

Parks & Environment Meeting Agenda



Committee Chair: David Tubiolo

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

Wednesday, November 13, 2024

2:00 PM

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. [2024-573](#) **ENV RES-311 Welcher Avenue, Peekskill**

An ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed lease amendment.

Guests: Department of Parks, Recreation & Conservation
Commissioner Kathleen O'Connor
First Deputy Commissioner Peter Tartaglia
Manager-Fiscal Operations Kerry Riguzzi

2. [2024-574](#) **BOND ACT-BLA1A-Parkland and Historical Preservation Prgm-311
Welcher Avenue, Peekskill**

A BOND ACT authorizing the issuance of ONE HUNDRED THOUSAND (\$100,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA 1A-Parkland and Historical Preservation Program-311 Welcher Avenue, Peekskill.

Guests: Department of Parks, Recreation & Conservation
Commissioner Kathleen O'Connor
First Deputy Commissioner Peter Tartaglia
Manager-Fiscal Operations Kerry Riguzzi

3. [2024-575](#) **ACT-Land Acquisition-311 Welcher Avenue, Peekskill**

AN ACT authorizing the County of Westchester to purchase real property located 311 Welcher Avenue in Peekskill, New York.

Guests: Department of Parks, Recreation & Conservation
Commissioner Kathleen O'Connor
First Deputy Commissioner Peter Tartaglia
Manager-Fiscal Operations Kerry Riguzzi

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT



George Latimer
County Executive

November 1, 2024

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

Dear Members of the Board of Legislators:

Transmitted herewith for your consideration is an act (the "Act") that, if approved, would authorize the County of Westchester (the "County") to purchase real property located at 311 Welcher Avenue in Peekskill, New York. The property, identified by tax map designation as Section 42.08, Block 16, Lot 6, consists of an undeveloped parcel with approximately 0.27 acres. The property, which is adjacent to the County's Blue Mountain Reservation, will be purchased as parkland and utilized to expand the County's park. I am also transmitting a proposed bond act (the "Bond Act") to authorize the issuance of up to \$100,000 in County bonds to finance the \$85,000.00 purchase price of the property, closing costs and property taxes until the property is removed from the tax rolls.

In compliance with Section 191.41 of the Laws of Westchester County ("LWC"), the required report of the Planning Commissioner in support of this land acquisition is attached herewith. In addition, pursuant to LWC Section 167.131, on September 4, 2024, the Westchester County Planning Board amended its report on the 2024 Capital Requests to designate this property for parkland acquisition and use \$100,000 from funds appropriated from capital project BLA1A Parkland and Historical Preservation Program for the land purchase. Accordingly, the necessary Planning Board Resolution is herewith attached.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "George Latimer".

George Latimer
County Executive

GL/KOC/dlv

Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-2900 E-mail:

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

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt the attached act (the “Act”) that would authorize the County of Westchester to purchase real property located at 311 Welcher Avenue in Peekskill, New York. The property, identified by tax map designation as Section 42.08, Block 16, Lot 6, consists of an undeveloped parcel with approximately 0.27 acres. The property, which is adjacent to the County’s Blue Mountain Reservation, will be purchased as parkland and utilized to expand the County park. The County Executive also requests the adoption of a bond act (the “Bond Act”), prepared by the law firm of Hawkins Delafield and Wood, LLP, that would authorize the issuance of up to \$100,000 in County bonds to finance the \$85,000.00 purchase price of the property, closing costs and property taxes until the property is removed from the tax rolls.

As your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQRA”) have been met. The Planning Department has advised that based on its review, the proposed property acquisition is classified as an “Unlisted” action under SEQRA. A Resolution, along with a short Environmental Assessment Form prepared by the Planning Department, is attached to assist your Honorable Board in complying with SEQRA. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment; it must approve the Resolution adopting a Negative Declaration prior to enacting the proposed Act and Bond Act.

In compliance with Section 191.41 of the Laws of Westchester County (“LWC”), the required report of the Planning Commissioner in support of this land acquisition is attached herewith. In addition, pursuant to LWC Section 167.131, on September 4, 2024, the Westchester County Planning Board amended its report on the 2024 Capital Requests to designate this property for parkland acquisition and use \$100,000 from funds appropriated from capital project BLA1A Parkland and Historical Preservation Program for the land purchase. Accordingly, the necessary Planning Board Resolution is herewith attached.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Act to authorize the purchase of the property, as well as to adopt the related Bond Act.


