Town Hall located at 335 Route 202, Somers, Westchester County, New York on the 10th day of December, 2025, at 7:00 P.M.

### **RESOLUTION TO EXTEND THE SOMERS SEWER DISTRICT #1**

WHEREAS, a Petition, Map, Plan and Report have been prepared by NORTH EDGE REALTY CORP. dated October 30, 2024, for the extension of the Somers Sewer District #1 of the Town of Somers, New York, and duly presented to this Town Board; and

WHEREAS, an Order was duly adopted by the Town Board on April 10, 2025, reciting the filing of said petition, the improvements proposed, the boundaries of the proposed extension, and the estimated expenses thereof and specifying May 8, 2025, at 7:00 p.m. as the time and the Town Hall in said Town as the place where the said Board would meet to consider the petition and to hear all persons interested in the subject thereof, concerning the same; and

WHEREAS, such Order was duly posted, published and served as required by law; and

WHEREAS, a hearing in the matter was duly held by the Board on the 8th day of May, 2025, commencing at 7:00 p.m. o'clock at the Town Hall in said Town and considerable discussion upon the matter having been had, and all persons desiring to be heard having been duly heard and thereupon the hearing being duly closed; and

WHEREAS, the Town Board as Lead Agency under SEQRA adopted a Negative Declaration on December 10, 2025, having conducted a complete environmental review under SEQRA; and

WHEREAS, the Town Board has reviewed the submissions for the Proposed Action and, in particular, the Map, Plan and Report dated October 30, 2024 pertaining to the proposed extension of the Somers Sewer District #1; and

WHEREAS, based upon its review of the submitted petition and the environmental record for the Proposed Action, the Town Board makes the following environmental findings pursuant to SEQRA:

Roll Call:

Vote:

Hon. Robert Scorrano  
Councilman Anthony Cirieco  
Councilman William Faulkner  
Councilman Richard G. Clinchy  
Councilwoman Gina Arena

Aye  
Aye  
Aye  
Aye  
Aye

STATE OF NEW YORK  
COUNTY OF WESTCHESTER  
TOWN OF SOMERS

I, PATRICIA KALBA, Town Clerk of the Town of Somers, do hereby certify that I have compared the preceding Resolution with the original thereof filed in my office at Town Hall, 335 Route 202, Somers, Westchester County, New York, that the same is a true and correct copy of said original and the whole thereof.

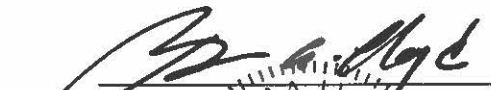
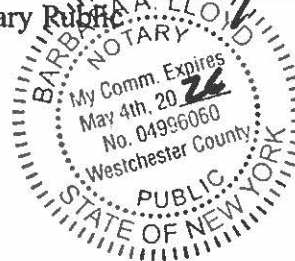
I further certify that all members of the Town Board had due notice of the meeting at which said resolution was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 10th day of December, 2025.

  
PATRICIA KALBA  
Town Clerk

STATE OF NEW YORK        )  
  ) ss.:  
COUNTY OF WESTCHESTER)

On the 10th day of December in the year 2025 before me, the undersigned personally appeared PATRICIA KALBA, Town Clerk of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  


## SCHEDULE A

### Tax Parcels

1. 4.19-2-2, 45 Route 6
2. 4.19-2-3, 39 Route 6
3. 4.19-2-4, 43 Route 6

TEL :914-277-3323  
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town House  
335 Route 202  
Somers, N.Y. 10589

# Town of Somers

WESTCHESTER COUNTY, N.Y.

PATRICIA KALBA  
TOWN CLERK



## RESOLUTION

**RESOLVED**, that the Town Board does hereby authorize the Supervisor to execute the petition to extend the County sewer district to include the subject property.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on December 10, 2025.

Dated: December 12, 2025

*Patricia Kalba*

Town Clerk

Ec: Supervisor  
Director of Finance  
Town Attorney  
North Edge Realty  
Westchester County

TOWN OF SOMERS  
COUNTY OF WESTCHESTER: STATE OF NEW YORK  
-----X

In the Matter of the Application of

THE TOWN OF SOMERS

PETITION

For the Extension of the Peekskill Hollow Sewer District  
to Include the Boundaries of the North Edge Realty Corp.  
Extension Area of Somers Sewer District No. 1  
-----X

**TO: THE BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER**

The Petition of Robert Scorrano, as Supervisor of the Town of Somers, respectfully shows and demonstrates to the Board of Legislators of the County of Westchester:

1. That the Town of Somers is a municipal corporation duly organized and existing under the laws of the State of New York and is located in the County of Westchester, State of New York.
2. That the Town of Somers currently operates Sewer District No. 1 in the Town of Somers.
3. That a Petition, Map and Plan have been prepared by North Edge Realty Corp. (North Edge) dated October 30, 2024, for the extension of the Somers Sewer District No. 1 of the Town of Somers and duly presented to this Town Board: and a duly conducted public hearing on said extension was held on May 8, 2025, at which time the public hearing was closed.
4. Petitioner is a corporation formed and existing under the laws of the State of New York and is in good standing. Petitioner is the owner of three existing parcels of land comprising in the aggregate 15.62 acres. The parcels are shown and designated on the Town of Somers Tax Map as tax parcels 4.19-2-2, 4.19-2-3 and 4.19-2-4. Where the context requires, the three tax parcels shall hereinafter be collectively referred to as the "Property." Petitioner proposes to construct a 77 unit townhouse community with associated asphalt road and parking, utility infrastructure, stormwater management areas, landscaping and lighting. The Subject Property is currently designated on the Town of Somers Zoning Map ("Zoning Map") as located in the R-40 and R-80 Zoning Districts.
5. North Edge seeks to amend the Zoning Map pursuant to § 170-13 of the Somers Town Code (Multifamily Residence MFR Districts). North Edge seeks this amendment for the purpose of placing the Subject Property within a Multifamily Residence Baldwin Place MFR-BP Zoning District, as specifically codified and authorized.
6. The purpose of the MFR-BP District is:

. . . to provide suitable opportunities within the Town for the development of housing designed to satisfy the needs of households maintained by the young, the elderly and families earning less than 80% of the county's median income, and to permit a broad array of housing types, dwelling unit sizes and forms of ownership/occupancy. These districts are intended to provide for the construction of multifamily housing on sites determined to be appropriate based upon criteria established in the Town Development Plan and in conformance with the standards recommended therein, which standards are designed to promote the public health, safety and general welfare and to require the development of housing which is responsive to the variety of special size, design, locational and affordability needs of present and future residents of the Town. To help assure the achievement of this goal with proper protection for existing and future neighboring development and infrastructure, all multifamily residence districts shall be established subject to approval by the Town Board and in accordance with an approved preliminary development concept plan. (Town of Somers Code, Chapter 170 §170-13)

7. Upon designation of the Subject Property as MFR-BP, North Edge plans to develop seventy-three (73) housing units consistent with the housing types envisioned within §170-13 of the Somers Town Code, including 10% of the permitted basic density will be affordable dwelling units. Recreation amenities (including a Recreation Building and adjoining Recreation Area) also are components of the site plan.

