

Parks & Environment Meeting Agenda



Committee Chair: David Tubiolo

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

Monday, July 29, 2024

10:00 AM

Committee Room

Joint with B&A

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. [2024-391](#) **BOND ACT-BLA1A-2433-Parkland and Historical Preservation Program**

A BOND ACT authorizing the issuance of TWO HUNDRED SEVENTY THOUSAND (\$270,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA1A -2433 - Parkland and Historical Preservation Program.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Guest: Planning Department
Landscape Architect Kyle Sitzman

2. [2024-405](#) **ENV RES-Conveyance of County-owned Real Property, 0 Ferris Avenue, White Plains**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed ACT authorizing the conveyance of land at 0 Ferris Avenue, White Plains.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Guests:

First Deputy Commissioner Peter Tartaglia-PRC

Senior Assistant County Attorney Lynne Colavita-LAW

Assistant County Attorney Maria Baratta-LAW

Director of Countywide Administrative Services Chris Steers-CEO

3. [2024-406](#) **ACT-Conveyance of County-owned Real Property, 0 Ferris Avenue, White Plains**

AN ACT authorizing the conveyance of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as "WP Residual D", and identified as Tax Lot Section 125.34, Block 2, Lot 1, for the purchase price of ONE (\$1.00) DOLLAR for use in perpetuity for park and municipal recreation purposes to the City of White Plains.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Guests:

First Deputy Commissioner Peter Tartaglia-PRC

Senior Assistant County Attorney Lynne Colavita-LAW

Assistant County Attorney Maria Baratta-LAW

Director of Countywide Administrative Services Chris Steers-CEO

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT



June 11, 2024

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

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act (the "Bond Act") which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to issue up to Two Hundred Seventy Thousand (\$270,000.00) Dollars in bonds of the County to finance a component of capital project BLA1A (2433) - Parkland and Historical Preservation Program ("BLA1A").

The Bond Act, in the amount of Two Hundred Seventy Thousand (\$270,000.00) Dollars, would fund design costs associated with the rehabilitation of a portion of the "RiverWalk" trailway located in the Village of Tarrytown ("Trailway"). The work will include general rehabilitation of the Trailway and associated infrastructure improvements.

Following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete and will be performed by in-house staff. Construction is estimated to take approximately twelve (12) months and will begin after award and execution of the construction contracts, subject to your Honorable Board's approval of construction funding.

As your Honorable Board is aware, the Westchester Legacy Program is a County initiative to acquire, protect and enhance open space lands in Westchester County. To date, the Legacy Program is credited with preserving over 2,000 acres of open space in Westchester County. The acquired properties include linear parks, urban parks, active recreation facilities as well as large tracts of open space forever preserved in their natural state.

The Legacy Program was established to aggressively pursue land acquisition with three major priorities: 1) to preserve green space, protect our county's natural habitats and protect rivers, streams and lakes and to provide passive recreation areas; 2) to purchase park land for active recreation such as baseball and soccer fields, trailways and bike paths; and 3) to acquire land for historic preservation and protection of our cultural heritage.

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

Telephone : (914)995-2900

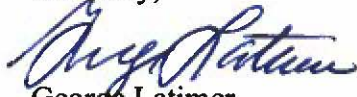
Email : CE@westchestercountyny.gov

It should be noted that since BLA1A is a “general fund” project, specific components are subject to a Capital Budget Amendment. Section 1 of the Bond Act authorizes an amendment to the County’s Capital Budget to the extent the project scope is inconsistent with any details set forth in the current Capital Budget. Accordingly, the Bond Act, in addition to authorizing the issuance of bonds for this project, will also amend the 2024 Capital Budget to reflect the specific location of this project component.

The Department of Planning has advised that the Planning Board has previously reviewed BLA1A and issued a report, and that since there are no substantial changes to the physical planning aspects of this project, no further action by the planning Board is necessary at this time.

Based upon the foregoing, I recommend the adoption of the aforementioned Bond Act.

Sincerely,



George Latimer
County Executive

GL/BL/MLLL/KAS/cmc
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of a bond act (the “Bond Act”), which if adopted, would authorize the County of Westchester (the “County”) to issue up to \$270,000.00 in bonds to finance a component of capital project BLA1A - Parkland and Historical Preservation Program (“BLA1A”).

Your Committee is advised that the Bond Act, prepared by the law firm of Hawkins Delafield & Wood LLP, would fund the rehabilitation of a portion of the “RiverWalk” trailway located in the Village of Tarrytown (“Trailway”). The work will include general rehabilitation of the Trailway and associated infrastructure improvements.

