(BOND) ACTS 132,133 - 2025
ACTS 134,135 - 2025

HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following:

Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately 0.19 - 0.20 acres of real property located at 41 North Division Street in the City of Peekskill (the "Property") to The Children's Village, Inc., its successors or assigns, or any entity created to carry out the purpose of the proposed transaction (the "Developer"), as part of the County's program to support the creation of affordable rental housing units that affirmatively further fair housing (the "Affordable AFFH Units"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act") prepared by the firm of Hawkins, Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed $1,531,800 as a part of Capital Project BPL30 New Homes Land Acquisition II. The Department of Planning ("Planning") has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed $1,531,800 to purchase the Property from the current owner(s) of record to create twenty-two (22) Affordable AFFH Units (the "Development"). The City of Peekskill (the "City") will construct twenty-two (22) parking spaces as part of an addition to an existing municipal parking garage located 0.1 mile from the Property as described herein. These parking spaces will be set aside for the exclusive use of the residents of the Development.

Inter-Municipal Developer Agreement Act. An Act (the "IMDA Act") which will authorize the County to enter into an Inter-Municipal Developer Agreement (the "IMDA") with the City and the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction to finance the construction of a portion of the infrastructure improvements associated with the construction of 22 parking spaces in a 144 space addition to the existing James Street Municipal Parking Garage and will include, but not be limited to new ramps, concrete flooring, drainage,

electrical systems, fire suppression systems, signage, landscaping, waterproofing, construction management and County administrative costs (the "Infrastructure Improvements") in support of the Affordable AFFH Units as part of the County's program to ensure the development of new affordable housing. The term of the IMDA will be fifteen years (commensurate with the period of probable usefulness of the HIF bonds as described herein). The IMDA will provide that the City and/or the Developer, its successors, or assigns, or any entity created to carry out the purposes of the transaction, will be responsible for all costs of operation and maintenance of the Infrastructure Improvements. The IMDA will require the Developer, as a condition of the County's financing of the Infrastructure Improvements, to record a declaration of restrictive covenants approved by, and enforceable by, the County which will run with the land and bind the Property and any successor(s) in interest and will require that the Affordable AFFH Units be maintained and marketed in accordance thereto for a period of not less than fifty years.

Planning has advised that the authorization of your Honorable Board is required to accept all necessary property rights required to construct the Infrastructure Improvements. The County will have an ownership interest in the Infrastructure Improvements through an easement until the expiration of the term of the HIF bonds, as described herein. However, the County will not be responsible for any costs related to the operation and maintenance of the Infrastructure Improvements.

Construction Financing. A Bond Act (the "HIF Bond Act") prepared by the firm of Hawkins, Delafield and Wood, LLP, to authorize the issuance of bonds of the County in an amount not-to-exceed $1,870,000 as a part of Capital Project BPL1A to finance the Infrastructure Improvements for the Development. Planning has advised that subject to the approval of your Honorable Board, the HIF Bond Act will authorize an amount not to exceed $1,870,000 (the "County Funds") for the Infrastructure Improvements which includes costs to cover the County's legal fees and staff costs.

Your Committee is advised that upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible household earning at or below 50% and up to 60% of the Westchester County area median income

("AMI"). Ten (10) of the units will be supportive housing units available to households with income at or below 50% of the AMI and will be restricted to young adults aged 18-25 who have aged out of foster care. The units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One ($1.00) Dollar to construct the Development which will be an adaptive reuse of an existing vacant building. The Development will include 9 studios, 10 one-bedroom and 3 two-bedroom units.

Planning has advised that additional funds for the Development are anticipated to include a first mortgage loan from the Community Preservation Corporation, New York State Housing and Community Renewal ("NYS HCR") Small Rental Development Program, NYS HCR Clean Energy Initiative, Empire State Development Corporation Capital Subsidy, in the amount of approximately $1,500,000, Westchester County Housing Flex Funds in the amount up to $982,219, Westchester County HOME-ARP funds in the amount of approximately $554,804, , Westchester County HOME funds in the amount of approximately $1,413,556.80, and sponsor equity for an estimated total Development cost of approximately $16,459,426.

Planning has further advised that Section 167.131 of the Laws of Westchester County ("LWC") mandates that a Capital Budget Amendment that introduces a new capital project or changes the location, size, or character of an existing capital project be accompanied by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. On March 4, 2025, the Planning Board adopted Resolution No. 25-01 and 25-02, which recommended the County provide HIF funding and NHLA funding. The Planning Board Resolutions are attached hereto for your Honorable Board's information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board's consideration.

Your Committee has been advised by Planning that based on its review, the proposed Development pursuant to capital project BPL30 may be classified as a "Type II" action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 ("SEQR"), pursuant to section 617.5(c)(18), "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by a special use permit, and the action does not meet or exceed any of the thresholds in section 617.4 of this Part." Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation with regard to capital project BPL30.

Your Committee has been further advised by Planning that with respect to capital project BPL1A, the City of Peekskill Planning Commission ("Peekskill Planning Commission") classified the municipal garage expansion project as an Unlisted action under SEQR. On March 12, 2025, the Peekskill Planning Commission sent a notice of intent to serve as lead agency, along with Part I of a Full Environmental Assessment Form. On May 13, 2025, the Peekskill Planning Commission issued a Negative Declaration for the project. Your Committee has been advised that since the City undertook coordinated review pursuant to SEQR and the County was included as an involved agency in the coordinated review process, then, in accordance with Section 617.6(b)(3) of SEQR, no further environmental review is required by the County for the capital project BPL1A. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that the IMDA Act requires no more than an affirmative vote of the majority of your Honorable Board, while the Land Acquisition Act, NHLA Bond Act and HIF Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: June 23rd, 2025

White Plains, New York

COMMITTEE ON		
Budget & Appropriations	Public Works & Transportation	Housing & Planning

Dated: June 23, 2025
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

BUDGET & APPROPRIATIONS COMMITTEE

Colin O. Smith

HOUSING & PLANNING COMMITTEE

Colin O. Smith

Memorandum

WESTCHESTER COUNTY

Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: May 19, 2025

SUBJECT: Acquisition of Real Property – 41 North Division Street –City of Peekskill

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 0.2 acres of real property located at 41 North Division Street in the City of Peekskill, identified on the City tax maps as Section 33.03; Block 1; Lot: 1 (the "Property") for the purpose of creating 22 affordable housing units (the "Affordable AFFH Units"), that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 22 parking spaces for residents in the to be constructed addition to the James Street Municipal Parking Garage located 0.1 miles from the Property.

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed $1,531,800 as a part of Capital Project BPL30 New Homes Land Acquisition II. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to The Children's Village, Inc. (the "Developer"), its successors or assigns, for One ($1.00) Dollar.

The Developer proposes to adaptively reuse one three-story building that will include a mix of affordable studio, one and two-bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income (collectively the "Development").