Your Committee has carefully considered the proposed Act and the related Bond Act, and recommends approval of both Acts.

Dated: _____, 2024

White Plains, New York

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BLA1A</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	<input type="checkbox"/> Capital Budget Amendment
311 WELCHER AVE ACQUISITION			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 100,000	PPU	30
		Anticipated Interest Rate	3.70%
Anticipated Annual Cost (Principal and Interest):		\$	5,304
Total Debt Service (Annual Cost x Term):		\$	159,134
Finance Department:		maab 11-4-24	
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:		n/a	
Prepared by:	<u>Michael Lipkin</u>	Reviewed By:	
Title:	<u>Associate Planner</u>		Budget Director
Department:	<u>Planning</u>	<i>CP 11/4/24 PV 11/4/24</i>	
Date:	<u>11/4/24</u>	Date:	<u>11/6/24</u>

TO: Honorable George Latimer
County Executive

FROM: Blanca P. Lopez, M.S.
Commissioner



DATE: September 9, 2024

SUBJECT: Acquisition of 311 Welcher Avenue, City of Peekskill

Pursuant to Section 191.41 of the County Charter, this is the required report of the Commissioner of Planning on the proposed acquisition of 311 Welcher Avenue in City of Peekskill, a privately owned property having an area of 0.27 acres. The property is designated on the City of Peekskill Tax Maps as Section 42.08, Block 16, Lot 6, and is known on the tax roll as 311 Welcher Avenue.

The County will utilize this property, which is adjacent to a Westchester County Park, Blue Mountain Reservation, to expand this open space and enhance year-round access to the Park.

The County Planning Board, pursuant to Section 167.131 of the County Charter, at their regular monthly meeting of September 4, 2024, amended its report on the 2024 Capital Requests to designate this property for parkland acquisition and use \$100,000 from already appropriated funds from capital project **BLA1A Parkland and Historical Preservation Program** for the purchase of this property.

Based on this record, I have no objection to the acquisition of this 0.27-acre property known on the tax roll as 311 Welcher Avenue in the City of Peekskill for County parkland purposes.

cc: John Nonna, County Attorney
Tami Altschiller, Deputy County Attorney
David Vutera, Associate County Attorney
Christopher Steers, Director of Real Estate
Peter Tartaglia, First Deputy Commissioner
Claudia Maxwell, Principal Environmental Planner
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner

RESOLUTION 24- 35

WESTCHESTER COUNTY PLANNING BOARD

**BLA1A Parkland and Historical Preservation Program
311 Welcher Avenue, City of Peekskill**

WHEREAS. BLA1A Parkland and Historical Preservation Program funds will be used for the acquisition of a property situated at the northerly side of Welcher Avenue, in the City of Peekskill, having an area of 0.27 acres. The property is designated on the City of Peekskill Tax Maps as Section 42.08, Block 16, Lot 6, and is known on the tax roll as 311 Welcher Avenue; and

WHEREAS, the County will utilize this property, which is adjacent to a Westchester County Park - Blue Mountain Reservation, to expand this open space and enhance the year-round access; and

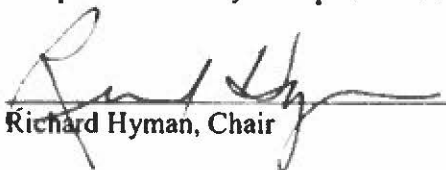
WHEREAS, the proposed acquisition will authorize the purchase of the property in the amount of \$100,000, be used park and recreation purposes; and

WHEREAS, the County Executive will submit legislation to the County Board of Legislators which would authorize an amendment adding this site to the 2024 Capital Budget requests utilizing appropriated funds in **BLA1A Parkland and Historical Preservation Program**; and

WHEREAS, the project is consistent with the policies of *Westchester 2025*, in that it will enhance the quality of Westchester's parks and recreation facilities; be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its report on the 2024 Capital Budget to designate this property for parkland acquisition as well as use \$100,000 from already appropriated funds from **BLA1A Parkland and Historical Preservation Program** for the purchase of 0.27 acres property known on the tax roll as 311 Welcher Avenue in the City of Peekskill.