Following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete and will be performed by in-house staff. Construction is estimated to take approximately twelve (12) months and will begin after award and execution of the construction contracts, subject to your Honorable Board’s approval of construction funding.

As your Honorable Board is aware, the Westchester Legacy Program is a County initiative to acquire, protect and enhance open space lands in Westchester County. To date, the Legacy Program is credited with preserving over 2,000 acres of open space in Westchester County. The acquired properties include linear parks, urban parks, active recreation facilities as well as large tracts of open space forever preserved in their natural state.

The Legacy Program was established to aggressively pursue land acquisition with three major priorities: 1) to preserve green space, protect our county’s natural habitats and protect rivers, streams and lakes and to provide passive recreation areas; 2) to purchase park land for active recreation such as baseball and soccer fields, trailways and bike paths; and 3) to acquire land for historic preservation and protection of our cultural heritage.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed capital project 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.

Your Committee is also advised that since BLA1A is a “general fund” project, specific components are subject to a Capital Budget Amendment. Section 1 of the Bond Act authorizes an amendment to the County’s Capital Budget to the extent the project scope is inconsistent with any details set forth in the current Capital Budget. Accordingly, the Bond Act, in addition to authorizing the issuance of bonds for this project, will also amend the 2024 Capital Budget to reflect the specific location of this project component.

The Department of Planning has further advised your Committee that the Planning Board has previously reviewed BLA1A and issued a report, and that since there is no change in the scope of the work or in the financing plan, no further action by the Planning Board is necessary at this time.

Please note that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act.

Based on the importance of this project to the County, your Committee recommends favorable action on the annexed Bond Act.

Dated: _____, 2024

White Plains, New York

COMMITTEE ON

C:cmc/05.13.2024

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLA1A

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

TARRYTOWN RIVERWALK TRAILWAY IMPROVEMENTS (DESIGN)

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 270,000 PPU 5 Anticipated Interest Rate 3.11%

Anticipated Annual Cost (Principal and Interest): \$ 59,867

Total Debt Service (Annual Cost x Term): \$ 299,335

Finance Department: Interest rates from June 11, 2024 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 3

Prepared by: Susan Darling

Title: Chief Planner

Department: Planning

Date: 6/26/24


Reviewed By: 

6/27/24

Budget Director

Date: 7/

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney

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

DATE: January 26, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BLA1A PARKLAND AND HISTORICAL PRESERVATION PROGRAM
(RiverWalk, Tarrytown)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 01-22-2024 (Unique ID: 2433)

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 design only.

DSK/jfg

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$270,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REHABILITATION A PORTION OF THE RIVERWALK TRAILWAY LOCATED IN THE VILLAGE OF TARRYTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$270,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$270,000 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, to the provisions of other laws applicable thereto, \$270,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the rehabilitation a portion of the RiverWalk Trailway located in the Village of Tarrytown, including general rehabilitation of the trail and associated infrastructure improvements; 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 object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$270,000. The plan of financing includes the issuance of \$270,000 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.

Section 2. The period of probable usefulness of the object or purpose for which said \$270,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 62 (2nd) 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 \$270,000. 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 \$270,000 as the estimated total cost of the aforesaid 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.

* * *

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

I HEREBY CERTIFY that I have compared the foregoing Act No. -20__ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20__ and approved by the County Executive on _____, 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this _____ day of _____, 20__.

The Clerk and Chief Administrative Office of the County Board of Legislators County of Westchester, New York

(SEAL)

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 amended 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 \$270,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REHABILITATION A PORTION OF THE RIVERWALK TRAILWAY LOCATED IN THE VILLAGE OF TARRYTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$270,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$270,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on _____, 20__)

object or purpose: to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the rehabilitation a portion of the RiverWalk Trailway located in the Village of Tarrytown, including general rehabilitation of the trail and associated infrastructure improvements; 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: \$270,000; 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



CAPITAL PROJECT FACT SHEET

| | | |
|--|---|--|
| Project ID:* BLA1A | <input checked="" type="checkbox"/> CBA | Fact Sheet Date:* 01-10-2024 |
| Fact Sheet Year:* 2024 | Project Title:* PARKLAND AND HISTORICAL PRESERVATION PROGRAM | Legislative District ID: 8 |
| Category* BUILDINGS, LAND & MISCELLANEOUS | Department:* PLANNING | CP Unique ID: 2433 |