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in ***Westchester 2025 - Context for County and Municipal Planning***

in Westchester County and Policies to Guide County Planning, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in ***Patterns for Westchester: The Land and the People***, adopted December 5, 1995;

3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. The Development is designed to meet the sustainability guidelines of New York State Homes and Community Renewal;
4. The Development is consistent with the land use policies and regulations of the City of Peekskill; and
5. On March 4, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

BPL/lg

cc: Richard Wishnie, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Westchester County Planning Board

RESOLUTION 25-02

WESTCHESTER COUNTY PLANNING BOARD

New Homes Land Acquisition II
Capital Project Funding Request
41 North Division Street,
City of Peekskill

WHEREAS, the County of Westchester (the "County") has established Capital Project BPL30 New Homes Land Acquisition II ("NHLA") and BPL37 NHLA III to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, BPL30 NHLA II will utilize the last portion of funding available in this account for this Development with BPL 37 NHLA III being utilized for the first time to fund the balance; and

WHEREAS, The Children's Village, Inc. (the "Developer"), its successors or assigns, desires to develop the real property located at 41 North Division Street in the City of Peekskill (the "City"), identified on the tax maps as Section 33.03; Block 1; Lot: 1 (the "Property") to create 22 residential units (collectively the "Development"). All 22 units will be affordable residential units that will affirmatively further fair housing (the "Affordable AFFH Units"); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of $1,531,800 with funds from NHLA and subsequently convey the Property to the Developer for One ($1.00) Dollar to underwrite the cost of the land; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed on the Property be leased to households who earn at or below 50% and up to 60% of the Westchester County Area Median Income ("AMI"); and

WHEREAS, the County will transfer ownership of the Property to the Developer to construct a mix of studio, one and two-bedroom apartments to be leased to eligible households, pursuant to an approved Affirmative Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL30 NHLA II and BPL37 NHLA III to add the Property, 41 North Division Street; City of Peekskill, and authorize bonding in a not to exceed amount of $1,531,800 to develop the Property; and

WHEREAS, the Development is subject to approvals by the City of Peekskill; and

WHEREAS, the funding to support the development of the Affordable AFFH Units is

consistent with and reinforces ***Westchester 2025 – Policies to Guide County Planning***, the County Planning Board's adopted long-range land use and development policies, by contributing to the development of "a range of housing types" "affordable to all income levels"; and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable AFFH Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of $1,531,800 from BPL30 NHLA II and BPL37 NHLA III for property acquisition; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 41 North Division Street in the City of Peekskill, as a new component project in Capital Project BPL30 NHLA II and BPL37 NHLA III under the heading of Buildings, Land and Miscellaneous.

Adopted this 4th day of March 2025.

Bernard Thombs, Chair

RESOLUTION 25-01

WESTCHESTER COUNTY PLANNING BOARD

Housing Implementation Fund II
Capital Project Funding Request
41 North Division Street, City of Peekskill

WHEREAS, the County has established Capital Project BPL1A Housing Implementation Fund II ("HIF") to assist municipalities with the cost of construction of public infrastructure improvements associated with the development of fair and affordable housing; and

WHEREAS, Children's Village, Inc. (collectively the "Developer"), its successors or assigns, desire to develop the real property located at 41 North Division Street in the City of Peekskill (the "City"), identified on the City tax maps as Section 33.03; Block 1; Lot 1 (the "Property") to create 22 residential units (collectively the "Development"). All 22 units will be affordable residential units that will affirmatively further fair housing (the "Affordable AFFH Units");

WHEREAS, the Developer desires the County to fund infrastructure improvements to support the adaptive reuse of a three-story building, with 22 affordable residential rental units and 22 parking spaces (the "Development"); and

WHEREAS, 10 rental units will be available to households who earn at or below 50% of Westchester County's Area Median Income ("AMI") and 12 rental units will be available to households who earn at or below 60% of AMI.; and

WHEREAS, the Affordable AFFH Units will be leased to eligible households pursuant to an approved Affirmative Fair Housing Marketing Plan and remain affordable for a minimum of 50 years; and

WHEREAS, a not to exceed amount of $1,870,000 is requested from Capital Project BPL1A Housing Implementation Fund II to fund a portion of the infrastructure improvements associated but not be limited to, construction of 22 parking spaces in a 144 space addition to the current James Street municipal parking garage and will include but not limited to new ramps, concrete flooring, drainage, electrical, fire suppression, signage, landscaping, waterproofing, construction management and County administrative costs; and

WHEREAS, the Development proposes to include green technology such as high efficiency windows, energy efficient appliances, lighting and heating systems and water-conserving fixtures to maximize energy efficiency, reduce heating and cooling costs and conserve natural resources; and

WHEREAS, the Development is subject to approvals by the City of Peekskill; and

WHEREAS, the funding to support the development of the Affordable AFFH Units is

consistent with and reinforces ***Westchester 2025 – Policies to Guide County Planning***, the County Planning Board's adopted long-range land use and development policies, by contributing to the development of "a range of housing types" "affordable to all income levels;" and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with the construction of the infrastructure improvements; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Development, supports the request to provide a not to exceed amount of $1,870,000 for infrastructure improvements for the Development under the terms of the HIF Program, which will support the creation of 22 Affordable AFFH Units which will be available to households who earn at or below 50% and up to 60% of AMI, located at 41 North Division Street in the City of Peekskill; and

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project Requests to include 41 North Division Street in the City of Peekskill, as a new component project in Capital Project BPL1A under the heading of Buildings, Land and Miscellaneous.

Adopted this 4th day of March, 2025.

Bernard Thombs, Chair

WESTCHESTER COUNTY

Memorandum
Department of Planning

TO: Leonard Gruenfeld, Program Director
Division of Housing & Community Development

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

DATE: May 23, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR**
BPL30 NEW HOMES LAND ACQUISITION II
BPL1A HOUSING IMPLEMENTATION FUND II
41 NORTH DIVISION STREET, PEEKSKILL

Pursuant to your request, Environmental Planning staff has reviewed the above referenced project with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The action involves the provision of County funding under capital projects BPL30 - New Homes Land Acquisition II (Fact Sheet ID #2926) and BPL1A - Housing Implementation Fund (Fact Sheet ID #2927) to facilitate the creation of affordable housing at 41 North Division Street in the City of Peekskill. County funding from BPL30 will be applied towards the purchase of approximately 0.22 acres of real property containing an existing 3-story building, which will be transferred to a developer to create approximately 22 units of affordable rental housing that affirmatively furthers fair housing. The project involves the conversion of the existing commercial building into a mixed-use facility containing commercial space on the ground floor/basement and apartments above. In order to provide adequate parking for the redevelopment, County funding under BPL1A will be applied towards the cost of expanding the James Street Municipal Garage, which is located on the next block. The project to expand the multi-level municipal garage is being undertaken by the City of Peekskill, which will add approximately 119 parking spaces of which 22 parking spaces will be dedicated to the tenants of the proposed new affordable housing.

With respect to capital project BPL30, the redevelopment of 41 North Division Street may be classified as a Type II action under SEQR, pursuant to section 617.5(c)(18), "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part." As such, no environmental review is required for capital project BPL30.

With respect to capital project BPL1A, the City of Peekskill Planning Commission classified the municipal garage expansion project as an Unlisted action under SEQR. On March 12, 2025, the Peekskill Planning Commission sent out a notice of intent to serve as lead agency, along with Part 1 of a Full Environmental Assessment Form. On May 13, 2025, the Peekskill Planning Commission issued a Negative Declaration for the project. Since the City undertook coordinated review and the

County of Westchester was included as an involved agency in the coordinated review process, then, in accordance with section 617.6(b)(3), no further environmental review is required by the County for capital project BPL1A.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

cc: Blanca Lopez, Commissioner
Lynne Colavita, Senior Assistant County Attorney
Maria Baratta, Assistant County Attorney
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

Proposed Expansion of City of Peekskill
James Street Parking Garage
State Environmental Quality Review

May 13, 2025

The City's James Street Garage Expansion Project is a Mid-Hudson Momentum Project whose implementation is subject to a NY State Environmental Quality Review (SEQR) review. The Planning Board declared themselves Lead Agency on March 11, 2025 and will confirm that designation and determine that the Project is an Unlisted SEQR Action and determine at the May 13th meeting that the SEQR review will be a coordinated review covering all the Project's required approvals.

SEQR Report is a package of the Planning Department prepared SEQR Documents and background material for implementing the City's required SEQR review covering the various approvals including the Planning Board's, HLPB's Certificate of Appropriateness, the funding, etc. The Package contains Full Environmental Assessment Form comprising

- FEAF Parts 1 Proposed Project Description and Existing Setting
- FEAF Part 2 Identification and evaluation of Potential Project Impacts (Draft), and
- FEAF Par 3 Potential Impact Evaluation and Determination of Significance (Draft)
- Draft Negative Declaration Resolution for Commission Review and Consideration

SEQR requires that the Lead Agency review and consider the material and reasoning, concur in the conclusions prepared in the Draft Part 2 and Part 3 (which includes the SEQR Determination of Significance) to conclude the SEQR review. The Planning Commission will review the SEQR process and material provided and make a "Negative" or "Positive" SEQR Declaration by resolution.