8. The proposed units will be developed in an integrated fashion and provide residential stock that aligns with housing types suitable within the MFR-BP District. The proposed development will be an attractive feature of the area served by NYS Route 6 and Mahopac Avenue and specifically satisfy all requirements codified in §170-13 of the Somers Town Code.

9. That the Town Board of the Town of Somers as Lead Agency under SEQRA adopted a Negative Declaration on December 10, 2025, having conducted a complete environmental review under SEQRA. The County of Westchester was an Involved Agency in this coordinated environmental review.

10. That the Town of Somers, therefore, deems it in the public interest that the North Edge extension area be connected to and serviced by the Peekskill Hollow Sewer District owned and operated by the County of Westchester.

11. That appropriate maps, property descriptions and plans have been prepared and submitted to the Town of Somers in connection with the petition of North Edge, all of which are attached hereto as **Exhibit A** and incorporated herein.

12. The resolution of the Town Board of the Town of Somers to extend the Somers Sewer District No. 1 to include the North Edge Extension Area dated December 10, 2025, is attached as **Exhibit B** hereto.

13. That the extension and enlargement of the Peekskill Hollow Sewer District, as proposed, is co-terminus with the boundaries of the North Edge Extension Area of Somers Sewer District No. 1.

14. That the establishment of the North Edge Extension Area of Somers Sewer District No. 1 will not result in any costs or expenses to the Town of Somers since it is proposed that all improvements to be designed, installed and constructed to service said extension area will be privately funded.

15. That a feasibility analysis has been performed which indicates that there is adequate capacity contained in the Peekskill Hollow Sewer District to service the North Edge Extension Area as currently proposed for development.

16. That on December 10, 2025, the Town Board of the Town of Somers adopted a resolution to petition the Board of Legislators of the County of Westchester to consider the extension and enlargement of the Peekskill Hollow Sewer District as set forth above pursuant to Article 5-A of the County Law. That resolution is included in **Exhibit B** above.

WHEREFORE, the Town Board of the Town of Somers hereby petitions the County of Westchester for the enlargement and extension of the Peekskill Hollow Sewer District to encompass and include the North Edge Extension Area of Somers Sewer District No. 1 as established by the Town Board of the Town of Somers.

Dated: Somers, New York  
December 10, 2025

TOWN OF SOMERS

By:   
\_\_\_\_\_  
Robert Scorrano  
Supervisor

STATE OF NEW YORK            )  
  ) SS.:  
COUNTY OF WESTCHESTER )

On the 12 day of December in the year 2025, before me, the undersigned personally appeared ROBERT SCORRANO, Supervisor of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICIA KALBA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KA6080158  
Qualified in Westchester County  
Commission Expires SEPTEMBER 09, 20\_\_

**EXHIBIT "A"**

TEL : 914-277-3323  
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town House  
335 Route 202  
Somers, N.Y. 10589

# Town of Somers

WESTCHESTER COUNTY, N.Y.

PATRICIA KALBA  
TOWN CLERK



## RESOLUTION

**RESOLVED**, that the Town Board does hereby authorize the Supervisor to execute the petition to extend the County sewer district to include the subject property.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on December 10, 2025.

Dated: December 12, 2025

*Patricia Kalba*

Town Clerk

Ec: Supervisor  
Director of Finance  
CSEA

TOWN BOARD OF THE TOWN OF SOMERS  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

----- x  
In the Matter of the Petition of

NORTH EDGE REALTY CORP.

For an Extension of Somers Sewer District #1,  
and for the Town Board to Petition the  
Westchester County Board of Legislators for a  
Corresponding Extension of the Westchester  
County Peekskill Sanitary Sewer District.

**PETITION FOR THE  
EXTENSION OF SOMERS  
SEWER DISTRICT #1**

----- x  
**NORTH EDGE REALTY CORP.** (hereinafter "North Edge Realty"), by its  
attorneys Keane & Beane, P.C., respectfully petitions the Town Board of the Town of Somers  
(the "Town Board") as follows:

1. North Edge Realty is the owner of approximately 15.62 acres of certain real property located at 39, 43, and 45 New York State Route 6, situated within the Town of Somers (the "Town"), County of Westchester, State of New York. The parcels are known and designated on the Westchester County Tax Maps for the Town of Somers as: (i) Section 4.19, Block 2, Lot 2 (45 Route 6); (ii) Section 4.19, Block 2, Lot 3 (39 Route 6); and (iii) Section 4.19, Block 2, Lot 4 (43 Route 6) (collectively, the "Property").

2. By this Petition, North Edge Realty seeks an extension of Somers Sewer District #1 ("SSD1") pursuant to New York Town Law § 190, to enable the Property to be serviced with municipal sewer service (the "Proposed Extension"). There are no resident owners of any taxable real property in the Property. The Property is situated wholly within the Town, and is outside of any city or incorporated village, and outside of any sewer district or extension thereof.

3. North Edge Realty proposes to develop the Property with seventy-seven (77) housing units, consistent with the housing types envisioned within Town Code § 170-13, including 15% of the permitted basic density to be affordable dwelling units. Recreation amenities (including a recreation building and adjoining recreation area) are also components of the proposed site plan. The proposed units will be developed in an integrated fashion and provide residential stock that aligns with housing types suitable in the MFR-BP Zoning District. The proposed development will be an attractive feature of the area served by NYS Route 6 and Mahopac Avenue, and will specifically satisfy all requirements codified in Town Code § 170-13.

4. Accompanying this Petition and submitted herewith as **Exhibit “A”** is a map titled “Town of Somers Sewer District No. 1 and Westchester County Peekskill Sewer District Extension Map – North Edge Realty,” dated October 30, 2024 and prepared by Bibbo Associates, LLP (“Bibbo”), consulting civil engineers, duly licensed by the State of New York and hired by North Edge Realty, showing the boundaries of the Proposed Extension. Also accompanying this Petition and submitted herewith as **Exhibit “B”** is an engineer’s report titled “Preliminary Engineer’s Report, Wastewater & Water Supply Facilities, for North Edge Realty Corporation,” dated October 30, 2024 and prepared by Bibbo.

5. Pursuant to the provisions of New York Town Law § 202(5), North Edge Realty requests that the expense of the extension of SSD1 shall be borne by local assessment upon the several lots and parcels of lands which the Town Board shall determine and specify to be especially benefitted by the improvement, and the Town Board shall apportion and assess upon and collect from the several lots and parcels of land so deemed benefitted, so much

upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same. North Edge Realty further requests that the proposed benefit formula for all charges related to the extension of SSD1 be in conformance with a standard that is acceptable to all parties, including the Town and North Edge Realty.

6. There will be no public monies expended in connection with the extension of SSD1. As is customary in sewer district extension, all costs in connection with the extension of SSD1 will be borne by North Edge Realty, in a manner contemplated in the accompanying map and report submitted herewith, and agreed to by the parties, which may include yearly capital assessments, sewer rents, or other agreed-upon methods.