Overall Project Description

The Legacy Program is designed to aggressively pursue land acquisition for three major objectives. One major objective is to purchase parkland for active recreation such as baseball and soccer fields, trailways and bike paths. A key component of the ball field initiative is to partner with municipalities on the acquisition and/or development of ball fields to maximize available funding. The development of RiverWalk, the proposed promenade along the Hudson River, is a key component of the Legacy Program. A second major objective is to protect our County's natural habitats and protect rivers, streams and lakes. The third objective is to preserve land for historic preservation and protection of our cultural heritage. This project continues Capital Project BLA01 Parkland Acquisition/ Westchester Legacy Program. This is a general fund, specific projects are subject to a Capital Budget Amendment.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

| | Estimated Ultimate Total Cost | Appropriated | 2024 | 2025 | 2026 | 2027 | 2028 | Under Review |
|-------------------------------|-------------------------------|--------------|-------|------|------|------|------|--------------|
| Gross | 32,227 | 23,300 | 3,927 | 0 | 0 | 0 | 0 | 5,000 |
| Less Non-County Shares | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net | 32,227 | 23,300 | 3,927 | 0 | 0 | 0 | 0 | 5,000 |

Expended/Obligated Amount (in thousands) as of : 1,300

Current Bond Description: This current bond request is for the design work associated with the rehabilitation a portion of the RiverWalk Trailway located in the Village of Tarrytown. Work will include general rehabilitation of the trail and associated infrastructure improvements.

Financing Plan for Current Request:

| | |
|--------------------|-------------------|
| Non-County Shares: | \$ 0 |
| Bonds/Notes: | 270,000 |
| Cash: | 0 |
| Total: | \$ 270,000 |

SEQR Classification:

TYPE II

Amount Requested:

270,000

Expected Design Work Provider:

- | | | |
|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|-------------------------------------|---|

Comments:

Energy Efficiencies:

Appropriation History:

| Year | Amount | Description |
|------|------------|--|
| 2020 | 1,000,000 | FUNDS THIS PROJECT |
| 2021 | 17,000,000 | LUDLOW PARK (WATER ACCESS PARK), YONKERS, \$10,000,000; 4TH STREET PLAYGROUND, MT. VERNON, \$2,000,000 AND RIVERWALK IMPROVEMENTS, YONKERS, \$5,000,000 |
| 2022 | -700,000 | DESIGN OF RIVERWALK IMPROVEMENTS IN TARRYTOWN \$1,300,000; 4TH STREET PLAYGROUND MT. VERNON APPROPRIATION REDUCTION (\$2,000,000) |
| 2023 | 6,000,000 | A TURF FIELD AT FLINT PARK IN LARCHMONT \$1,000,000; A LINEAR PARK EXTENDING NORTH FROM THE YONKERS JOINT WATER RESOURCE RECOVERY FACILITY IN THE LUDLOW SECTION OF YONKERS \$5,000,000. |
| 2024 | 3,927,000 | \$1,000,000 FOR REHAB OF RIVERWALK IN TARRYTOWN; \$500,000 FOR GENERAL PURPOSES AND COST INFLATION; \$2,000,000 FOR SILLMAN PARK UPGRADES IN ARDSLEY; \$427,000 FOR RYE TOWN PARK INTERIOR BATHROOM. |

Total Appropriation History:

27,227,000

Financing History:

| Year | Bond Act # | Amount | Issued | Description |
|------|------------|---------|--------|--|
| 23 | 227 | 200,000 | | 0 PARKLAND AND HISTORICAL PRESERVATION PROGRAM |

Total Financing History:

200,000

Recommended By:

Department of Planning
MLLL

Date
01-22-2024

Department of Public Works
RJB4

Date
01-22-2024

Budget Department
DEV9

Date
01-23-2024

Requesting Department
MLLL

Date
01-24-2024

PARKLAND AND HISTORICAL PRESERVATION PROGRAM (BLA1A)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

| | Est Ult Cost | Appropriated | Exp / Obl | 2024 | 2025 | 2026 | 2027 | 2028 | Under Review |
|-------------------------|---------------|---------------|--------------|--------------|------|------|------|------|--------------|
| Gross | 32,227 | 23,300 | 1,300 | 3,927 | | | | | 5,000 |
| Non County Share | | | | | | | | | |
| Total | 32,227 | 23,300 | 1,300 | 3,927 | | | | | 5,000 |

Project Description

The Legacy Program is designed to aggressively pursue land acquisition for three major objectives. One major objective is to purchase parkland for active recreation such as baseball and soccer fields, trailways and bike paths. A key component of the ball field initiative is to partner with municipalities on the acquisition and/or development of ball fields to maximize available funding. The development of RiverWalk, the proposed promenade along the Hudson River, is a key component of the Legacy Program. A second major objective is to protect our County's natural habitats and protect rivers, streams and lakes. The third objective is to preserve land for historic preservation and protection of our cultural heritage. This project continues Capital Project BLA01 Parkland Acquisition/ Westchester Legacy Program. This is a general fund, specific projects are subject to a Capital Budget Amendment.

