

George Latimer  
County Executive

March 2, 2022

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

Dear Honorable Members:

I have been advised by the Commissioner of Environmental Facilities that the Town of Harrison (the "Town") has requested pursuant to the attached Resolutions of the Town, that the Mamaroneck Sanitary Sewer District (the "District") be modified to remove two (2) parcels of property more particularly described by street address and tax map designation as 6 Clinton Lane, Block 0506, Lot 4; and 3830 Purchase Street, Block 0951, Lot 19 (the "Parcels") from the District, which Parcels are not currently connected to the County sewer system. These removals are being requested because the Parcels are not serviced by sanitary sewers and it is not anticipated that sanitary sewers will be constructed for these Parcels in the foreseeable future.

I am advised that the analysis prepared by the Department of Environmental Facilities in the attached feasibility report ("Feasibility Report") dated January 19, 2022 indicates that the proposed removal of the Parcels represents a net decrease of 0.0141% to the Equalized Full Value of the District. Therefore, the removal of the Parcels will not cause significant changes in the tax rate of the District.

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

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

Office of the County Executive

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

Telephone: (914)995-2900



The Planning Department has advised that based upon its review, the proposed removal of the Parcel constitutes an Unlisted Action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR, Part 617 ("SEQR"). The Planning Department has prepared the attached Short Environmental Assessment Form to assist your Honorable Board in making the required determination of significance or non-significance pursuant to SEQR. Should your Honorable Board find that there will be no significant adverse impact on the environment from the removal of the Parcels from the District, it is urged to adopt the attached Resolution which would authorize the Clerk of the Board to issue a Negative Declaration on behalf of the Board in satisfaction of SEQR.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

GL/VK/jpg  
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive in which the County Executive states that the Commissioner of Environmental Facilities has advised him that the Town of Harrison (the "Town") has requested, pursuant to the attached Resolutions of the Town, that the Mamaroneck Sanitary Sewer District (the "District") be modified to remove two (2) parcels of property more particularly described by street address and tax map designation as 6 Clinton Lane, Block 0506, Lot 4; and 3830 Purchase Street, Block 0951, Lot 19 (the "Parcels") from the District, which Parcels are not currently connected to the County sewer system. These removals are being requested because the Parcels are not serviced by sanitary sewers and it is not anticipated that sanitary sewers will be constructed for these Parcels in the foreseeable future.

Your Committee is informed that the attached Feasibility Report prepared by the Department of Environmental Facilities ("Feasibility Report") dated January 19, 2022 indicates that the proposed removal of the Parcels represents a net decrease of 0.0141% to the Equalized Full Value of the District. Therefore, the removal of the Parcels will not cause significant changes in the tax rate of the District.

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

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

Your Committee is advised that the removal of the Parcels would constitute an Unlisted Action under Article 8 of the Environmental Conservation Law, which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Short Environmental Assessment Form ("EAF") and the criteria contained in Section 617.7 of Title 6 of the New York State Code of Rules and Regulations, the SEQR regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

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

Dated: \_\_\_\_\_, 2022  
White Plains, New York

COMMITTEE ON

# FISCAL IMPACT STATEMENT

SUBJECT: 6 Clinton Ln & 3830 Purchase St, Mam. SSD, Harrison

NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ \_\_\_\_\_ -

Total Current Year Revenue \$ \_\_\_\_\_ -

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

Additional Appropriations

Other (explain)

Identify Accounts: \_\_\_\_\_

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

Describe: None. Parcel is not connected to public sanitary sewer.

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

Describe: Parcel represents 0.0141% of the Full Equalized Value of the Mamaroneck SSD

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

Current Year: \_\_\_\_\_

Next Four Years: \_\_\_\_\_

Prepared by: Marian Pompa, Jr. P.E.

Title: Director of Maintenance

Department: Environmental Facilities

Date: January 19, 2022

Reviewed By: *[Signature]*

Budget Director

Date: 2/28/22

July 15, 2021

V -- 2021 -- 054

AUTHORIZATION TO REQUEST TO THE COUNTY TO REMOVE A PROPERTY FROM  
THE WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Sciliano, seconded by Trustee Dionisio,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo for Village Engineer, Michael Amodeo, on behalf of Homeowner Joshua E. Rockoff, for the Board to create a resolution in order to request to the county to remove the property known as 6 Clinton Lane (Block 506, Lot 4) from the Westchester County Sewer District.

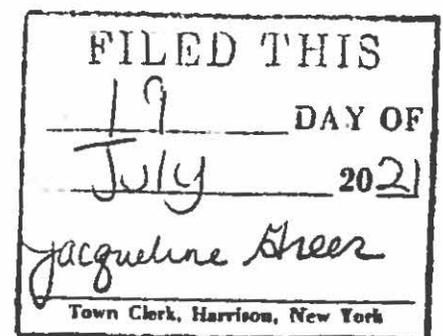
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and Village Engineer.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



June 3, 2021

V -- 2021 -- 047

AUTHORIZATION TO REQUEST THE COUNTY TO REMOVE A PROPERTY  
FROM THE WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Gordon, seconded by Trustee Sciliano,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo, for Village Engineer, Michael Amodeo, on behalf of Homeowner Jared C. McDade, for the Board to adopt a Resolution in order to request to the County to remove the property known as 3830 Purchase Street (Block 0951, Lot 019) from the Westchester County Sewer District.