7. Because the sewage from SSD1 discharges to the Peekskill Wastewater Treatment Plant, SSD1 is part of the Westchester County Peekskill Sanitary Sewer District. Accordingly, extension of SSD1 as requested by this Petition also requires extension of the Westchester County Peekskill Sanitary Sewer District. Thus, this Petition also seeks to extend the Westchester County Peekskill Sanitary Sewer District to include the entirety of the Property. Extension of the Westchester County Peekskill Sanitary Sewer District is required to be authorized by the Westchester County Board of Legislators upon a petition being made by the municipal agency having jurisdiction over SSD1—in this case, the Town Board of the Town of Somers. As extension of the Westchester County Peekskill Sanitary Sewer District is a condition precedent to extension of SSD1, North Edge Realty respectfully requests that this Town Board petitions the Westchester County Board of Legislators for a corresponding extension of the Westchester County Peekskill Sanitary Sewer District to the same extent requested by this Petition (i.e., to include the Property).

8. North Edge Realty agrees to comply with the rules and regulations of SSD1 as presently existing or as may be amended in the future, including all rates and fee schedules.

9. This Petition is signed and acknowledged in the same manner as a deed to be recorded, as set forth on the pages attached hereto and submitted herewith.

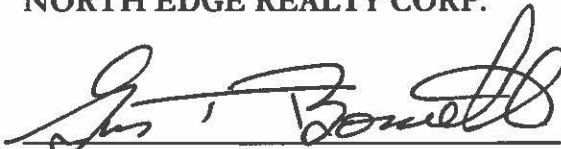
**WHEREFORE**, North Edge Realty respectfully submits this Petition for further consideration in accordance with applicable law, and respectfully requests that (i) the Town Board extends the SSD1 as proposed and described above, and (ii) the Town Board petitions the Westchester County Board of Legislators for a corresponding extension of the Westchester County Peekskill Sanitary Sewer District.

Dated: White Plains, New York  
October 30, 2024

Respectfully submitted,

**NORTH EDGE REALTY CORP.**

By:

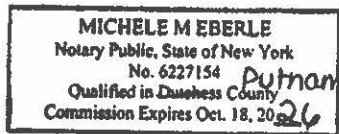
  
GUS BONIELLO

STATE OF New York )  
 )ss:  
COUNTY OF Westchester )

On the 30 day of October in the year 2024, before me, the undersigned, personally appeared Gus T. Boniello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Sworn to before me this  
30 day of October, 2024

Michele M. Eberle  
Notary Public



**NORTH EDGE REALTY CORP.**

**PETITION FOR THE EXTENSION  
OF SOMERS SEWER DISTRICT #1**

**EXHIBIT A**

**Town of Somers Sewer District No. 1 and Westchester County  
Peekskill Sewer District Extension Map – North Edge Realty**

**October 30, 2024**

**Prepared by: Bibbo Associates, LLP**



**NORTH EDGE REALTY CORP.**

**PETITION FOR THE EXTENSION  
OF SOMERS SEWER DISTRICT #1**

**EXHIBIT B**

**Preliminary Engineer's Report, Wastewater & Water Supply  
Facilities, for North Edge Realty Corporation**

**October 30, 2024**

**Prepared by: Bibbo Associates, LLP**



Timothy S. Allen, P.E.  
Nicholas Gaboury, P.E.  
Matthew J. Gironda, P.E.

# PRELIMINARY ENGINEER'S REPORT WASTEWATER & WATER SUPPLY FACILITIES

for

**North Edge Realty Corporation**  
Town of Somers, New York  
Westchester County

Prepared by:



Timothy S. Allen, P.E.  
NYS License No. #073434  
**Bibbo Associates, LLP**  
Mill Pond Offices  
293 Route 100, Suite 203  
Somers, New York 10589

Date: October 30, 2024

*Site Design ♦ Environmental*

Mill Pond Offices · 293 Route 100 · Suite 203 · Somers, New York 10589  
Phone: 914.277.5805 · Fax: 914.277.8210  
Website: [www.bibboassociates.com](http://www.bibboassociates.com) · E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)

## Table of Contents

<b>Project Description</b> .....	<b>3</b>
<b>Wastewater Supply</b> .....	<b>3</b>
Sewer System Design Flows.....	3
Capacity of Existing Somers Sewer District No. 1 & The Westchester County Peekskill Sewer District .....	3
Existing Sewer Force Main Capacity.....	4
Proposed Sewage Collection .....	4
Sewage Peak Flow to the North Edge proposed Lift Station.....	4
Proposed 8" dia. Sewer Main Capacity Evaluation.....	5
Auxiliary Standby Power .....	5
<b>Water Supply</b> .....	<b>6</b>
Determination of Water Supply Demands: .....	6
Irrigation Demand.....	6
Fire Demand .....	6
Peak Hour Demand (combined).....	6
Somers Consolidated Water District No. 1 and The North Edge Water System Evaluation .....	7
Available pressures to the various points within the project .....	8
<b>Sewer &amp; Water Costs</b> .....	<b>10</b>

## Appendices

- Appendix A - Hydrant Test Results
- Appendix B - Force main Head loss calculations
- Appendix C - 10 State Standards Sewage Peak Factor Chart
- Appendix D - 8" DR18 AWWA C900 PVC Friction Loss Chart
- Appendix E - Town of Somers Water and Sewer Rates

## **Project Description**

North Edge Realty Corporation is proposing a multifamily development consisting of a 77-unit townhouse development. The proposed project is located on the northern side of Route 6 approximately 200' west of Mahopac Avenue in the Town of Somers. The total project area is 15.62 acres which is comprised of tax lots Sec. 4.19, Block 2, Lots 2,3 & 4. Access to the site will be via two proposed private roads, an entrance will be from Mahopac Avenue through an easement granted over the lands of Yorktown Assembly of God Church and a second from US Route 6. The Route 6 entrance will be restricted to right turns only entering and exiting the site. The project proposal also includes the construction of associated parking infrastructure, closed piping drainage conveyance systems and stormwater treatment facilities as well as other utilities. The proposed townhouses will be served by water distribution and sewer collection systems which will be connected to the Town of Somers Consolidated Water District No. 1 and the Town of Somers Sewer District #1.

## **Wastewater Supply**

### **Sewer System Design Flows**

The project's sewer collection demand will be accommodated by a connection to the Town of Somers Sewer District No.1.

Sewage demands are based on the N.Y.S.D.E.C publication entitled "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2014.

### ***North Edge Realty Corporation-***

41 units of 2 bedrooms and 36 units of 3 bedrooms

2-bedroom Townhouses @ 220 gpd/unit

3-bedroom Townhouses @ 330 gpd/unit as per N.Y.S.D.E.C March 5, 2014 Edition

Average Daily Sewer Flow (ADF) = (41 units x 220 gpd/unit) + (36 units x 330 gpd/unit) = **20,900 gpd** =  
 $20,900 / (24 \times 60) = 14.513 \text{ gpm}$

Recreation Center- Approximately **250 gpd** =  $250 / (24 \times 60) = 0.174 \text{ gpm}$

Population – It is estimated that the North Edge population will be 235 people (based on Somers Crossing DEIS)

### **Capacity of Existing Somers Sewer District No. 1 & The Westchester County Peekskill Sewer District**

Somers Sewer District No. 1 was permitted to enter the Westchester County Peekskill Sanitary Sewer District in September 1997 to include two subdivisions proposed at that time, The capacity of the Peekskill Sanitary Sewer District was noted as having a design flow of 10 MGD.