Current Year Description

The current year request funds rehabilitation of the existing Riverwalk in Tarrytown (\$1m), and provides additional funds to the project (\$500,000), as well as funding Board of Legislators' additions for Silliman Park upgrades in Ardsley (\$2m) and Rye Town Park Bathhouse upgrades (\$427,000).

Current Year Financing Plan

| Year | Bonds | Cash | Non County Shares | Total |
|------|-----------|------|-------------------|-----------|
| 2024 | 3,927,000 | | | 3,927,000 |

Impact on Operating Budget

The impact on the Operating Budget is the appropriation of Cash to Capital and the debt service associated with the issuance of bonds.

Appropriation History

| Year | Amount | Description | Status |
|--------------|-------------------|--|---|
| 2020 | 1,000,000 | Funds this project | AWAITING BOND AUTHORIZATION |
| 2021 | 17,000,000 | Ludlow Park (Water Access Park), Yonkers, \$10,000,000; 4th Street Playground, Mt. Vernon, \$2,000,000 and Riverwalk Improvements, Yonkers, \$5,000,000 | AWAITING BOND AUTHORIZATION |
| 2022 | (700,000) | Design of Riverwalk improvements in Tarrytown \$1,300,000; 4th Street Playground Mt. Vernon appropriation reduction (\$2,000,000) | \$1,300,000 DESIGN; (\$2,000,000) APPROPRIATION REDUCTION |
| 2023 | 6,000,000 | A turf field at Flint Park in Larchmont \$1,000,000; a linear park extending north from the Yonkers Joint Water Resource Recovery Facility in the Ludlow section of Yonkers \$5,000,000. | AWAITING BOND AUTHORIZATION |
| Total | 23,300,000 | | |

**PARKLAND AND HISTORICAL PRESERVATION PROGRAM
(BLA1A)**

Prior Appropriations


| | Appropriated | Collected | Uncollected |
|----------------------|---------------------|------------------|--------------------|
| Bond Proceeds | 22,000,000 | | 22,000,000 |
| Funds Revenue | 1,300,000 | 1,300,000 | |
| Total | 23,300,000 | 1,300,000 | 22,000,000 |

Bonds Authorized

| Bond Act | Amount | Date Sold | Amount Sold | Balance |
|-----------------|----------------|------------------|--------------------|----------------|
| 227 23 | 200,000 | | | 200,000 |
| Total | 200,000 | | | 200,000 |

July 11, 2024

TO: Hon. Vedat Gashi, Chair
Hon. Jose Alvarado, Vice Chair
Hon. Tyrae Woodson-Samuels, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer 
Westchester County Executive

RE: **Message Requesting Immediate Consideration: Act – Conveyance of
County-owned Real Property, 0 Ferris Avenue, White Plains, NY.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators July 15, 2024 Agenda.

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”), acting by and through its Department of Parks, Recreation and Conservation (the “Department”), to convey certain County-owned real property.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for July 15, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer
County Executive

July 11, 2024

Westchester County Board of Legislators
148 Martine Avenue, Room 800
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation and Conservation (the "Department"), to convey certain County-owned real property consisting of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as "WP Residual D", and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the "Property"), to the City of White Plains (the "City") for the sum of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes in accordance with the provisions of the Laws of Westchester County ("LWC"). The Property is a triangular shaped lot located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York.

The Department has advised that the County purchased the Property, pursuant to a deed by and between Scarsdale White Plains Properties, Inc. and the County dated October 15, 1928 and recorded on October 17, 1928 in Liber 2891, Page 217, in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York. The Property was originally acquired for the purpose of the construction of the Tarrytown-White Plains Parkway (the "Parkway"). The Property was never used for construction of the Parkway and never used for any County purpose. The County has no plans to utilize this Property for any County or park purpose.

Pursuant to LWC Section 209.101(8)(b), "real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property", subject to certain conditions set forth in said law. By letter, dated July 21, 2023, from the Director of Countywide Administrative Services, the County formally offered the City the opportunity to purchase the Property and to exercise its right of first refusal.

On November 6, 2023, the Common Council of the City adopted a resolution authorizing the City to purchase the Property, for use in perpetuity for park and municipal recreation purposes, for the sum of One (\$1.00) Dollar. By letter, dated November 21, 2023, the City, by and through its

Corporation Counsel, formally advised the County that the City was accepting the County's offer to sell the Property for the sum of One (\$1.00) Dollar for use by the City in perpetuity for park and municipal recreation purposes.

