RESOLUTION 103 - 2025 ACT 222 - 2025

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 Mount Pleasant (the "Town") has requested, pursuant to the attached Resolution of the Town, that the Saw Mill Valley Sanitary Sewer District (the "District") be modified to remove one (1) parcel of property more particularly described by street address and tax map designation as 634 Chappaqua Road, Section 91.17, Block 1, Lot 10 (the "Parcel") from the District, which Parcel is not currently connected to the County sewer system. This removal is being requested because the Parcel is not serviced by sanitary sewers and it is not anticipated that sanitary sewers will be constructed for this Parcel in the foreseeable future.

Your Committee is informed that the attached Feasibility Report prepared by the Department of Environmental Facilities ("Feasibility Report") dated June 13, 2025 indicates that the proposed removal of the Parcel represents a net decrease of 0.00005% to the Equalized Full Value of the District. Therefore, the removal of the Parcel 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 Parcel was 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; (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 and the County is not obligated to reserve any capacity for the Parcel once it has been removed; and (6) the subject Parcel was 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 Parcel 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, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the removal of said Parcel 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: October 6th , 2025

White Plains, New York **COMMITTEE ON** Public Works & Parks & Environment Budget & Appropriations Transportation

FISCAL IMPACT STATEMENT

SUBJECT: 634 Chappaqu	a Road , Saw Mill SSD, Mount Pleasant	X NO FISC	AL IMPACT PROJECTE	ס	
OPERATING BUDGET IMPACT To Be Completed by Submitting Department and Reviewed by Budget					
	SECTION A - FUND)			
GENERAL FUND	AIRPORT FUND	X SPECIAL	DISTRICTS FUND		
	SECTION B - EXPENSES AND	REVENUES			
Total Current Year Exp	pense \$ -				
Total Current Year Rev	venue \$				
Source of Funds (check	k one): X Current Appropriations	Transfer	of Existing Appropriat	ions	
Additional Approp	priations	Other (e:	xplain)		
Identify Accounts:	236-60-1610-9012				
Potential Related Ope	rating Budget Expenses:	Annual Amount	\$		
	None. Parcel is not connected to public				
	and the second s				

Potential Related One	rating Budget Revenues:	Annual Amount	\$	122	
	Parcel represents 0.00005% of the Full E		<u></u>	700	
Describe.	raicer represents 0.0000378 of the run c	qualized value (or the saw will sab		
	- 10 v				
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	County and/or Impact on Department	Operations:			
Current Year:		4			
1			***************************************		
Next Four Years:	· · · · · · · · · · · · · · · · · · ·				
				\leftarrow	
Prepared by:	Steve Elie-pierre	Wd	/	V	
Title:	Director	Reviewed By:	Hann	De	
320 E S	32 32 000 33		V		
Department:	Maintenance		Budget Director		

RESOLUTION NO. 103 - 2025

WHEREAS, there is pending before this Honorable Board an Act to authorize the County to modify the Saw Mill Valley Sanitary Sewer District (the "District") by removing one (1) parcel of property in the Town of Mount Pleasant, which parcel is not currently connected to the County sewer system; and

WHEREAS, this Honorable Board has determined that the proposed removal 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 SEQR 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 the only involved agency for this action and, therefore, is assuming the role of Lead Agency; and

WHEREAS, in accordance with SEQR 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 adverse impact on the environment.

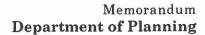
NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon this Honorable Board's review of the Short Environmental Assessment Form and the reasons set forth therein, this Board finds that

there will be no significant adverse impact on the environment from the removal of the one (1) parcel of property from the District; and be it further

RESOLVED, 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 and made a part hereof, as responsible officer in Lead Agency; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA; 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 this Resolution shall take effect immediately.





TO:

Vincent Kopicki, Commissioner

Department of Environmental Facilities

FROM:

David S. Kvinge, AICP, RLA, CFM

Assistant Commissioner

DATE:

August 12, 2025

SUBJECT:

STATE ENVIRONMENTAL QUALITY REVIEW FOR MODIFICATION OF

SAW MILL VALLEY SANITARY SEWER DISTRICT - REMOVAL OF 634

CHAPPAQUA ROAD, TOWN OF MOUNT PLEASANT

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

The proposed removal of a parcel from the County's sanitary sewer district has been classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Short Environmental Assessment Form has been prepared for consideration by the Board of Legislators.