Attached for discussion and potential action is a Draft Negative Declaration concluding and explaining that the Proposed James Street Garage Expansion will not have any "significant adverse environmental impact.

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and Determination of Significance - pgs. 56-57

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Expansion of James Street Garage		
Project Location (describe, and attach a general location map): 1050 Park St, Peekskill NY 10566		
Brief Description of Proposed Action (include purpose or need): Construction of an expansion to the existing City-owned James Street Parking Garage to increase the capacity of the existing multi-level parking structure currently containing 446 off-street parking spaces. The project is part of the City's NYSESD funded Mid-Hudson Momentum grant. Also on the Project Site are 2 surface lots, with 41 and 27 off-street parking spaces. The existing surface parking lot with 41 off-street parking spaces will be removed and replaced with a 5-level addition to the existing parking garage. The new addition will provide 160 off-street parking spaces (net 119 spaces), or 23% additional spaces across the site. Thus, the parking capacity of the site will be increased from the existing 514 parking spaces to 633 parking spaces.		
Name of Applicant/Sponsor: City Of Peekskill Department of Planning and Development	Telephone: E-Mail:	
Address: 840 Main St		
City/PO: Peekskill	State: NY	Zip Code: 10566
Project Contact (if not same as sponsor; give name and title/role): Samuel Warden-Hertz, Planner	Telephone: 914-734-4214 E-Mail: swarden-hertz@cityofpeekskillny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Peekskill Common Council - Bid Award, Zoning Exemption, Funding	4Q - 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Peekskill Planning Commission - Site Plan Approval	4Q - 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Historic & Landmarks Preservation Board - Certificate of Appropriateness	1Q - 2026
e. County agencies ☑Yes ☐No	Westchester County Board of Legislators - Issuance of Grant	May 2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	Empire State Development -Funding	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

SEE APPENDIX A FOR FURTHER INFORMATION

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

The site is within the City of Peekskill Local Historic District. A Certificate of Appropriateness from the Peekskill Historic & Landmarks Preservation Board is required.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2 Central Commercial District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

The City of Peekskill Common Council has adopted a resolution to exempt the Proposed Action from compliance with the applicable use and dimensional requirements for the C-2 District under the "balancing of interests" test set forth in County of Monroe, 72 NY2d 338 (1988)

C.4. Existing community services.

a. In what school district is the project site located? Peekskill City School District

b. What police or other public protection forces serve the project site?
City of Peekskill Police - SEE APPENDIX A FOR FURTHER INFORMATION

c. Which fire protection and emergency medical services serve the project site?
City of Peekskill Fire Department - SEE APPENDIX A FOR FURTHER INFORMATION

d. What parks serve the project site?
Pugsley Park, approximately 400 FT North, Beecher Park, approximately 4,000 FT East, Depew Park, approximately 2,500 FT South

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Expansion of an existing structured Municipal Parking Garage

b. a. Total acreage of the site of the proposed action? 1.50 acres
b. Total acreage to be physically disturbed? 0.32 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? SEE APPENDIX A FOR FURTHER INFORMATION 1.50 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % +23% Units: Parking Spaces

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 9 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
SEE APPENDIX A FOR FURTHER INFORMATION
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 50 height; 115 width; and 110 length
iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe.
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐ No
- Is the project site in the existing district? ☐Yes ☐ No
- Is expansion of the district needed? ☐Yes ☐ No
- Do existing lines serve the project site? ☐Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

The 23% increase in parking spaces for passenger vehicles due to the nature of the use will not be a significant increase in emissions

ii Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☑ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

SEE APPENDIX A FOR FURTHER INFORMATION

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 514 Proposed 633 Net increase/decrease +23%

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☑ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:
- Monday - Friday: 24 Hours
- Saturday: 24 Hours
- Sunday: 24 Hours
- Holidays: 24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:
SEE APPENDIX A FOR FURTHER INFORMATION

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
SEE APPENDIX A FOR FURTHER INFORMATION

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Pugsley Park

ii. If mix of uses, generally describe:

The downtown area is a built-up urban environment with a mix of parking, retail, office, residential, civic, and entertainment uses, as well as Pugsley Park. The project site is entirely paved and currently used for public parking (excepting a small planted island, which is largely on the public right-of-way)

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.50	1.50	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Macgregorie Brook is a subterranean waterway running in a culvert under the downtown area largely along Park St/Central Ave, and passes just to the south of the Project Site. See Figure D			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities: SEE APPENDIX A FOR FURTHER INFORMATION

Peekskill High School, Approx 800 Ft South. Peekskill Senior Center, Approx 1,000 Ft West. Sun River Health, Adjacent to the Project Site to the North

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No SEE APPENDIX A FOR FURTHER INFORMATION

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00567, C360075, C360152, 360167, C360186

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

See Appendix B for detailed information. In summary, identified sites are not proximate to the project site and will have no impact.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A feet

b. Are there bedrock outcroppings on the project site? SEE APPENDIX A FOR FURTHER INFORMATION ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: URBAN LAND 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: N/A feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? SEE APPENDIX A FOR FURTHER INFORMATION ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical Urban Mammals and Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii Basis for designation:
iii. Designating agency and date:

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: St. Peter's Episcopal Church, Peekskill Downtown Historic District

iii. Brief description of attributes on which listing is based:

SEE APPENDIX A FOR FURTHER INFORMATION

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of Statewide Significance SEE APPENDIX A FOR FURTHER INFORMATION

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): unique and highly scenic landscapes that are accessible to the public and recognized for their outstanding quality

iii. Distance between project and resource: 0.66 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

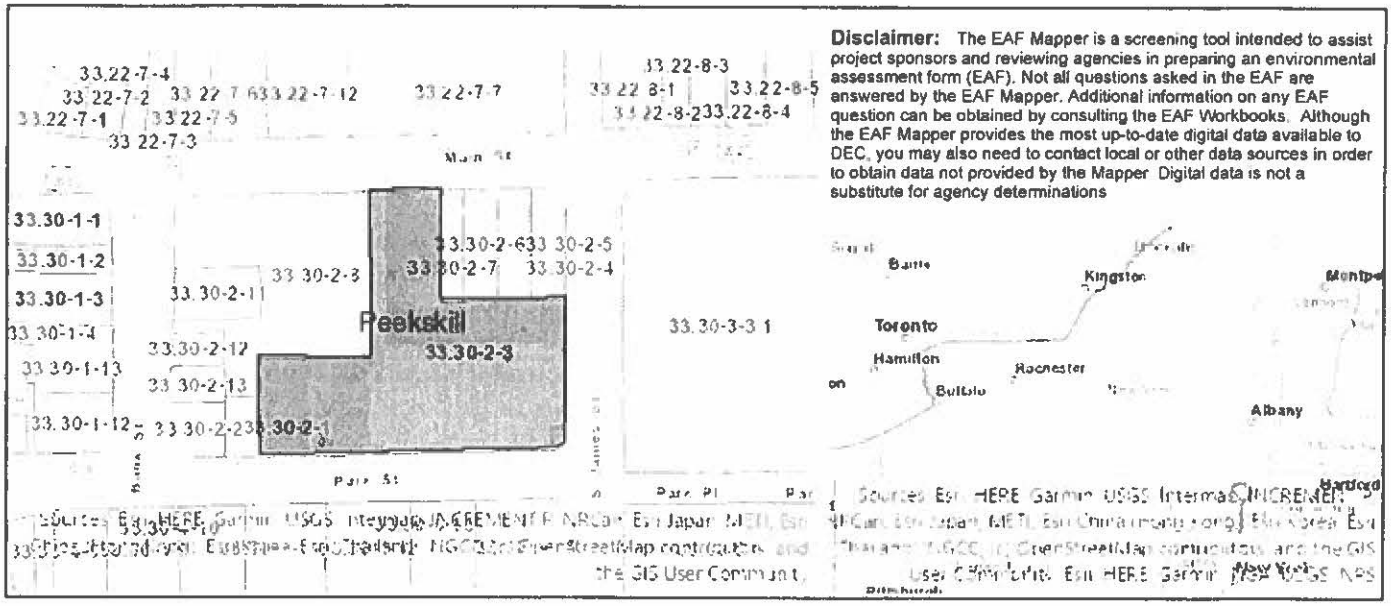
Applicant/Sponsor Name Sam Warden-Hertz - City of Peekskill Date 5/13/2025