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

In addition, in accordance with LWC Sections 134.51(6) and 249.111(2), on February 15, 2024, the Westchester County Parks, Recreation and Conservation Board (the "Parks Board") reviewed the proposed sale and adopted a resolution recommending the following: 1) the Property be deemed no longer needed for park purposes, and 2) the County Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code. A copy of the Parks Board's resolution is attached hereto for your Honorable Board's consideration.

Further, in accordance with LWC Section 209.101(8)(b)(3), the deed conveying the Property from the County to the City shall contain a clause that in the event that the City does not utilize the Property as a park or for municipal recreation purposes within five (5) years of the date of the deed, or ceases at any time to use the Property as a park or for municipal recreation purposes, the Property shall revert to the County.

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

Very truly yours,



George Latimer
County Executive

Attachments
GL/KOC/LAC/MB

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

Your Committee is in receipt of a communication from the County Executive recommending the approval of an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”), acting by and through the Department of Parks, Recreation and Conservation, to convey certain County-owned real property consisting of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as “WP Residual D”, and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the “Property”), to the City of White Plains (the “City”) for the sum of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes in accordance with the provisions of the Laws of Westchester County (“LWC”). The Property is a triangular shaped lot located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York.

Your Committee is advised that the County purchased the Property, pursuant to a deed by and between Scarsdale White Plains Properties, Inc. and the County, dated October 15, 1928 and recorded on October 17, 1928 in Liber 2891, Page 217, in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York. The Property was originally acquired for the purpose of the construction of the Tarrytown-White Plains Parkway (the “Parkway”). The Property was never used for construction of the Parkway and never used for any County purpose. The County has no plans to utilize this Property for any County or park purpose.

Your Committee is further advised that, pursuant to LWC Section 209.101(8)(b), “real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property”, subject to certain conditions set forth in said law. By letter, dated July 21, 2023, from the Director of Countywide Administrative Services, the County formally offered the City the opportunity to purchase the Property and to exercise its right of first refusal.

Further, your Committee is advised that, on November 6, 2023, the Common Council of the City adopted a resolution authorizing the City to purchase the Property, for use in perpetuity for park and municipal recreation purposes, for the sum of One (\$1.00) Dollar. By letter, dated November 21, 2023, the City, by and through its Corporation Counsel, formally advised the County that the City was accepting the County's offer to sell the Property for the sum of One (\$1.00) Dollar for use by the City in perpetuity for park and municipal recreation purposes.

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

Your Committee is also advised that, in accordance with LWC Sections 134.51(6) and 249.111(2), on February 15, 2024, the Westchester County Parks, Recreation and Conservation Board (the "Parks Board") reviewed the proposed sale and adopted a resolution recommending the following: 1) that the Property be deemed no longer needed for park purposes, and 2) that your Honorable Board authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code. A copy of the Parks Board's resolution is attached hereto for your consideration.

Your Committee is further advised that in accordance with LWC Section 209.101(8)(b)(3), the deed conveying the Property from the County to the City shall contain a clause that in the event that the City does not utilize the Property as a park or for municipal recreation purposes within five (5) years of the date of the deed, or ceases at any time to use the Property as a park or for municipal recreation purposes, the Property shall revert to the County.

The Planning Department ("Planning") has advised that based on its review, the proposed conveyance has been classified as an "Unlisted" action pursuant to Part 617 of SEQRA that uncoordinated review has been conducted as permitted for "Unlisted" actions pursuant to Section 617.6(b)(4) of the implementing regulations. Accordingly, Planning has prepared a Short Environmental Assessment Form ("EAF") which is annexed hereto for your Honorable Board's

consideration. Your Committee has carefully considered the EAF and the applicable SEQRA regulations. For the reasons set forth in the EAF, your Committee believes that this proposed action will not result in any significant adverse impact on the environment, and therefore, recommends passage of the annexed Resolution prior to adopting the aforementioned Act.

Your Committee has been advised that, pursuant to LWC Section 104.11(2), an affirmative two-thirds vote of all the members of your Honorable Board is required to adopt the annexed Act. Your Committee has carefully considered this matter and recommends favorable action upon the proposed legislation.

Dated: _____, 2024
White Plains, New York

COMMITTEE ON:
C/lac/mb(6.11.24)

FISCAL IMPACT STATEMENT

SUBJECT: 0 Ferris Avenue (WP Residual D) NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ -

Total Current Year Revenue \$ 1

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

Additional Appropriations

Other (explain)

Identify Accounts: 263-42-T776-776Z-9856-GRNT

Potential Related Operating Budget Expenses: Annual Amount _____

Describe: _____

Potential Related Operating Budget Revenues: Annual Amount \$1.00

Describe: Conveyance of approximately .36 acres of vacant land, with a property
address of 0 Ferris Ave, White Plains, NY, known to the County as "WP Residual D", for the
purchase price of \$1 for use in perpetuity for park & rec purposes to the City of White Plains.