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

DSK/oav

Att.

cc:

Joan McDonald, Director of Operations

Andrew Ferris, Chief of Staff

Paula Friedman, Assistant to the County Executive

Tami Altschiller, Assistant Chief Deputy County Attorney

Blanca Lopez, Commissioner of Planning

Steve Elie-Pierre, P.E., Director of Maintenance

Jeffrey Goldman, Senior Assistant County Attorney

Maximillian Zorn, Assistant County Attorney

Claudia Maxwell, Principal Environmental Planner

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			
Name of Action or Project:			
Removal of 1 Parcel from Saw Mill Valley Sanitary Sewer District			
Project Location (describe, and attach a location map):			
634 Chappaqua Road, Briarcliff Manor (Town of Mount Pleasant), Westchester County, New	York (Section 91.17, Block 1,	Lot 10)	
Brief Description of Proposed Action:			
Removal of 1 parcel from the Saw Mill Valley Sanitary Sewer District. At the request of the protection the County to remove the subject parcel from the County sewer district on the basis that the parcel from the Town has no plans to extend local sewers to service this area. The parcel is approximatel residence. The residence is served by an on-site septic system. The proposed district modification has not, does not, nor is anticipated to receive district benefits.	arcel was never connected to y 1.4 acres in size and is devi	the sewerage system and eloped with a single-family	
Name of Applicant or Sponsor:	Telephone: 914-995-440	0	
County of Westchester E-Mail: dsk2@westcheste		tercountyny.gov	
Address:			
148 Martine Avenue	153.		
City/PO:	State:	Zip Code:	
White Plains NY 10601			
1. Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation?	l law, ordinance,	NO YES	
If Yes, attach a narrative description of the intent of the proposed action and the	nvironmental resources th	at 🗆 🗇	
may be affected in the municipality and proceed to Part 2. If no, continue to ques			
2. Does the proposed action require a permit, approval or funding from any other	er government Agency?	NO YES	
If Yes, list agency(s) name and permit or approval:			
a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	acres acres acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commerci	al 🔲 Residential (subu	rban)	
Forest Agriculture Aquatic Other(Spe	cify):		
Parkland			
I and the second			

Page 1 of 3

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?			
	b. Consistent with the adopted comprehensive plan?			
6.	Is the proposed action consistent with the predominant character of the existing built or natural landsc	rane?	NO	YES
υ.	is the proposed action consistent with the predominant character of the existing outli of natural landse	apc.		
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Are	a?	NO	YES
If	Yes, identify:			
				Ш
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	b. Are public transportation services available at or near the site of the proposed action?		H	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the propose	rd.	H	
	action?			Ш
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
Ift	he proposed action will exceed requirements, describe design features and technologies:			
_				
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
	If the, describe memod for providing polable water.	and the parties of th		
-				
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
			Ш	
12	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or d	listrict	NO	YES
wh	ich is listed on the National or State Register of Historic Places, or that has been determined by the			
	mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the Register of Historic Places?	n the		
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for			Ш
	haeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
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?	ın	NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		H	
If '	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			<u> </u>
-				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
16. Is the project site located in the 100-year flood plan?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
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:		
if res, orienty describe.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
	NO	VEC
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:		
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:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BI	EST OF	
MY KNOWLEDGE	SIUF	
Applicant/sponsor/name: County of Westchester Date: August 12, 202	5	
Signature:Title: Assistant Commissioner, Dept. of	Planning	

Agency Use Only [If applicable]

Project:	SMV SSD - 634 Chappaqua Road
Date:	August 2025

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?	✓	
2.	Will the proposed action result in a change in the use or intensity of use of land?	V	
3.	Will the proposed action impair the character or quality of the existing community?	V	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	V	
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?	V	
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?	✓	
7.	Will the proposed action impact existing: a. public / private water supplies?	✓	
	b. public / private wastewater treatment utilities?	4	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	V	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	V	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	V	
11.	Will the proposed action create a hazard to environmental resources or human health?	V	

Agency Use Only [If applicable]

Project: SMV SSD - 634 Chappagua Road

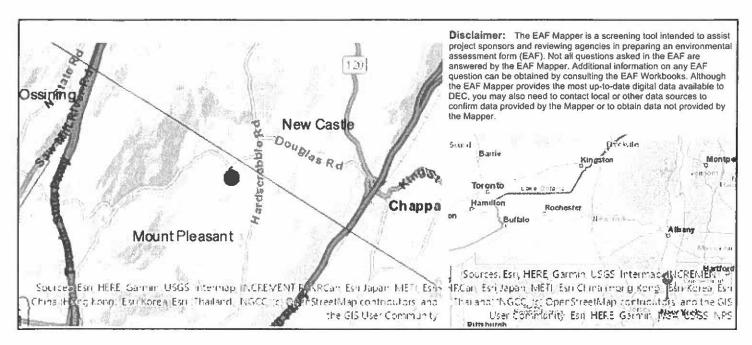
Short Environmental Assessment Form Part 3 Determination of Significance

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 shortterm, long-term and cumulative impacts.

The proposed action involves an act by the County Board of Legislators in order to modify a County-established sewer district, which is similar in nature to "the legislative adoption of a plan" in that there are no direct impacts to the environment because the action does not involve physical changes. The proposed action would remove from a district property that is not receiving, nor is anticipated to receive district services. The parcel is already developed with a residence that is served by a functioning on-site septic system. The Health Department has no record of septic problems or failures occurring at this site within the past five years, which may otherwise warrant inclusion in the district. Additionally, the property is located in the Town's R-40 One Family Residential zoning district; as such, no new development is anticipated that would warrant a sewer connection. The nearest local sewer is located over 1000 feet away. The Town does not have any plans to extend its local sewer lines to serve this property. Since the property was never connected to the sewer system, its removal from the district will have no physical impact on the County's sewer infrastructure.