Signature Title Planner

PRINT FORM

EAF Mapper Summary Report

Friday, March 7, 2025 11:43 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00567, C360075, C360152, 360167, C360186
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	St. Peter's Episcopal Church, Peekskill Downtown Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FIGURES

Figure A – Project Location Map

Figure B - Site Plan of Existing Garage and Proposed Expansion

Figure C – Local Historic District Map

Figure D – Schmatic Parking Layout of Expansion

Figure E – Elevation Image of Proposed Expansion and Existig Garage

Figure F – Perspective Drawing looking west on Park street

Figure G – Site area FEMA Flood Insurance Rate Map

Figure H – Existing DOWNTOWN Parking Inventry

Figure I – NYSDEC Site Remediation Location Map

Figure J - Huson Highlands Scenic Area of Statewide Significance – Map

Figure K – View from inside existing garage

Figure L – View into Park Street entrance to existing garage,

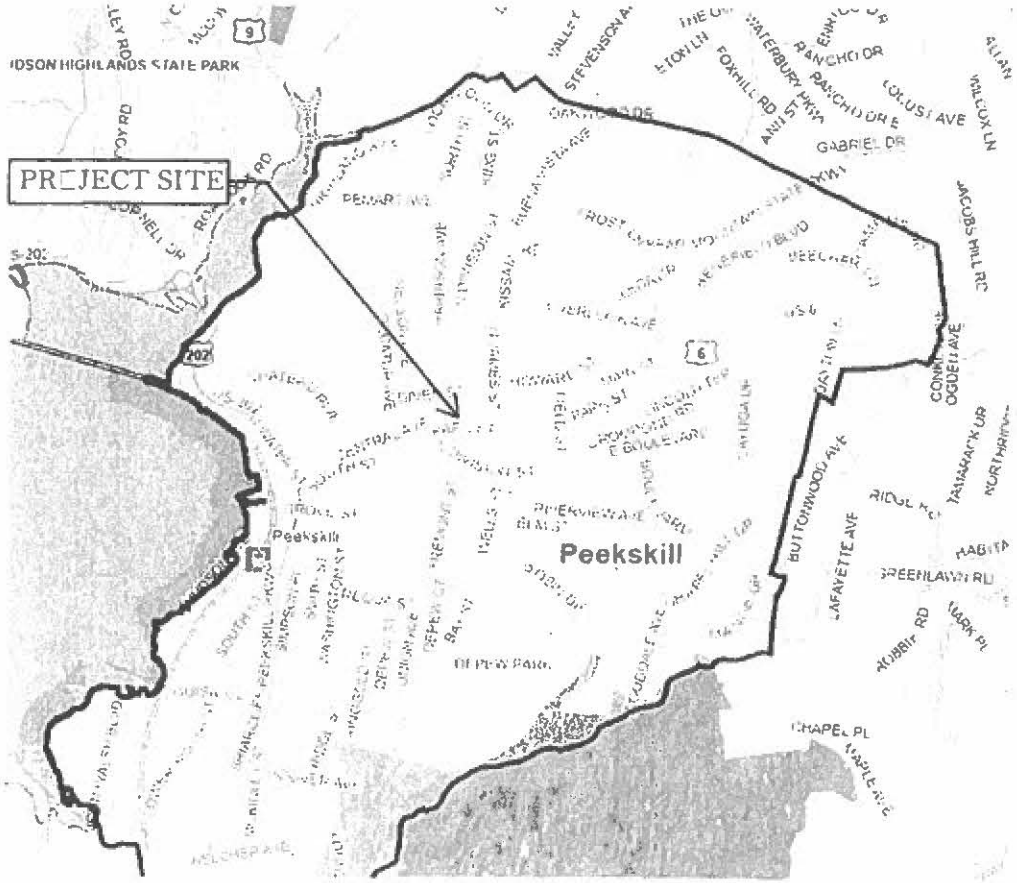


FIGURE A
Project Site is located in Downtown Peekskill

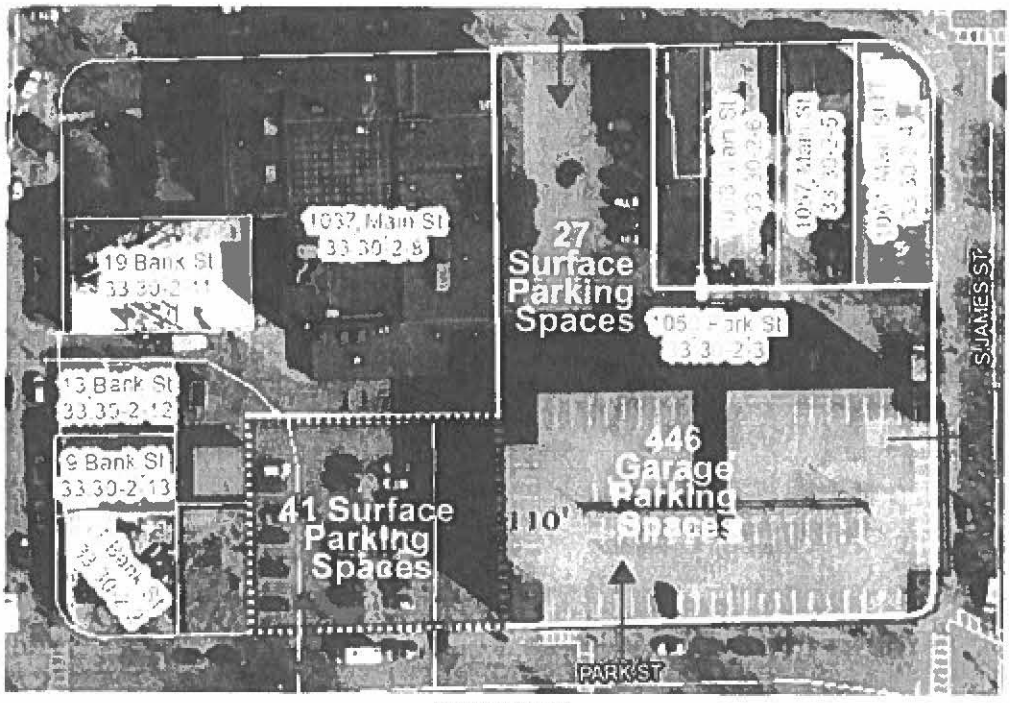


FIGURE B
Dashed line shows approximate extent of new extension of structured parking garage. Red Arrows show vehicular access points to be removed, Green Arrows denote existing vehicular access point which will remain.