Adopted this 4th day of September 2024


Richard Hyman, Chair

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

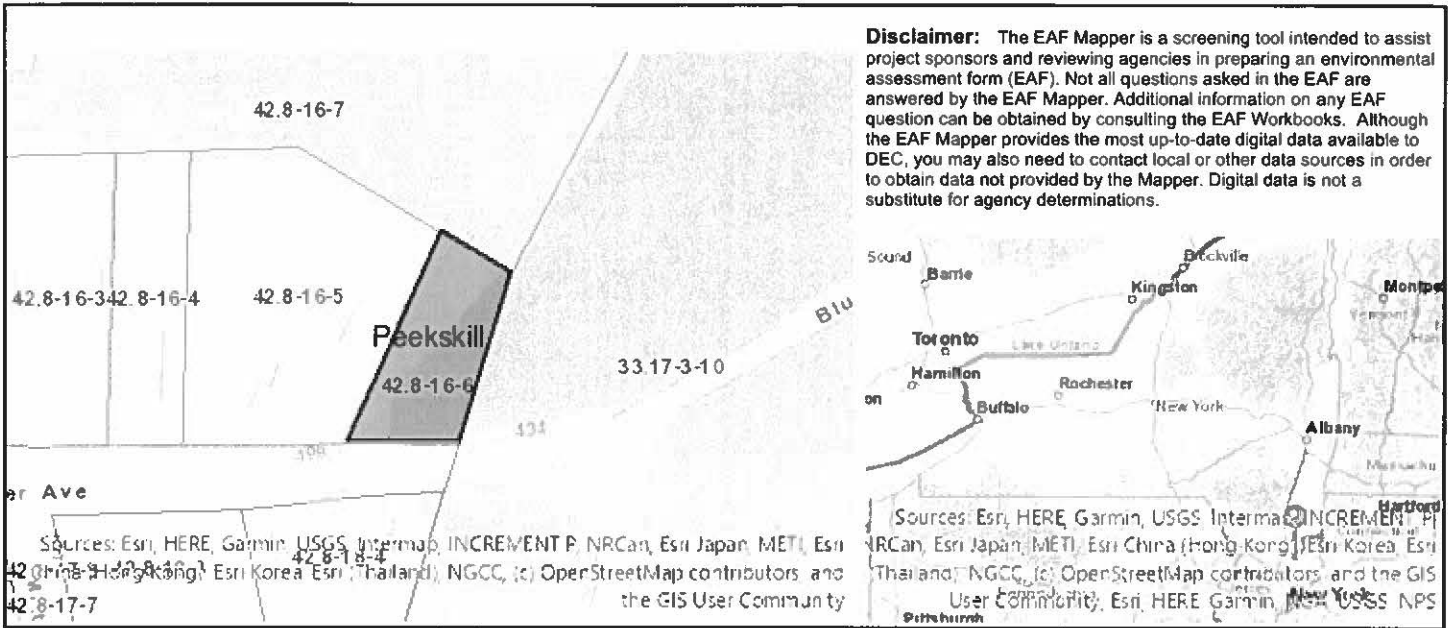
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 311 Welcher Avenue Property Acquisition			
Project Location (describe, and attach a location map): 311 Welcher Avenue, Peekskill, New York, 10566			
Brief Description of Proposed Action: The action involves the acquisition of the property located at 311 Welcher Avenue, Peekskill, New York, 10566. The property is located adjacent to Blue Mountain Reservation, a County-owned park, and will be added to the park following acquisition. The action includes no alterations or physical changes to the property.			
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: New York	Zip Code: 10601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ -0.28 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? _____ 1538 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name County & State Park Lands, Reason: Exceptional or unique character, Agency: Westchester County, Date: 1-31-90 If Yes, identify:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Not Applicable	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The proposed action will not require a water supply.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: The proposed action will not require wastewater treatment	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____ <small>Two NYSDEC brownfield sites are located within 2,000 feet of the project location, Blue Mountain Plaza Shopping Center (V00160) and Lower South Street Redevelopment Area (C360145). Remediation of V00160 is complete, C360145 is ongoing.</small>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>September 12, 2024</u> Signature: <u></u> Title: <u>Assistant Commissioner</u>		



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

Project: 311 Welcher Avenue Property Acquisition (BLA1A)

Date: September 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: 311 Welcher Avenue Property Acquisition (BLA1A)

Date: September 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.

311 Welcher Avenue (SBL 42.8-16-6) is an approximately 0.28-acre undeveloped property in the City of Peekskill. The property is adjacent to Blue Mountain Reservation, a County-owned park, and consists of a lawn area and sidewalk. Following acquisition, the property will be made part of the Blue Mountain Reservation, protecting it from future private development and adding to the size of the park.