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

Current Year: _____

Next Four Years: _____

Prepared by: Kerry Riguzzi *KR*

Title: Manager - Fiscal Operations

Department: Parks Department

Date: July 10, 2024

DJO
Reviewed By: Lawrence S.

Budget Director

Date: _____

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

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



DATE: May 21, 2024

**SUBJECT: STATE ENVIRONMENTAL QUALITY REVIEW FOR CONVEYANCE OF
FERRIS AVENUE PARCEL TO CITY OF WHITE PLAINS**

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

Pursuant to SEQR, the proposed property conveyance has been classified as an Unlisted action. Uncoordinated review is being conducted as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations.

A Short Environmental Assessment Form has been prepared for the proposed action for consideration by the Board of Legislators.

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

DSK/cnm
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Maria Baratta, Assistant County Attorney
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

WESTCHESTER COUNTY PARKS, RECREATION AND CONSERVATION BOARD

RE: Recommending that the County of Westchester (“County”) declare that the real property located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as “WP Residual D”, and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the “Property”) is no longer required for park purposes, and further recommending the sale of the Property in accordance with the provisions of the County Charter and Administrative Code, to the City of White Plains, New York for use in perpetuity for park and municipal recreation purposes for the sum of One (\$1.00) Dollar.

WHEREAS, the County purchased certain real property located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as “WP Residual D”, and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the “Property”), pursuant to a deed by and between Scarsdale White Plains Properties, Inc. and the County dated October 15, 1928 and recorded on October 17, 1928 in Liber 2891 Page 217, in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York; and

WHEREAS, the Property is approximately 0.36 acres of vacant land; and

WHEREAS, the Property, although purchased for the purpose of the construction of the Tarrytown-White Plains Parkway, was never used by the County for this purpose or any other purpose; and

WHEREAS, by letter dated July 21, 2023, pursuant to the requirements of Section 209.101(8)(b) of the Laws of Westchester County, the County formally offered the City of White Plains (the “City”) the opportunity to purchase the Property subject to certain conditions; and

WHEREAS, on November 6, 2023, the Common Council of the City adopted a resolution authorizing the purchase of the Property, for use in perpetuity for park and municipal recreation purposes, for the sum of One (\$1.00) Dollar, which resolution is attached hereto as Exhibit “A”.

WHEREAS, by letter dated November 21, 2023, the City notified the County that the City wishes to accept the County’s offer to sell the Property to the City for the sum of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes; and

WHEREAS, pursuant to Section 249.111(2) of the Laws of Westchester County, “the County, upon recommendation of the [Parks, Recreation and Conservation] board, is hereby authorized to sell and convey, with or without consideration, any real estate which may have been acquired by purchase, condemnation or otherwise for park purposes, to any other municipality within the county, provided said conveyance restricts the use of said land by the municipality to park and recreational purposes, such sale and conveyance or grant to be in accordance with the provisions of the County Charter and Administrative Code”; and

WHEREAS, it is the desire of this Parks Board to recommend that the County Board of Legislators determine that the Property is no longer needed for park purposes; and

WHEREAS, it is the desire of this Parks Board to also recommend the sale or conveyance of the Property in accordance with the provisions of the County Charter and Administrative Code.

NOW, THEREFORE BE IT

RESOLVED, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(2) of the Laws of Westchester County, that the real property located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as "WP Residual D", and identified on the Tax Assessment Maps of the City as Tax Lot Section 125.34, Block 2, Lot 1 (the "Property"), be deemed no longer needed for park purposes; and be it further

RESOLVED, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(2) of the Laws of Westchester County, that the County Board of Legislators authorize the sale of the Property to the City of White Plains for the sum of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes, in accordance with the provisions of the County Charter and Administrative Code.

Adopted this 15 day of February, 2024.


Pamela Tillinghast Dubitsky, Chair
Parks, Recreation and Conservation Board

TO: Honorable George Latimer
County Executive

From: Blanca P. Lopez
Commissioner

DATE: July 2, 2024

SUBJECT: Disposition of 0 Ferris Avenue property in White Plains, New York

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed disposition of the property owned by Westchester County, currently identified as Tax Lot Section 125.34, Block 2, Lot 1 in White Plains, that is no longer needed for any County purpose. This property is a 0.36-acre vacant parcel and located at the southeast corner of Ferris Avenue and Cemetery Road and referred by the County as White Plains Residual Parcel D.