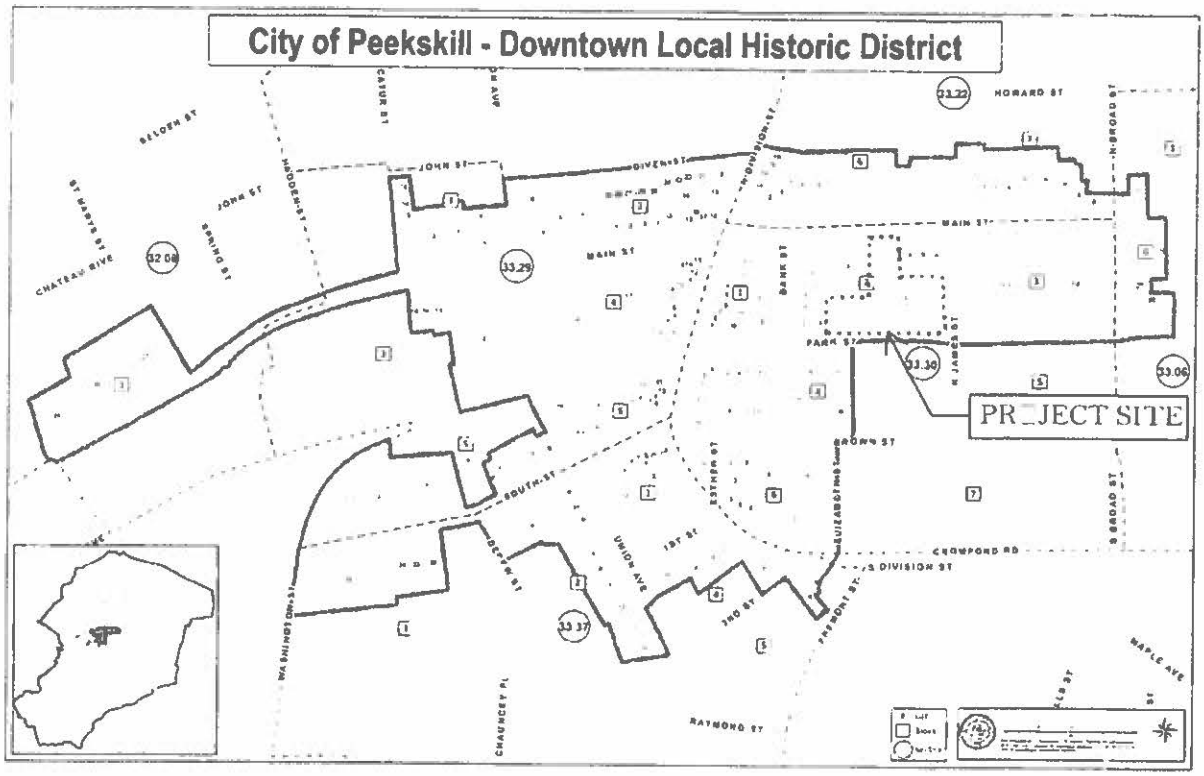


FIGURE C
Project Site is within the Peekskill Downtown Local Historic District

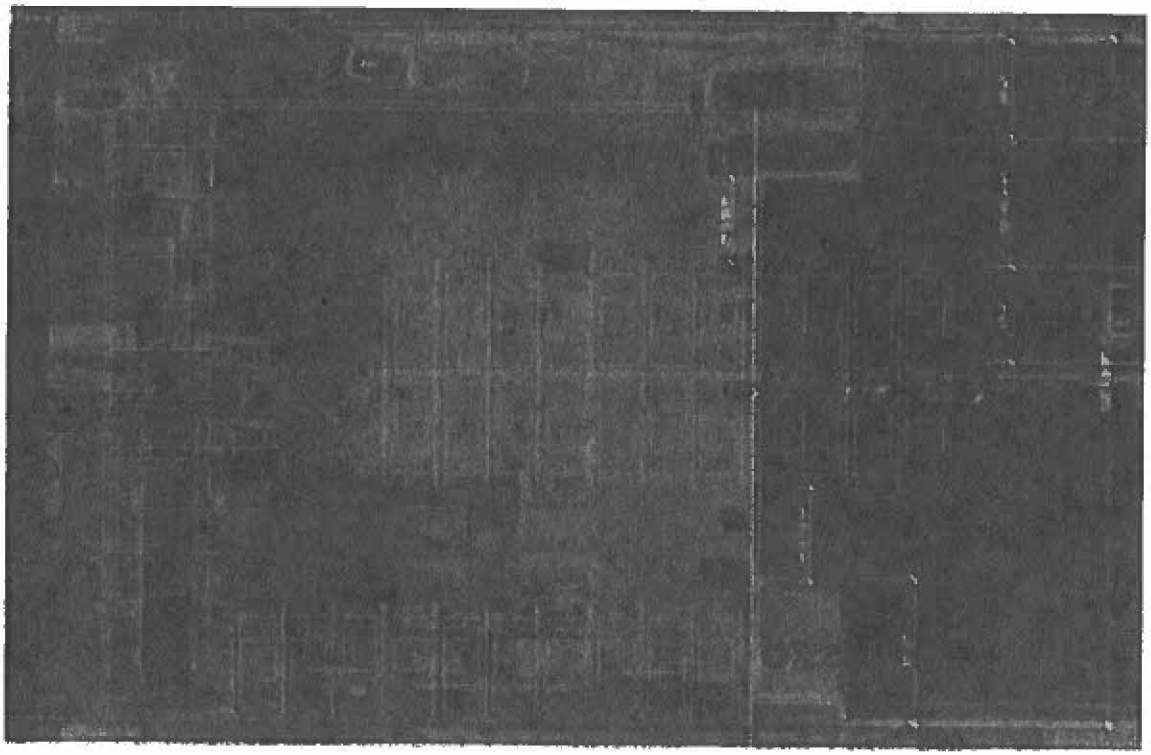


FIGURE D
Schematic parking layout of garage extension showing neg gain of 32 spaces per level.