The subject property is located proximate to the County and State Parklands Critical Environmental Area, which was designated to protect parkland from negative impacts from nearby development. As the action involves only the acquisition of land for inclusion in an existing park, it will protect the park from future incompatible development and assist in the protection the Critical Environmental Area.

The subject property is located within 2,000 feet of two listed remediation sites: Blue Mountain Plaza Shopping Center (V00160) and Lower South Street Redevelopment Area (C360145). The property is also adjacent to a New York State National Armory parking/storage area. A Phase 1 Environmental Site Analysis was issued on November 30, 2022, which found no recognized environmental conditions on or near the subject property that have potential to affect the subject property. As such, the action will not create a hazard to environmental resources or human health.

The subject property is proximate to wetlands listed in the National Wetlands Inventory. As the action will not involve any changes to drainage patterns or the physical characteristics of the property, it will not result in any impact to nearby wetlands.

As the action involves only acquisition of property for inclusion in a County park and will not impact any of the listed areas of concern, the project has been determined to have no significant adverse impact on the environment.

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

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk to the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to purchase real property located at 311 Welcher Avenue in Peekskill, New York, consisting of an undeveloped parcel with approximately 0.27 acres; and

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

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

WHEREAS, the County is the only involved agency with discretionary authority for this action and, therefore, is assuming the role of Lead Agency 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 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 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 purchase of real property located at 311 Welcher Avenue in Peekskill, New York; 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 Short 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.

Vedat Gashi
Chairman of the Board
Legislator, 4th District



TO: Hon. Jewel Williams Johnson
Chair, Budget & Appropriations

Hon. David Tubiolo
Chair, Parks & Environment

FROM: Hon. Vedat Gashi
Chairman of the Board

Vedat Gashi (handwritten signature)

DATE: November 11, 2024

RE: Legislative Packet: Real Property Purchase: 311 Welcher Avenue, Peekskill

As Chairman of the Board of Legislators, I am placing the below items directly into the Committees on Budget & Appropriations and Parks & Environment.

Thank you.

(ID: 2024-573) ENV RES-311 Welcher Avenue, Peekskill:

An ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed lease amendment.

(ID: 2024-574) BOND ACT-BLA1A-Parkland and Historical Preservation Prgm-311 Welcher Avenue, Peekskill:

A BOND ACT authorizing the issuance of ONE HUNDRED THOUSAND (\$100,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA1A-Parkland and Historical Preservation Program-311 Welcher Avenue, Peekskill.

(ID: 2024-575) ACT-Land Acquisition-311 Welcher Avenue, Peekskill:

AN ACT authorizing the County of Westchester to purchase real property located 311 Welcher Avenue in Peekskill, New York.

CC: James Silverberg
Marcelo Figueroa
Dylan Tragni
Sunday Vanderberg

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$100,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION OF A PARCEL OF LAND ON THE NORTHERLY SIDE OF WELCHER AVENUE IN THE CITY OF PEEKSKILL FOR PARKLAND PURPOSES UNDER THE WESTCHESTER LEGACY PROGRAM; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$100,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$100,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$100,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of acquisition of a parcel of land on the northerly side of Welcher Avenue in the city of Peekskill (Tax map section 42.08, block 16, lot 6, also known as 311 Welcher Avenue) for parkland purposes under the Westchester Legacy Program, having an area of 0.2784 +/- acres; 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 \$100,000. The plan of financing includes the issuance of \$100,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$100,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$100,000. 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 \$100,000 as the estimated maximum 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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 WESTCHESTER)

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__.

Clerk and Chief Administrative Officer of the County Board of Legislators of the 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 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 \$100,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION OF A PARCEL OF LAND ON THE NORTHERLY SIDE OF WELCHER AVENUE IN THE CITY OF PEEKSKILL FOR PARKLAND PURPOSES UNDER THE WESTCHESTER LEGACY PROGRAM; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$100,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$100,000 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 acquisition of a parcel of land on the northerly side of Welcher Avenue in the city of Peekskill (Tax map section 42.08, block 16, lot 6, also known as 311 Welcher Avenue) for parkland purposes under the Westchester Legacy Program, having an area of 0.2784 +/- acres; 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.