Check this box if you have determined, based on the into that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
that the proposed action will not result in any significant	
County of Westchester	Ectober 21, 2025
Name of Lead Agency	Date
Malika Vanderberg	Clerk of the Board of Legislators
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer Wage
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	No

COUNTY OF WESTCHESTER

DEPARTMENT OF ENVIRONMENTAL FACILITIES

June 13, 2025

FEASIBILITY REPORT IN THE MATTER OF

THE REMOVAL OF A CERTAIN PARCEL

IN THE

SAW MILL VALLEY SANITARY SEWER DISTRICT

TOWN OF Mount Pleasant

Vincent Kopicki, P.E.

Commissioner

Environmental Facilities

The Town of Mount Pleasant has petitioned that one (1) property currently included in the Saw Mill Valley Sanitary Sewer District be removed from the Saw Mill Valley Sewer District.

A. The identification of the property presently within the Saw Mill Sewer District and to be removed is contained on the attached Town Resolution of the Town of Mount Pleasant, Request for Removal from the Saw Mill Valley Sanitary Sewer District as prepared by the Mount Pleasant Town Clerk. The Town of Mount Pleasant is petitioning to remove said property from the Saw Mill Valley Sewer District. The property to be removed is known as 634 Chappaqua Road, Section 91.17, Block 1, Lot 10.

B. EFFECT ON SEWER DISTRICT TAX RATE:

Full Value of Saw Mill District

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 valuations in the 2025 levy pertinent to the subject parcels:

rull value of Sav	A MITT DISCITOR		
CITIES/TOWNS	ASSESSED VALUES	EQ. PERCENT	FULL VALUE
Town of Greenburgh	\$ 12,277,190,796.00	100.00%	\$ 12,277,190,796
- Total			
Town of Mt	\$ 156,902,343.00	1.07%	\$ 14,663,770,374
Pleasant			
Town of Mt	\$ 2,571,629.00	1.07%	\$ 240,339,159
Pleasant - Briarcliff			
Town of New	\$ 289,743,171.00	14.07%	\$ 2,059,297,591
Castle			
City of Yonkers	\$ 84,145,975.00	1.78%	\$ 4,727,301,966
Town of Ossining	\$ 1,233,544,225.00	100.00%	\$ 1,233,544,225
- Briarcliff			
Town of Ossining	\$ 136,653,200.00	100.00%	\$ 136,653,200
TOTAL:			\$35,338,097,311
(TOWN OF MT PLEAS	SANT) Total Value	Removed:	(-17,400)

\$35,338,079,911*

TOTAL FULL VALUE OF DISTRICT AS AMENDED:

^{*}Represents a 0.00005% decrease in the FEV of the District

C. <u>Summary and Recommendations</u>

The proposal to remove certain parcels in the Saw Mill Valley Sanitary Sewer Districts is feasible because:

- 1. The proposed changes were requested by the Town of Mount Pleasant
- 2. The subject changes require 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 changes remove 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 of Mount Pleasant.
- 4. The subject changes free 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. The County is not obligated to reserve any capacity for these parcels once they have been removed.
- 6. The subject parcels were reviewed by the Westchester County Health Department.

ACT NO. 222 - 2025

AN ACT to Modify the Saw Mill Valley Sanitary Sewer District by the Removal of One (1) Parcel of Property located in the Town of Mount Pleasant.

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

Section 1. The property located in the Town of Mount Pleasant, more particularly described as 634 Chappaqua Road, Section 91.17, Block 1, Lot 10 (the "Parcel"), is hereby removed from the Saw Mill Valley Sanitary Sewer District (the "District").

Section 2. The Parcel is to be forgiven its obligation for future debt service requirement and is to relinquish its equity in existing sewage facilities in the District, and in return the District is relieved of its responsibility to provide sanitary sewer service and sewerage facilities to the Parcel.

Section 3. This Act, and the assessment area of the District as so altered, changed, modified, reduced and/or enlarged hereby, shall become effective immediately and the assessment rolls filed after the next taxable status date shall show County sewer district assessments and taxes on the basis of such revised District, and taxes levied on such roles shall be based thereon, but any sewer district tax or assessment levied on any valid assessment rolls in effect prior to the next taxable status date, on any parcel affected by the revisions made by this Act shall continue valid as such or as a tax lien, until paid and the amount paid shall be credited to the sewer district in which such parcels were assessed on the roll on which said tax is levied.

Section 4. The County Executive or his authorized designee be and hereby is authorized and empowered to execute instruments and to take any and all action necessary and appropriate to accomplish the purposes hereof.

Section 5. This Act shall take effect immediately.

STATE OF NEW YORK)	
)	SS
COUNTY OF WESTCHESTER)	

I HEREBY CERTIFY that I have compared the foregoing Resolution No. 103 - 2025, and Act No. 222 - 2025, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Resolution, and Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on October 20, 2025, and approved by the County Executive on October 22, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 23rd day of October, 2025.

Malika Vanderberg

The Clerk of the Westchester County Board of Legislators

County of Westchester, New York