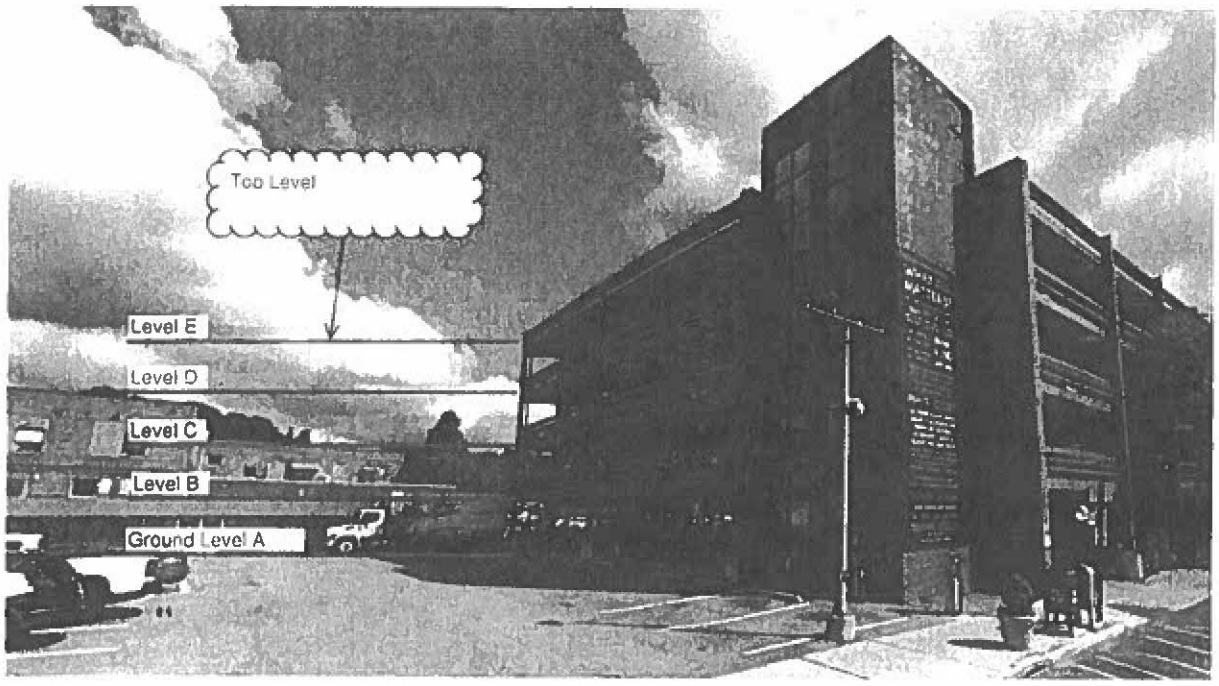


FIGURE E
Levels of proposed expansion will match existing parking garage

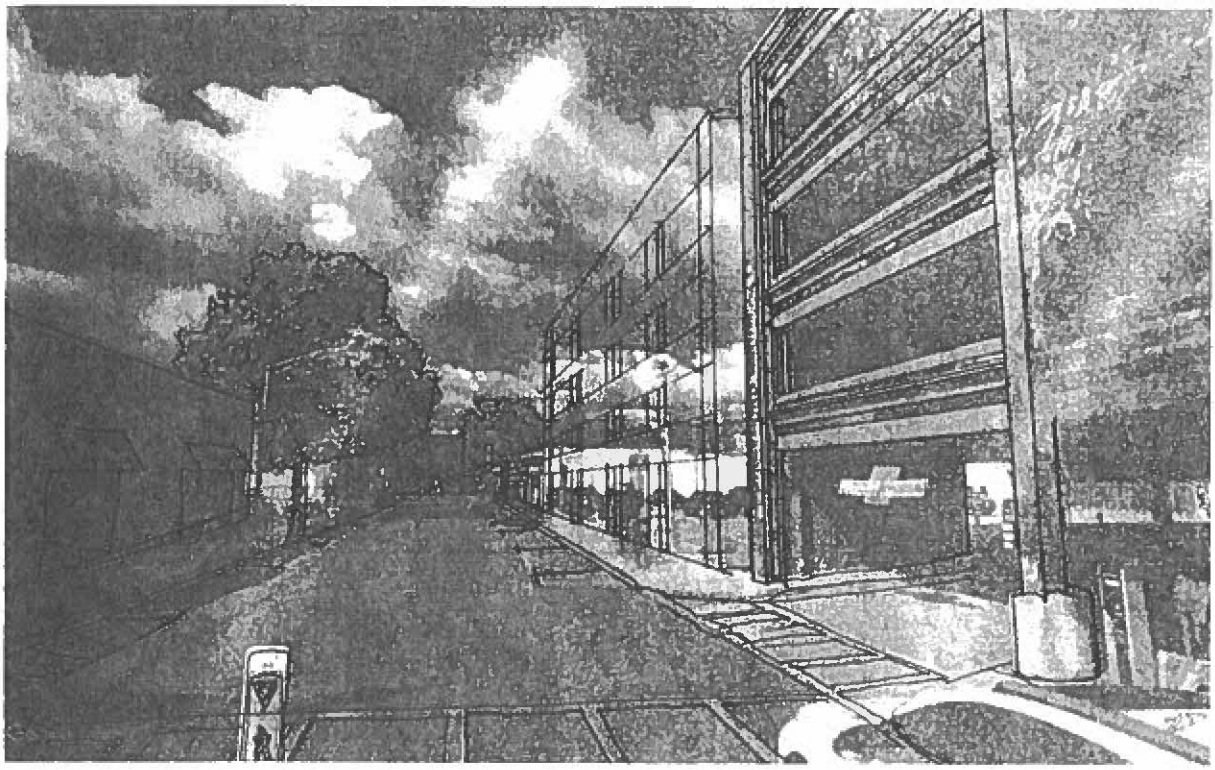


FIGURE F
Conceptual perspective drawing looking west on Park Street.
Existing garage entry to remain is show on the right.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

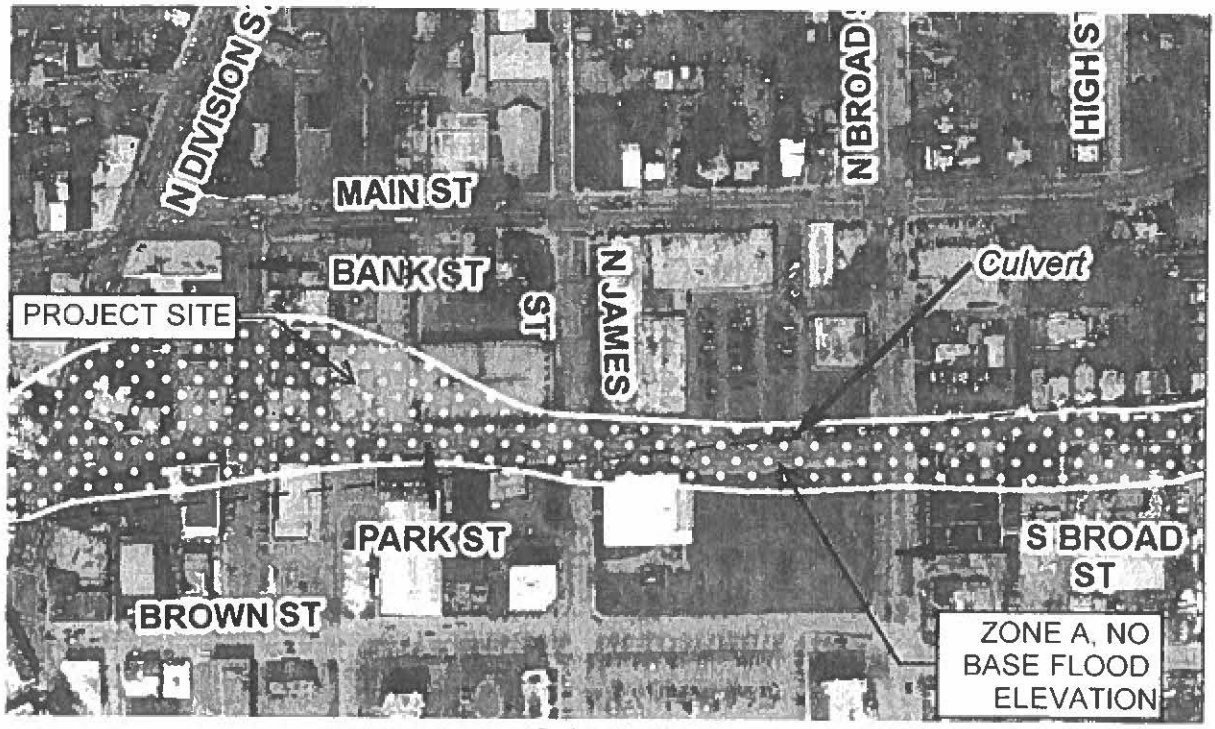


FIGURE G
Cropped area of 2007 FEMA Flood Insurance Rate Map (FIRM) showing culvert of the subterranean Macgregorie Brook and 100-Year Special Flood Hazard Area