Data obtained from the Town of Somers at the time the Hidden Meadow at Somers Project was permitted into the Town of Somers / Peekskill Sewer District indicates that the total anticipated system wide flow to the Peekskill Sewer District would be approximately 6.71 MGD after the Hidden Meadows development was completed. The Town of Somers has stated that the average annual system wide sewer flow is 40 mg or 0.11 MGD for 2023.

Somers Sewer District No. 1 – Total Estimated Current Usage	= 110,000 gpd *
* At Town Line	
The North Edge – ADF	= 20,900 gpd
Recreation Center – ADF	= 250 gpd
TOTAL ADF	= 131,150 gpd
131,240 / (24 x 60)	= 91.14 gpm

The North Edge Project would create an additional 0.02 MGD. Therefore, there is sufficient capacity in the Peekskill Wastewater Treatment Plan to accommodate the proposed project.

### **Existing Sewer Force Main Capacity**

Existing 6-inch and 8-inch ductile iron force mains run along the southern side of route 6. The force mains begin to the southeast of the project in the Preserves on NYS Route 118 and as noted run past the project site ultimately terminating in the Town of Yorktown and then continuing by gravity to the Westchester County Peekskill Sanitary Sewer District. Expansion of both the Town of Somers Sanitary Sewer District No 1 and the Westchester County Peekskill Sanitary Sewer Districts will be necessary to facilitate the development. As has been the case with previous projects, it is proposed that the North Edge project will connect to both the 6" and 8" force mains.

### **Proposed Sewage Collection**

A gravity sanitary sewage collection system is proposed within the project site consisting of 8" SDR35 PVC sewer main and series of precast 4' diameter sewer manholes. The proposed collection system will flow by gravity to a proposed sewage lift station located at the Route 6 entrance to the site. A duplex pump station is proposed to be installed which will connect to the existing 6 and 8-inch sewer force mains.

### **Sewage Peak Flow to the North Edge proposed Lift Station**

Total Average Daily Sewage Flow to the sewage pump station = 20,900+ 250 = **21,150 gpd** = 21,150/ (24 x 60) = **14.69 gpm**

14.69 gpm (24 x 60)/ 1,000,000 = 0.021 MGD

Population – It is estimated that the development will serve 235 people

10 State Standards Peak Factor =  $(18 + \sqrt{P/1000}) / (4 + \sqrt{P/1000}) = (18 + \sqrt{0.235}) / (4 + \sqrt{0.235}) = 18.48 / 4.48 = 4.13$

Peak Flow (PF) to lift station = 4.13 x 14.69 = **60.67 gpm**

A sewer lift station will be provided with duplex Submersible Sewage pumps capable of pumping the potential peak hourly flow rate of 60.67gpm. The lift station will have a wet well volume to meet the New York State Department of Environmental Conservation Standards average required detention time of 15 minutes. The lift station will be equipped with an auxiliary power generator and Alarm / Emergency Notification System. Pumping station alarm systems shall transmit and identify alarm conditions to the Town of Somers Sewer District No. 1 operator who is available 24 hours a day.

The proposed submersible pump will be capable of overcoming a Total Dynamic Head of 104.3 ft from the proposed onsite pump station to the high point of the existing force main located approximately 2,100 ft west of the proposed project. Head loss calculations have been provided in Appendix B of this report, the 6" force main has been used for more conservative calculation.

All sewer mains and manholes will be tested in accordance with applicable standards.

### **Proposed 8" dia. Sewer Main Capacity Evaluation**

Proposed sewer mains are 8" PVC with a minimum slope of 0.80%.

The total sewer peak flow will be applied to the pipe connecting SMH #1 to the sewage pump station.

77 townhouses and recreation center average daily flow = 14.51 + 0.17 = 14.68 gpm

Peak Flow (PF) to lift station = 4.13 x 14.69 = **60.67 gpm**

60.67 gpm / (7.48 x 60) = 0.1352 cfs

Manning's Equation –  $V = (1.486/n)S^{0.5}R^{2/3}$

8" PVC pipe –  $A = 0.349 \text{ sf}$      $W = 2.094 \text{ lf}$      $R = A/W = 0.349/2.094 = 0.166$      $R^{2/3} = 0.3029$   
 $S = 0.0080$      $S^{0.5} = 0.0894$      $n = 0.013 \text{ for PVC}$

$$V = 1.486/0.013 \times 0.0894 \times 0.3029 = 3.10 \text{ fps}$$

Full Flow –  $Q = VA = 3.10 \times 0.349 = 1.08 \text{ cfs} = 485.08 \text{ gpm} > 60.67 \text{ gpm peak flow}$

Depth of flow will be approximately 1.5" in the 8" dia. pipe with 60.67 gpm flow.

Note: The anticipated flow for the project is significantly lower, the maximum daily design flow was used as a conservative rate for system design.

### **Auxiliary Standby Power**

Two (2) submersible sewage pumps and wet well lights will be supplemented with a standby power unit to be located outside adjacent to the vault. The sizing requirements will be determined upon design of the sewage lift station.

The pump controls will be provided with on-delay timers to stagger the start-up of all motors when power is transferred to the generator set. The auxiliary power generator sizing will provide power for the sewer

collection system components only. North Edge Realty Corporation may revise and upgrade the generator set size based on the development's additional needs in the proximity of the area to provide power to various buildings/demands.

## Water Supply

### Determination of Water Supply Demands:

The project's water supply demand will be accommodated by a connection to the Somers Consolidated Water District No. 1 Water System. Water supply demands are based on the N.Y.S.D.E.C publication entitled "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2014.

#### ***The North Edge-***

Average Daily Water Flow (ADF) = (41 units x 220 gpd/unit) + (36 units x 330 gpd/unit) = **20,900 gpd** =  
 $20,900 / (24 \times 60) = 14.51 \text{ gpm}$

Recreation Center- Approximately **250 gpd** =  $250 / (24 \times 60) = 0.17 \text{ gpm}$

Total Average Daily Water Flow =  $20,900 + 250 = 21,150 \text{ gpd} = 21,150 / (24 \times 60) = 14.69 \text{ gpm}$

### Irrigation Demand

Irrigation demand based on Golf Course Rates is 1 inch/SF/week = 0.083 CF/SF/week = 0.623 gallon/SF/week = 0.089 gallon/SF/day

Total Lawn Area of the Development = 5.875 AC = 255,915 SF approximately

It is assumed that the irrigation will be applied in three (3) zones which will be irrigated sequentially during the day.

Zone Area =  $255,915 \text{ SF} / 3 \text{ zones} = 85,305 \text{ SF/Zone}$

Irrigation Demand =  $0.089 \text{ gallon/SF/day} \times 85,305 \text{ SF/Zone} = 7,592 \text{ gpd/zone}$  which will be applied approximately within an hour time period.