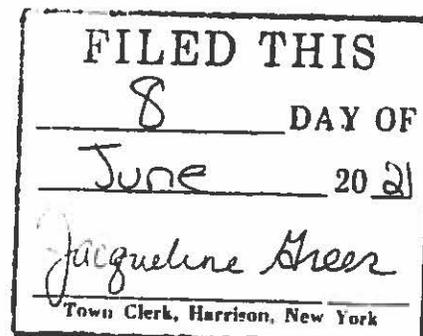
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and Village Engineer.

Adopted by the following vote:

AYES: Trustees Dionisio, Gordon, and Sciliano  
Mayor Belmont

NAYS: None

ABSENT: Trustee Leader



COUNTY OF WESTCHESTER

DEPARTMENT OF ENVIRONMENTAL FACILITIES

January 19, 2022

FEASIBILITY REPORT  
IN THE MATTER OF

THE REMOVAL OF CERTAIN PARCELS

IN THE

MAMARONECK SANITARY SEWER DISTRICT

TOWN OF HARRISON

MP



Vincent F. Kopicki, P.E.  
Commissioner  
Environmental Facilities

The Town of Harrison has petitioned that two (2) properties currently included in the Mamaroneck Sanitary Sewer District be removed from the Mamaroneck Sewer District.

A. The identification of the parcels presently within the Mamaroneck Sanitary Sewer District and to be removed is contained on the attached Town Resolution of the Town of Harrison, Request for Removal from the Mamaroneck Sanitary Sewer District as prepared by the Harrison Town Clerk. The Town of Harrison is petitioning to remove said parcels from the Mamaroneck Sewer District. The properties to be removed are known as 6 Clinton Lane, Block 0506, Lot 4 and 3830 Purchase Street, Block 0951, Lot 19.

**B. EFFECT ON SEWER DISTRICT TAX RATE:**

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

Full Value of Mamaroneck District

<u>CITIES/TOWNS</u>	<u>ASSESSED VALUES</u>	<u>EQ. PERCENT</u>	<u>FULL VALUE</u>
Harrison	\$ 111,765,800	1.42%	\$7,870,830,986
Mamaroneck	\$ 7,230,699,898	100.0%	\$7,230,699,898
New Rochelle	\$ 32,886,960	2.34%	\$1,405,425,641
North Castle	\$ 275,700	2.24%	\$ 12,308,036
Rye (City)	\$ 19,837,916	1.66%	\$1,195,055,181
Rye Town	\$ 1,876,754,867	100.0%	\$1,876,754,867
Scarsdale	\$ 3,361,609,424	100.0%	\$3,361,609,424
White Plains	\$ 171,561,607	2.66%	\$6,449,684,473
TOTAL:			\$29,402,368,506
(TOWN OF Harrison)	Total Value Removed:		<u>(-4,151,408)</u>
TOTAL FULL VALUE OF DISTRICT AS AMENDED:			\$29,398,217,098*

\*Represents a 0.0141% decrease in the FEV of the District

C. Summary and Recommendations

The proposal to remove a certain parcel in the Mamaroneck Sanitary Sewer District is feasible because:

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

FileName:FEAS\_6\_Clinton Lane.docx

**RESOLUTION NO.     – 2022**

**RESOLVED**, that this Board hold a public hearing on the proposed modification to the Mamaroneck Sanitary Sewer District by the removal of two (2) parcels of property located in the Town of Harrison, more particularly described by street address and tax map designation as 6 Clinton Lane, Block 0506, Lot 4; and 3830 Purchase Street, Block 0951, Lot 19, pursuant to Section 237.131 of the Laws of Westchester County. The Public Hearing will be held at     m. on the     day of     , 2022 in the Chambers of the Board of Legislators, 8<sup>th</sup> floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law. Such notice shall be substantially in the form attached hereto.

PUBLIC NOTICE

NOTICE OF HEARING: MODIFICATION TO THE MAMARONECK SANITARY SEWER DISTRICT BY THE REMOVAL OF TWO (2) PARCEL OF PROPERTY IN THE TOWN OF HARRISON; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE            DAY OF            , 2022 AT            .M. IN THE CHAMBERS OF THE WESTCHESTER COUNTY BOARD OF LEGISLATORS, 8TH FLOOR, 148 MARTINE AVENUE, WHITE PLAINS, NEW YORK FOR THE PURPOSE OF HEARING PERSONS OR PARTIES INTERESTED IN THE REMOVAL FROM THE MAMARONECK SANITARY SEWER DISTRICT OF LAND IN THE TOWN OF HARRISON IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED JANUARY 19, 2022, BY STREET ADDRESS AND TAX MAP DESIGNATION AS FOLLOWS:

6 CLINTON LANE, BLOCK 0506, LOT 4; and

3830 PURCHASE STREET, BLOCK 0951, LOT 19

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

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

Dated:            , 2022

White Plains, New York