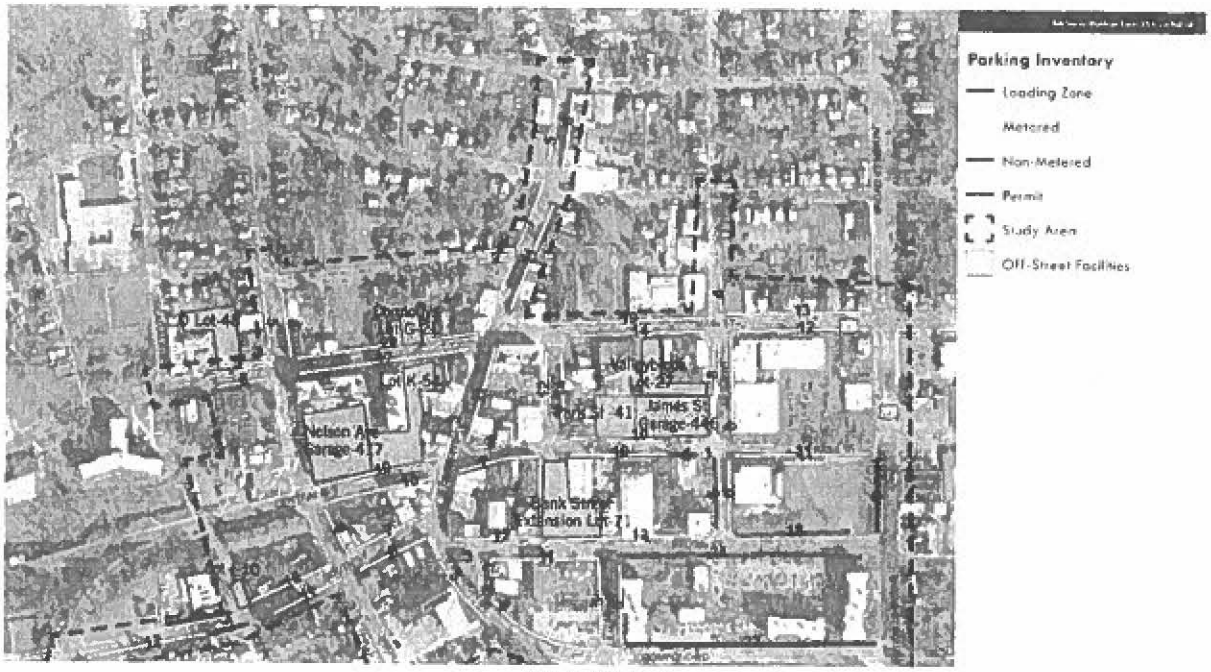


FIGURE H
Downtown Peekskill Parking Inventory

MAP: HUDSON HIGHLANDS SCENIC AREA OF STATEWIDE SIGNIFICANCE

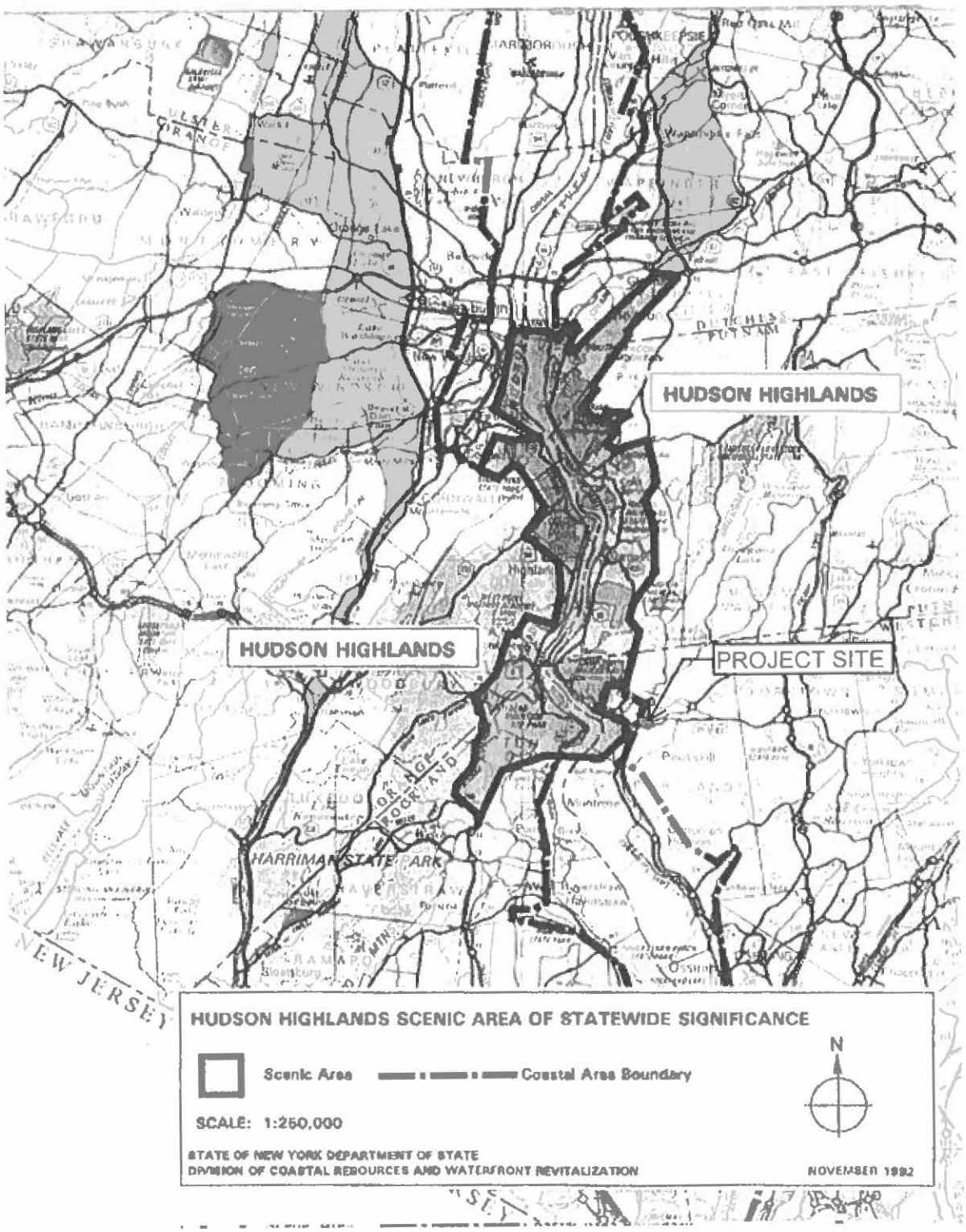


FIGURE J

Map showing location of Project Site outside of the Hudson Highlands Scenic Area of Statewide Significance