$7,592 \text{ gpd} / \text{zone} / 60 = 126.5 \text{ gpm}$

Total Daily Irrigation Demand =  $255,915 \text{ SF} \times 0.089 \text{ gallon/SF/day} = 22,776 \text{ gpd}$

### Fire Demand

Fire Flow will be calculated based on ISO Standards 06-2014 Edition. Since the closest distance between buildings is between 11-20 feet the needed fire flow is **1,000 gpm**. As per the same standards, the same flow rate should be sustained at least 2 hours. Therefore, 120,000 gallons of available water supply is required.

### Peak Hour Demand (combined)

Domestic water demands will be subject to a peak factor which is approximately 4.13 for a water system this size.

Total domestic demands = 14.69 gpm

Peak Hour Demand for Domestic Water =  $5.0 \times 14.69 \text{ gpm} = 73.5 \text{ gpm}$   
Fire Flow = 1,000 gpm  
Total Peak Flow =  $(73.5 \text{ gpm} + 1,000 \text{ gpm} + 126.5 \text{ gpm}) = 1,200 \text{ gpm}$

### **Somers Consolidated Water District No. 1 and The North Edge Water System Evaluation**

The Somers Consolidated Water District water system extends past the project site with 10" diameter distribution piping located on the northern side of US Route 6, the same side as the proposed project. Toward the western project boundary, the distribution piping becomes 12" diameter. The operator of the water system reports that existing the existing pressure at the hydrant located at the intersection of Mahopac Avenue has a static pressure of 70 psi measured (August 20, 2024).

Based on Information obtained from the Town of Somers, the Town of Somers Consolidated Water District No. 1 has an approved capacity from Northern Westchester Joint Water Works "NWJWW" of 930,000 gpd and additionally pumps approximately 30,000 gpd from system well wells. The average daily system consumption is 280,000 gpd. Total system capacity information is not currently known however the system storage tank has a capacity of approximately 1.48 MG. in 2023 the water district purchased and/or produced 104 MG and sold 92 MG to consumers.

The water supply system has excess capacity to accommodate the project's additional demand.

The water connection pipe between the North Edge Development and the Town of Somers system shall be designed for delivery of 1,200 gpm.

#### **Hydrant Test Results** (performed on August 20, 2024) (See Appendix A)

Hydrant #1 (upstream hydrant @ project site) Static Pressure ( $H_s$ ) = 100 psi

Hydrant #1 Residual Pressure ( $H_R$ ) = 60 psi

Hydrant #2 (downstream @ Mahopac Ave.) Static Pressure ( $H_s$ ) = 70 psi

Hydrant #2 pitot reading = 24 psi

Flow = 823 gpm (as provided by Town of Somers)

Hydrant #1 Predicted Flow @ 20 psi = 1,196 gpm, say 1,200 gpm

(Calculated using the formula for determining rated capacity of the hydrant  $Q_R = Q_F \times (H_R - 20 / H_R - H_s)^{0.54}$ )

$Q_R = 823 \times (100 - 20 / 100 - 60)^{0.54}$

Based on the ISO standards in order to ensure adequate water supply, a minimum residual water pressure of 20 psi is required to support the 1,000-gpm fire flow plus the domestic water demand.

As per the hydrant test results, this demand can be supplied by the Town of Somers Consolidated Water District No. 1 water system at this time.

**Available pressures to the various points within the project**

(Based on 100 psi static pressure at existing Hydrant IFO project):

Existing hydrant approximate nozzle elevation = 533.0  
Existing hydrant approximate existing grade at Route 6 connection = 531.0  
Existing hydrant piping elevation = 527.0

8" diameter proposed pipe length to the 8" x 6" reducer (Road A cul-de-sac)= 1,270 LF  
8" diameter proposed pipe length to the 8" x 6" reducer (Road B cul-de-sac) = 525 LF  
8" diameter proposed pipe length to Tee (Road B intersection) = 210 LF

Static head change = (Hydrant nozzle elevation – fitting/ apparatus elevation) / 2.31 ft. /psi.  
Static pressure at fitting/ apparatus = Static hydrant pressure + Static pressure change

**Calculated Static Pressure at Tee (proposed main connection):**

Proposed Tee piping elevation = 539.6  
Static head change = (533.0' – 539.6') / 2.31 ft. /psi. = -6.6'/2.31 ft. /psi. = -2.9 psi  
Static pressure at tee = 100 psi + (-2.9 psi) = 97.1psi

**Calculated Dynamic Pressures at Tee within the North Edge (using peak flow):**

Friction Losses (Hf) to 8" tee intersection-  
Hf<sub>1</sub> = 2.02'/100 8" PVC DR18 @ 1,200 gpm peak flow, C=150  
Hf<sub>1</sub> = 210' (2.02'/100) = 4.2' = 1.8 psi  
Dynamic pressure at the tee = Static pressure – friction loss = 97.1-1.8 = 95.3 psi

**Calculated Static Pressure at highest hydrant in North Edge:**

Highest hydrant in North Edge proposed grade = 557.0 Nozzle elevation = 555.0  
Static head change = (533.0' – 555.0') / 2.31 ft. /psi. = -22'/2.31 ft. /psi. = -9.5 psi  
Static pressure at highest hydrant = 100 psi + (-9.5 psi) = 90.5 psi

**Calculated Dynamic Pressures at highest hydrant in North Edge (using peak flow):**

Friction Losses (Hf) to highest hydrant-  
Hf<sub>2</sub> = 0.65'/100 8" PVC DR18 @ 650 gpm peak flow (flow splits @ tee), C=150  
Hf<sub>2</sub> = 525' (0.65'/100) = 3.41' = 1.5 psi  
Dynamic pressure at highest hydrant = Static pressure – friction loss = 90.5-1.5 = 89.0 psi

**Calculated Static Pressure at lowest hydrant in North Edge:**

Lowest hydrant in The North Edge PG = 543.4 Nozzle elevation = 541.4  
Static head change = (533.0' – 541.4') / 2.31 ft. /psi. = -8.4'/2.31 ft. /psi. = -3.6 psi  
Static pressure at lowest hydrant = 100 psi + (-3.6 psi) = 96.4 psi

**Calculated Dynamic Pressures at lowest hydrant in North Edge (using peak flow):**

Friction Losses (Hf) to lowest hydrant-

$$Hf_3 = 1.73'/100 \quad 8" \text{ PVC DR18 @ 1,150 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_3 = 1,270' (1.73'/100) = 22.0' = 9.5 \text{ psi}$$

$$\text{Dynamic pressure at the lowest hydrant} = \text{Static pressure} - \text{friction loss} = 96.4 - 9.5 = 86.9 \text{ psi}$$