The parcel is relatively small and triangular in size and somewhat isolated, being bounded on all three sides by roads and I-287. The property was purchased pursuant to a deed by and between Scarsdale White Plains Properties, Inc. and the County in 1928. The property was originally acquired for the purpose of the construction of the Tarrytown-White Plains Parkway. The parcel was never used for the purpose of the construction of a parkway or for any other County purpose. As such, the parcel is not needed for any County purpose now or in the future.

Conveyance of this parcel to the City of White Plains will be for park and municipal recreation purposes. The proposed use is consistent with the City's Comprehensive Plan. The deed will contain a clause providing for the reversion of the property to the County if the City does not utilize the property for park or municipal recreation purposes within five years of the date of the deed or at any time the City ceases to use the property for park or municipal recreation purposes.

Based on this record, I have no objection to the disposition of the parcel owned by Westchester County, currently identified Lot No. 125.34-2-1, also known as White Plains Residual Parcel D.

cc: Tami Altschiller, Assistant Chief Deputy County Attorney
Christopher Steers, Director of Real Estate
Lynn Colavita, Senior Assistant County Attorney
David Kvinge, Assistant Commissioner, Planning
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner

RESOLUTION ___ - 2024

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to execute a Bargain and Sale Deed Without Covenants Against Grantor's Acts to The City of White Plains (the "Purchaser") for certain real property owned by the County of Westchester (the "County") consisting of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as "WP Residual D", and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the "Property"), for the purchase price of one (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes in accordance with the provisions of the Laws of Westchester County; and

WHEREAS, this Honorable Board has determined that the proposed conveyance would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act ("SEQRA"); and

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

WHEREAS, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if the proposed action will have 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 Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the proposed conveyance; and be it further

RESOLVED, the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the attached Short Environmental Assessment Form, which Form is made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of 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.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

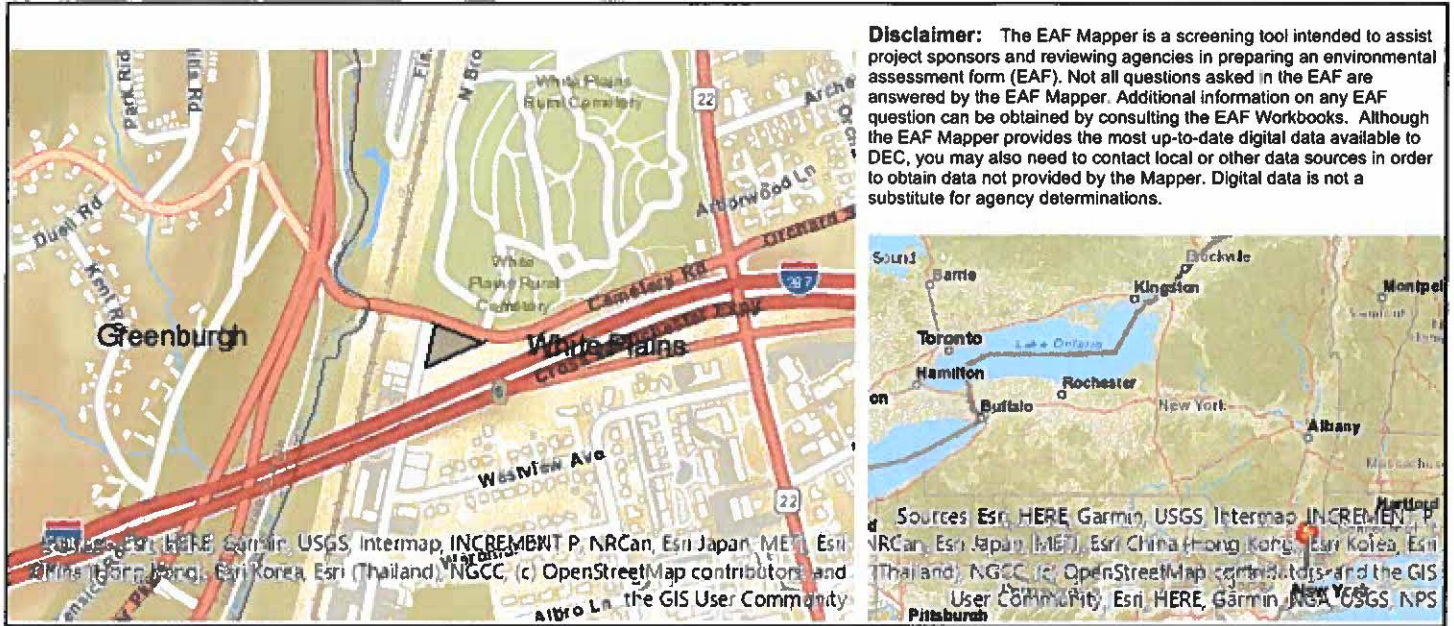
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|---|--|---|--|
| Name of Action or Project: Disposition of Ferris Avenue Parcel to City of White Plains | | | |
| Project Location (describe, and attach a location map): 0 Ferris Avenue (located on the southeast corner of Ferris Avenue and Cemetery Road) White Plains, Westchester County, New York | | | |
| Brief Description of Proposed Action: Conveyance of a 0.36-acre vacant parcel (Section 125.34 - Block 2 - Lot 1) to the City of White Plains for park and municipal recreation purposes. The parcel was acquired along with neighboring parcels for the construction of the Tarrytown-White Plains Parkway, but it was never built. Interstate 287 was subsequently constructed and the County has no plans to utilize this property for any County purpose. The deed will contain a clause providing for the reversion of the property to the County if the City does not utilize the property for park or municipal recreation purposes within five years of the date of the deed or at any time ceases to use the property for park or municipal recreation purposes. | | | |
| Name of Applicant or Sponsor: County of Westchester | | Telephone: 914-995-4400 E-Mail: dsk2@westchestercountyny.gov | |
| Address: 148 Martine Avenue | | | |
| City/PO: White Plains | | State: NY | Zip Code: 10603 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: White Plains City Council - property acceptance | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 0.36 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.36 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Cemetery, Railroad <input checked="" type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| Name:Floodplains, Name:County & State Park Lands, Reason:Protect water & natural area, Reason:Exceptional If Yes, identify: <u>or unique character, Agency:Greenburgh, Town of, Agency:Westchester County, Date:1-30-79, Date:1-31-90</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: | | | |
| <u>N/A - The action involves a conveyance of vacant land; there are no buildings on the property.</u> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ | | | |
| <u>N/A - The action involves a conveyance of vacant land.</u> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | | | |
| <u>N/A - The action involves the conveyance of vacant land.</u> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <u>Property is near the Bronx River Parkway Reservation and White Plains Rural Cemetery, which are on State and National registers.</u> | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | |
| | | | |
| | | | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Spills Incident - 3/31/24 Car fire inside cemetery; Closed 4/9/24. | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>May 21, 2024</u> | | |
| Signature: <u></u> Title: <u>Assistant Commissioner of Planning</u> | | |