Amount of obligations to be issued
and period of probable usefulness: \$100,000 - thirty (30) 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



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CAPITAL PROJECT FACT SHEET

Project ID:* BLA1A	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 07-29-2024
Fact Sheet Year:* 2024	Project Title:* PARKLAND AND HISTORICAL PRESERVATION PROGRAM	Legislative District ID: 1
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PLANNING	CP Unique ID: 2605

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, trail ways 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 type="checkbox"/> Infrastructure |
| <input 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 request is for funding of the acquisition of a property situated on the northerly side of Welcher Avenue, in the City of Peekskill, New York having an area of 0.2784 +/- acres. The property is designated on the City Tax Maps as Section 42.08, Block 16, Lot 6, and is known on the tax roll as 311 Welcher Avenue. Funding will go toward purchase of the parcel and associated costs. Due to the location of this property which is adjacent to the Blue Mountain Reservation, the purchase of 311 Welcher Avenue will expand the open space of this 1,538 acre park and will thereby enhance the community's year-round access to nature and recreational areas.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	100,000
Cash:	0
Total:	\$ 100,000

SEQR Classification:
 UNLISTED

Amount Requested:
 100,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input checked="" 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 RIVERWALKIMPROVEMENTS, 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	FUNDS THE REHABILITATION OF THE EXISTING RIVERWALK IN TARRYTOWN (\$1M) AND PROVIDES ADDITIONAL FUNDS TO THE PROJECT (\$500,000), AS WELL AS FUNDING FOR SILLIMAN PARK UPGRADES IN ARDSLEY (\$2M) AND RYE TOWN PARK BATHHOUSE UPGRADES (\$427,000)

Total Appropriation History:

27,227,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
23	227	200,000	0	PARKLAND AND HISTORICAL PRESERVATION PROGRAM
24	73	1,000,000	0	PARKLAND AND HISTORICAL PRESERVATION PROGRAM - ID # 2434

Total Financing History:

1,200,000

Recommended By:

Department of Planning	Date
MLLL	08-28-2024
Department of Public Works	Date
RJB4	08-28-2024
Budget Department	Date
DEV9	08-29-2024
Requesting Department	Date
MLLL	08-29-2024

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

Vedat Gashi
Chairman of the Board
Legislator, 4th District



TO: Hon. Jewel Williams Johnson
Chair, Budget & Appropriations

Hon. David Tubiolo
Chair, Parks & Environment

FROM: Hon. Vedat Gashi
Chairman of the Board

Vedat Gashi

DATE: November 11, 2024

RE: Legislative Packet: Real Property Purchase: 311 Welcher Avenue, Peekskill

As Chairman of the Board of Legislators, I am placing the below items directly into the Committees on Budget & Appropriations and Parks & Environment.

Thank you.

(ID: 2024-573) ENV RES-311 Welcher Avenue, Peekskill:

An ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed lease amendment.

(ID: 2024-574) BOND ACT-BLA1A-Parkland and Historical Preservation Prgm-311 Welcher Avenue, Peekskill:

A BOND ACT authorizing the issuance of ONE HUNDRED THOUSAND (\$100,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA1A-Parkland and Historical Preservation Program-311 Welcher Avenue, Peekskill.

(ID: 2024-575) ACT-Land Acquisition-311 Welcher Avenue, Peekskill:

AN ACT authorizing the County of Westchester to purchase real property located 311 Welcher Avenue in Peekskill, New York.

CC: James Silverberg
Marcelo Figueroa
Dylan Tragni
Sunday Vanderberg

ACT NO. _____ - 2024

AN ACT authorizing the County of Westchester to purchase real property located at 311 Welcher Avenue in Peekskill, New York.

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

Section 1. The County of Westchester (the “County”) is hereby authorized to purchase real property located at 311 Welcher Avenue in Peekskill, New York, consisting of an undeveloped parcel with approximately 0.27 acres. The property, which is adjacent to Blue Mountain Reservation, shall be dedicated as parkland and utilized to expand the County park.

§2. The amount to be paid for the purchase of the subject property shall not exceed EIGHTY-FIVE THOUSAND (\$85,000.00) DOLLARS.

§3. The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to effectuate the purposes hereof.

§4. This Act shall take effect immediately.

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

TO: Hon. Jewel Williams Johnson
Chair, Budget & Appropriations

Hon. David Tubiolo
Chair, Parks & Environment

FROM: Hon. Vedat Gashi
Chairman of the Board

DATE: November 11, 2024

RE: Legislative Packet: Real Property Purchase: 311 Welcher Avenue, Peekskill

Vedat Gashi

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CC: James Silverberg
Marcelo Figueroa
Dylan Tragni
Sunday Vanderberg