**Calculated Static Pressure at the highest building in North Edge:**

Highest Building (Bldg. 58) 2<sup>nd</sup> floor fixture elevation = 580.8

$$\text{Static head change} = (533.0' - 580.8') / 2.31 \text{ ft. /psi.} = -47.8' / 2.31 \text{ ft. /psi.} = -20.7 \text{ psi}$$

$$\text{Static pressure at highest building 2}^{\text{nd}} \text{ floor fixture} = 100 \text{ psi} + (-20.7 \text{ psi}) = 79.3 \text{ psi}$$

**Calculated Dynamic Pressures at the highest building in North Edge:**

Friction Losses (Hf) to Highest Building (Bldg. 58) 2<sup>nd</sup> floor fixture elevation -

$$Hf_4 = 0.65'/100 \quad 8" \text{ PVC DR18 @ 650 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_4 = 525' (0.65'/100) = 3.41' = 1.5 \text{ psi}$$

$$\text{Dynamic pressure at the highest building 2}^{\text{nd}} \text{ floor fixture} = \text{Static pressure} - \text{friction loss} = 79.3 - 1.5 = 77.8 \text{ psi}$$

**Calculated Static Pressure at the lowest building in North Edge:**

Lowest Building (Bldg. 1) basement elevation = 533.4

$$\text{Static head change} = (533.0' - 533.4') / 2.31 \text{ ft. /psi.} = -0.4' / 2.31 \text{ ft. /psi.} = -0.2 \text{ psi}$$

$$\text{Static pressure at lowest building basement} = 100 \text{ psi} + (-0.2 \text{ psi}) = 99.8 \text{ psi}$$

**Calculated Dynamic Pressures at the lowest building in North Edge:**

Friction Losses (Hf) to Lowest Building (Bldg. 1) basement elevation -

$$Hf_5 = 1.73'/100 \quad 8" \text{ PVC DR18 @ 1,150 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_5 = 1,270' (1.73'/100) = 22.0' = 9.5 \text{ psi}$$

$$\text{Dynamic pressure at the lowest building basement} = (749.0 - 22.0') - 533.4 = 193.6' = 83.8 \text{ psi}$$

**Calculated Static Pressure at the lowest 8" piping elevation in North Edge:**

Lowest 8" piping elevation @ site = 535.8

$$\text{Static head change} = (533.0' - 535.8') / 2.31 \text{ ft. /psi.} = -2.8' / 2.31 \text{ ft. /psi.} = -1.2 \text{ psi}$$

$$\text{Static pressure at lowest piping elevation} = 100 \text{ psi} + (-1.2 \text{ psi}) = 98.8 \text{ psi}$$

Maximum static pressure = 98.8 psi – 8" PVC DR18 C-900 pipe has a pressure rating of 150 psi.

According to the "Recommended Standards for Water Works-2022", a minimum pressure of 20 psi is required at all points at ground level in the distribution system. In addition, the normal working pressure in the distribution system shall not be less than 35 psi. The calculated dynamic pressures at the highest point of distribution is in excess of these requirements.

Residual pressures under peak flow conditions (1,200 gpm) are in excess of the 20-psi required in accordance with the Recommended Standards for Waterworks (10 States Standards)

It is proposed to connect the project to the Somers Consolidated Water District water distribution system with 8" diameter PVC DR18 piping. An 8" tee will be installed on the existing 10" DIP watermain and extended into the project site. The main will extend along proposed Street "A" for approximately 200' before splitting. A total of approximately 1,270' of watermain will extend along Street "A" and approximately 525' will extend through Street "B". Eight (8) fire hydrants are proposed throughout the development, the hydrants will be manufactured by Mueller. Mega-lug fittings or approved equal will be utilized as restrained joint connecting at all bends and tees.

Upon completion of the main water installation, pressure testing and disinfection will be performed in accordance with applicable standards.

**Sewer & Water Costs**

Construction Cost Sewer & Water\* \$549,750.00

Town of Somers Consolidated Water District No.1 Estimated Usage Rates:  
(Based on information obtained from Somers Water and Sewer, included in Appendix E of this report)

1" Meter Charge: \$112.90/quarter  
77 units x \$112.90/quarter = \$34,773.20 / year

Usage Fee:  
 2 Bedroom x 75 gpd/ bedroom = 54,750 gal/ year  
54,750 gal/ year x \$8.36/1000 gal. = \$457.71 / year

3 Bedroom x 75 gpd/ bedroom = 82,125 gal/ year  
82,125 gal/ year x \$8.36/1000 gal. = \$686.57 / year

Town of Somers Sewer District No.1 Estimated Usage Rates:  
 2 Bedroom = 54,750 gal/ year x \$5.28/1000 gal. = \$289.08 / year

3 Bedroom = 82,125 gal/ year x \$5.28/1000 gal. = \$433.62 / year

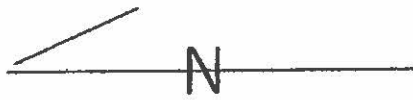
\*Based on information provided for Somers Crossing, adjusted for inflation

## APPENDICES

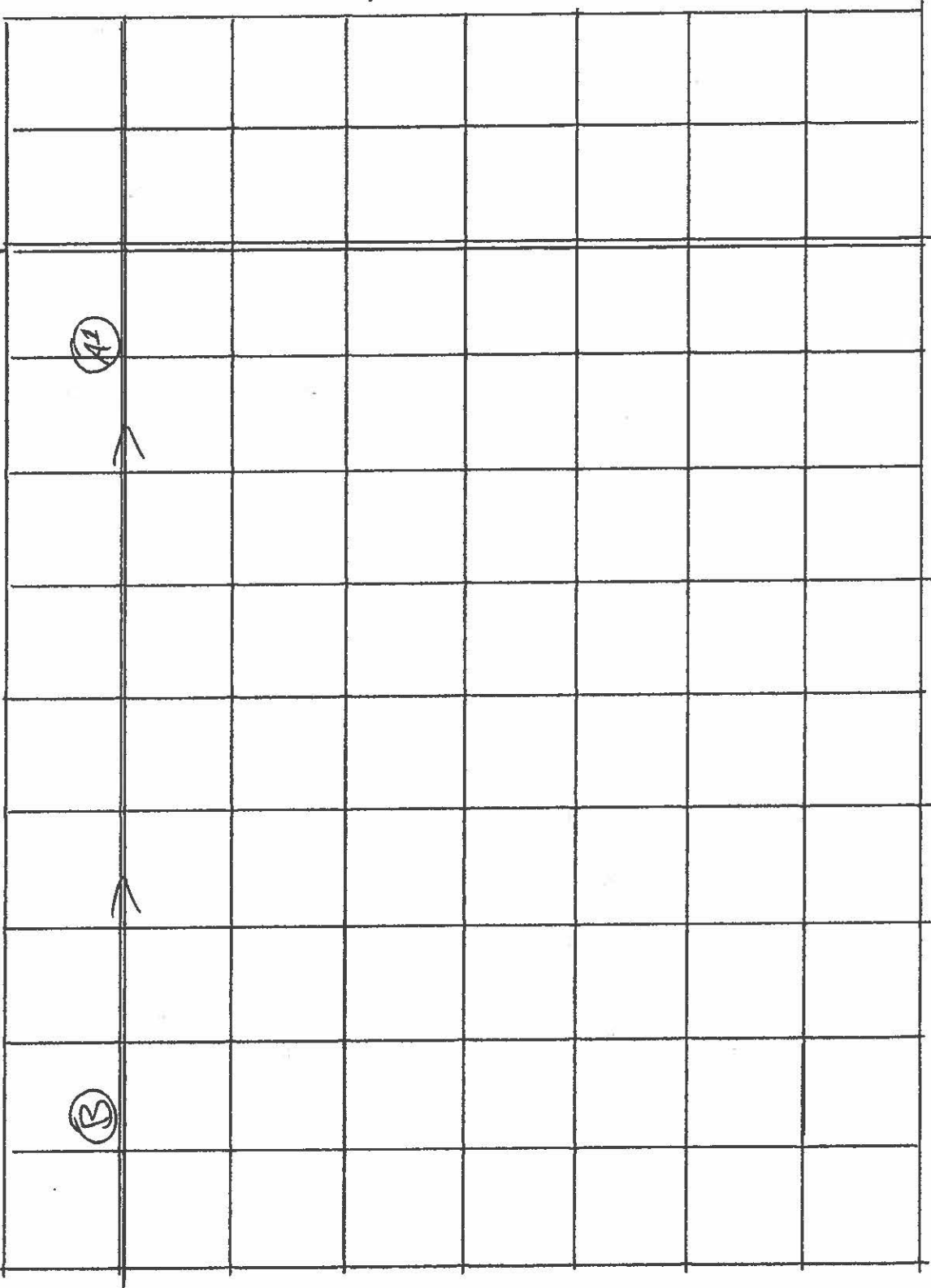
- Appendix A - Hydrant Test Results
- Appendix B - Force main Head loss calculations
- Appendix C - 10 State Standards Sewage Peak Factor Chart
- Appendix D - 8" DR18 AWWA C900 PVC Friction Loss Chart
- Appendix E - Town of Somers Water and Sewer Rates