PRINT FORM



| | |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area] | Yes |
| Part 1 / Question 7 [Critical Environmental Area - Identify] | Name:Floodplains, Name:County & State Park Lands, Reason:Protect water & natural area, Reason:Exceptional or unique character, Agency:Greenburgh, Town of, Agency:Westchester County, Date:1-30-79, Date:1-31-90 |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |

Project: 0 Ferris Ave, WHP

Date: May 2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Project: 0 Ferris Ave, WHP

Date: May 2024

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

There will be no physical impacts associated with the proposed action as it is merely a transfer of ownership of a residual vacant parcel of land from the County to the municipality in which it is located.

There will be no County impacts as the land has never been used by the County nor does the County have any potential plans to utilize the property for any County purpose. The parcel is relatively small and triangular in size, and is somewhat isolated, being bounded on all three sides by roads and the thruway. The County's Bronx River Parkway Reservation is also separated from the parcel by another property and the Metro-North Railroad.

Community and environmental impacts from future use of the property by the municipality will be minimized by a deed restriction that will limit use of the property to park and municipal recreation purposes. Any future development on the property will be subject to review by the City of White Plains in accordance with SEQR.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk of the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)



PRINT FORM

ACT NO. 2024 - _____

AN ACT authorizing the conveyance of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as “WP Residual D”, and identified as Tax Lot Section 125.34, Block 2, Lot 1, for the purchase price of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes to the City of White Plains.

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

Section 1. The County of Westchester (the “County”) is hereby authorized to convey approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as “WP Residual D”, and identified as Tax Lot Section 125.34, Block 2, Lot 1 (the “Property”), for the purchase price of One (\$1.00) Dollar to the City of White Plains (“City”), for use in perpetuity for park and municipal recreation purposes by Bargain and Sale Deed without Covenants against Grantor’s Acts (“Deed”).

§ 2. The Deed conveying the Property to the City shall contain a clause that in the event that the City does not utilize the Property as a park or for municipal recreation purposes within five (5) years of the date of the Deed, or ceases at any time to use the Property as a park or for municipal recreation purposes, the Property shall revert to the County.

§ 3. The County Executive or his authorized designee is hereby empowered to execute all instruments and take such action as may be reasonably necessary to effectuate the purposes hereof.

§ 4. This Act shall take effect immediately.