Appendix A  
Hydrant Test Results

# Flow Test Map



Mahopac Ave.



Rte 6.

## Appendix B

### Force main Head loss calculations



Project: Boniello Somers  
**Existing Sewer Forcemain**

*This worksheet will determine the Headloss in a forcemain*

$$Q \text{ (c.f.s.)} = VA$$

$$Q_{\text{peak}} \text{ (gpm)} = 60.67$$

Hazen - Williams Equation

$$H_L \text{ (ft)} = \frac{10.44 LQ^{1.85}}{C^{1.85} d^{4.87}}$$

$$L = 2,100$$

$$\text{diameter (in.)} = 6$$

$$L_B \text{ (fittings and bends)} = 50$$

$$Q^{1.85} = 1,988.4$$

$$C = 120$$

$$d^{4.87} = 6,160.2$$

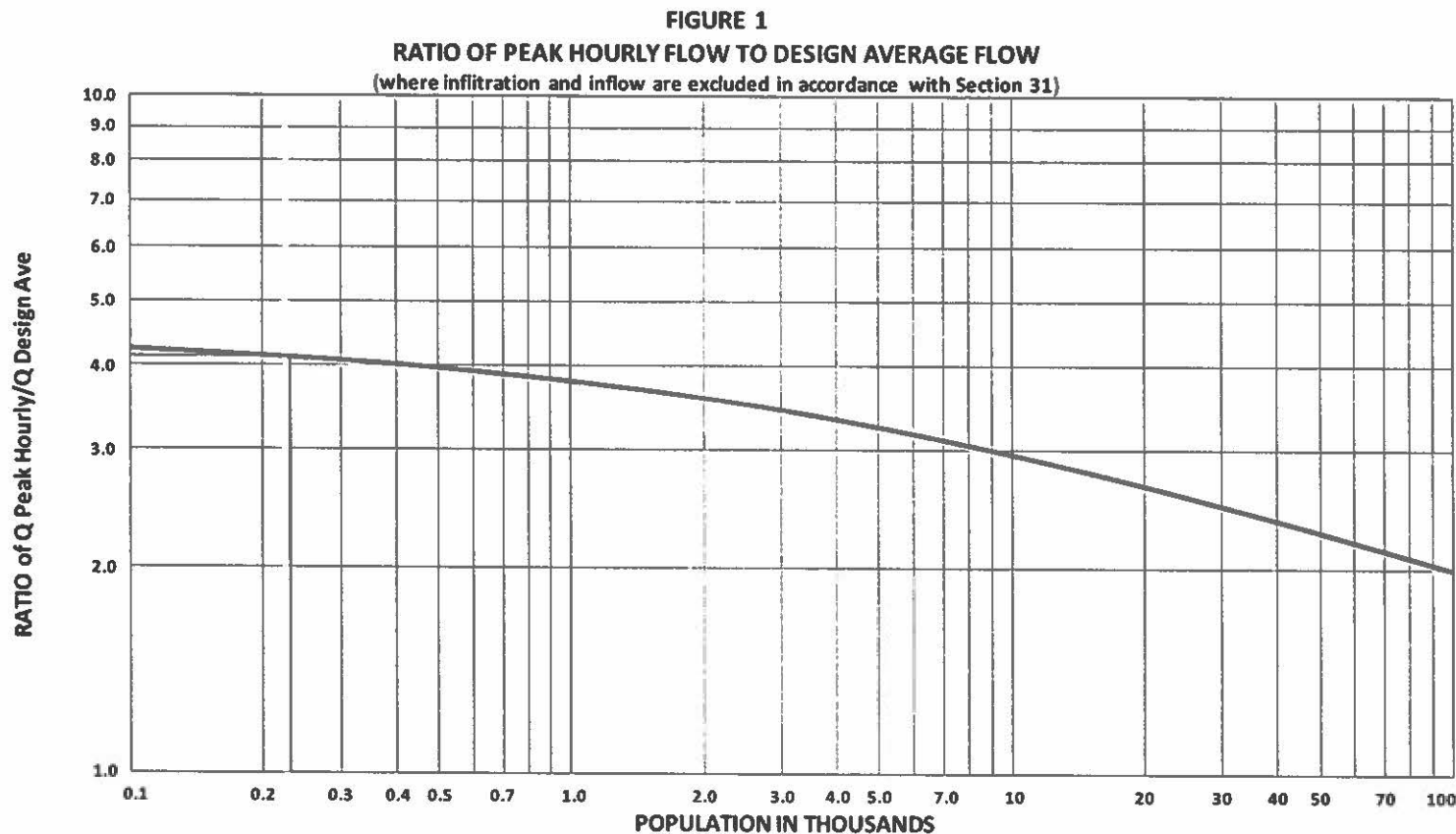
$$C^{1.85} = 7,022.4$$

$$HL = 1.0$$

$$\text{Total Dynamic Head} = 104.3$$

Appendix C

10 State Standards Sewage Peak Factor Chart



**Q peak hourly:** Maximum Rate of Wastewater Flow (Peak Hourly Flow)  
**Q design ave:** Design Average Daily Wastewater Flow

Source: 
$$Q \text{ Peak Hourly}/Q \text{ Design Ave} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \quad (P = \text{population in thousands})$$

Fair, G. M. and Geyer, J. C., "Water Supply and Waste-water Disposal"  
 1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

Appendix D

8" DR18 AWWA C900 PVC Friction Loss Chart

Table 9.3 Flow friction loss, AWWA C900 and C905 CIOD PVC pipe (continued)

8 in. CIOD (AWWA C900)									
Flow, gpm	DR 25 Pressure class 165 psi			DR 18 Pressure class 235 psi			DR 14 Pressure class 305 psi		
	Velocity, ft/s	Pressure drop		Velocity, ft/s	Pressure drop		Velocity, ft/s	Pressure drop	
		ft H <sub>2</sub> O/100 ft	psi/100 ft		ft H <sub>2</sub> O/100 ft	psi/100 ft		ft H <sub>2</sub> O/100 ft	psi/100 ft
100	0.596	0.0170	0.00738	0.642	0.0204	0.00883	0.693	0.0246	0.0106
125	0.745	0.0257	0.0111	0.803	0.0308	0.0133	0.866	0.0371	0.0161
150	0.895	0.0361	0.0156	0.963	0.0432	0.0187	1.04	0.0520	0.0225
200	1.19	0.0614	0.0266	1.28	0.0735	0.0318	1.39	0.0885	0.0383
250	1.49	0.0928	0.0402	1.61	0.111	0.0481	1.73	0.134	0.0579
300	1.79	0.130	0.0563	1.93	0.156	0.0674	2.08	0.187	0.0812
350	2.09	0.173	0.0749	2.25	0.207	0.0896	2.43	0.249	0.108
400	2.39	0.221	0.0959	2.57	0.265	0.115	2.77	0.319	0.138
450	2.68	0.275	0.119	2.89	0.329	0.143	3.12	0.397	0.172
500	2.98	0.335	0.145	3.21	0.400	0.173	3.47	0.482	0.209
600	3.58	0.469	0.203	3.85	0.561	0.243	4.16	0.676	0.293
700	4.17	0.623	0.270	4.49	0.746	0.323	4.85	0.899	0.389
800	4.77	0.798	0.346	5.14	0.955	0.413	5.55	1.15	0.498
1,000	5.96	1.21	0.522	6.42	1.44	0.625	6.93	1.74	0.753
1,200	7.16	1.69	0.732	7.70	2.02	0.875	8.32	2.44	1.05
1,400	8.35	2.25	0.973	8.99	2.69	1.16	9.70	3.24	1.40
1,600	9.54	2.88	1.25	10.3	3.44	1.49	11.1	4.15	1.80
1,800	10.7	3.58	1.55	11.6	4.28	1.85	12.5	5.16	2.23

## Notes:

- Table is based on Equations 9.2 through 9.5, using  $C = 150$ .
- Friction-loss values are based on average  $D_i = D_o - (2 \times 106\% \times t_{\min}) = D_o - (2.12 \times t_{\min})$ ,

where:

 $D_i$  = pipe inside diameter, in. $D_o$  = pipe outside diameter, in. $t_{\min}$  = minimum wall thickness, in.

Appendix E

Town of Somers Water and Sewer Rates

SOMERS CONSOLIDATED WATER DISTRICT NO. 1

A172 Attachment 1

Town of Somers

Appendix A  
Consolidated Water District Rates

Quarterly Service Charge (Based on Meter Size)		
Meter Size (Inches)	In District	Out of District (In District Rate Multiplied By 1.25)
5/8	\$56.23	\$70.29
3/4	\$83.02	\$103.78
1	\$112.90	\$141.13
1.5	\$219.17	\$274.63
2	\$352.00	\$440.00
4	\$1069.30	\$1336.63
6	\$1594.00	\$1992.50
8	\$2243.20	\$2804.00

**In District:**

1 to 25,000 gallons: \$7.40 per 1,000 gallons or portion thereof.  
25,001 to 100,000 gallons: \$8.36 per 1,000 gallons or portion thereof.  
100,001 gallons and above: \$12.22 per 1,000 gallons or portion thereof.

**Out of District (in District rate multiplied by 1.25):**

1 to 25,000 gallons: \$9.25 per 1,000 gallons or portion thereof.  
25,001 to 100,000 gallons: \$10.45 per 1,000 gallons or portion thereof.  
125,001 gallons and above: \$15.28 per 1,000 gallons or portion thereof.

**Bulk hauler rate:**

All bulk hauler purchasers of water shall pay \$20 per 1,000 gallons inside the District and \$40 per 1,000 gallons outside the District. Minimum bulk hauler purchase shall be deemed to be 1,000 gallons.

### SERVICE RATE CODES LISTING

FOR CODES: All

Date : 07/15/2024 Time : 5:02 PM


<u>Srv Cd</u>	<u>Rate Cd</u>	<u>Description</u>	<u>Min Usage</u>	<u>Min Charge</u>	<u>Bl Zero</u>
SE	SC1	Sewer Dist 1 Commercial	0	0.00	False
	<u>STEP</u>	<u>MIN. USAGE</u>	<u>MAX USAGE</u>	<u>Rate / Thousand</u>	
	1	0	999999999	5.7600	
SE	SD1	SOMERS SEWER DISTRICT	0	0.00	False
	<u>STEP</u>	<u>MIN. USAGE</u>	<u>MAX USAGE</u>	<u>Rate / Thousand</u>	
	1	0	999999999	5.2800	

**EXHIBIT "B"**

**Vedat Gashi**  
Chairman of the Board  
Legislator, 4th District



TO: Hon. Shanae Williams  
Chair, Infrastructure & Housing

FROM: Hon. Vedat Gashi  
Chairman of the Board 

DATE: June 11, 2026

RE: Extension of the Peekskill Hollow Sewer District

---

As Chairman of the Board of Legislators, I am requesting the Committee on Infrastructure & Housing review the item listed below (2026-36 Extension of the Peekskill Hollow Sewer District) which originally appeared on the County Board's February 2, 2026 agenda under "Notices & Petitions" but also requires action to begin the inter-departmental process.

Thank you.

**(ID: 2026-36) Extension of the Peekskill Hollow Sewer District**

Forwarding from the Town of Somers, a Resolution and Petition to extend the Peekskill Hollow Sewer District to include the boundaries of the North Edge Realty Corp. extension area of Somers Sewer District No. 1.

CC: Ralph Esposito  
James Silverberg  
Dylan Tragni  
Sunday Vanderberg

# FISCAL IMPACT STATEMENT

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> To be completed by submitting department and reviewed by Budget		
Potential Related Expenses (Annual):		
Potential Related Revenues (Annual):		
Anticipated savings to County and/or impact of department operations (describe in detail for current and next four years):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

# FISCAL IMPACT STATEMENT

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost</b> (Principal and Interest):		
<b>Total Debt Service</b> (Annual cost x Term):		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET</b> (exclusive of debt service) To be completed by submitting department and reviewed by Budget		
Potential Related Expenses (Annual):		
Potential Related Revenues (Annual):		
Anticipated savings to County and/or impact of department operations (describe in detail for current and next four years):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		