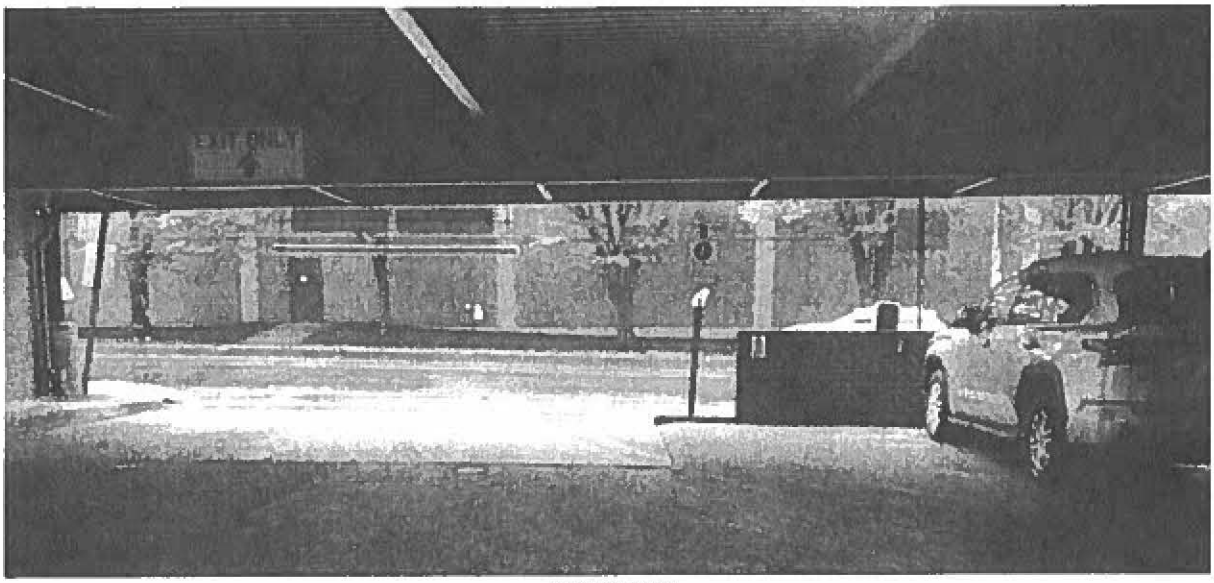


FIGURE K
View from inside of existing garage looking out towards James Street

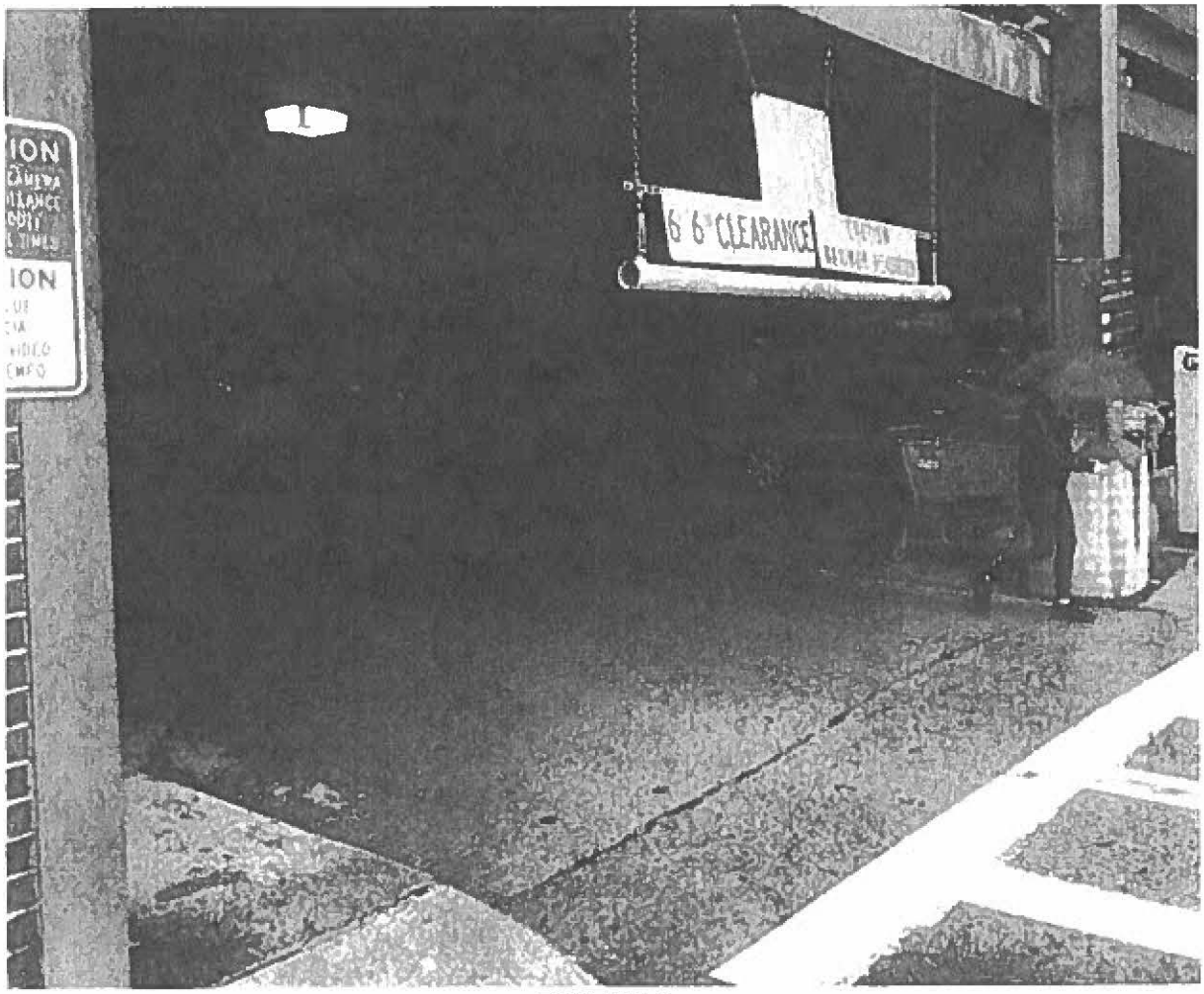


FIGURE L
View from sidewalk on north side of Park Street at entrance to existing garage.

APPENDIX A:
FURTHER INFORMATION ON FEAF RESPONSES

Note: Further explanation given here only where space was constrained on FEAF

C.2 ADOPTED LAND USE PLANS

a. The latest full Comprehensive Plan is from 1958, with Supplements in 1981 and 1967. The 1967 Supplemental Comprehensive Plan denotes the Project Area as public parking, but makes no specific recommendations.

C.4 EXISTING COMMUNITY SERVICES

b. The project was presented to the Peekskill Police Department for comment. They saw the project only as a net positive for traffic and safety as it would reduce drivers circling blocks looking for parking.

c. The project was presented to the Peekskill Fire Department for comment. They saw no issues with the proposed design from a firefighting or life-safety standpoint. They would like input during the design process on proposed locations of the electric car chargers to be relocated as electric car fires are difficult to extinguish and happen mostly when cars are charging.

D.1 PROPOSED AND POTENTIAL DEVELOPMENT

a,b. The Project is on part of a 1.50 Acre municipally-owned and operated lot with surface and structured parking. The proposed development is the removal of a 0.32 Acre section of surface parking with the subsequent construction of a 5-story structured parking garage in the same footprint. The new section of garage will be an expansion to the existing structured parking garage currently on the site, and all vehicular and pedestrian access will be provided via the existing structure. The structure will be designed to meet all required life and fire-safety codes. Both the new extension and existing garage will receive new lighting throughout the interior, new Dark-Sky compliant roof lighting, as well as new pedestrian-scaled lighting along the street edges and sidewalks. In addition, there will be elevator modernization, restriping, new pay kiosks, and wayfinding and signage upgrades with the goal of improving safety and user-friendliness.

c. The 1.50 Acre Project Site currently provides 514 parking spaces across the structured and surface lots. With the removal of 41 surface parking spaces and subsequent addition of 160 structured parking spaces, overall parking spaces on the site will increase 23% to a total of 633 spaces.

g. The proposed parking garage expansion will be up to approximately 50 feet in height, to match the level of the existing parking garage. The footprint of the expansion can be up to 115 feet in width along Park Street, and up to 100 feet in depth from Park Street to the lot line. The garage expansion will be entirely unenclosed and unconditioned space.

APPENDIX A (Cont.)

D.2 PROJECT OPERATIONS

j. The proposed project will not create a significant change in use or intensity. From the DEC FEAF Workbook, a project generating fewer than 100 peak hour vehicle trips per day is not considered a Significant Increase in traffic. Parking lots themselves are not considered a trip-generator, therefore the conclusion can be drawn that the additional 119 spaces, or 23% more, would not be a Significant Impact to the AM or PM peak-hour traffic.
With the removal of the surface parking lot, and replacement in kind with structured parking, two existing curb cuts which allow for ingress and egress to the existing surface parking portion of the Project Site will be eliminated. All vehicular movements in and out of the proposed garage expansion will utilize the existing garage ingress and egress, reducing conflict points between pedestrians and vehicles, increasing safety for pedestrians and simplifying vehicular movements. The existing electric vehicle charging stations currently installed on the surface lot to be removed, will be relocated to another location on the Project Site pending further study.
Further study will be undertaken at a project-specific level by any proposed development which generates vehicle trips to the garage.

m. The parking garage will not produce noise beyond typical ambient levels present in an active urban downtown. Construction noises will be mitigated to the extent practicable and required by code, and typical to the construction type.

E.1 LAND USES ON AND SURROUNDING THE PROJECT SITE

d. The most prominent facility surrounding the Project Site serving children, the elderly, and people with disabilities is Sun River Health, which abuts the Project Site to the north and west. Patients for this health-care facility will be better served by additional well designed and accessible parking for services and appointments. In addition, there are a number of churches in and around the downtown area that will be better served by expanded and improved parking facilities within walkable proximity. In further proximity are the Senior Center and Peekskill High School, however those facilities are well served with adequate parking close to those facilities.

h. The Project Site has no known contamination nor is it a listed brownfield site or adjacent to any known contaminated site. The sites which are within 2,000 feet of the Project Site which are listed on the NYSDEC Environmental Site Remediation database are sufficiently remediated or of no significant impact. See Figure I for a map of the sites and Appendix B for detailed information on those sites.

APPENDIX A (Cont.)

E.2 NATURAL RESOURCES ON OR NEAR PROJECT SITE

a,b,c. The project site is wholly paved and level without any extant natural features.

j. The site is within the 100-year Floodplain as it lays in the historic path of Macgregorie (AKA McGregory, et al.) Brook. The Brook is wholly channelized in an underground culvert throughout the downtown area as noted in Figure G. Due to the subterranean nature of the hazard and the non-essential nature of the parking occupancy, there are no anticipated significant impacts from flooding.

E.3 DESIGNATED PUBLIC RESOURCES ON OR NEAR PROJECT SITE

e. St. Peter's Episcopal Church is a historic landmark, but due to its proximity 4 blocks from the Project Site, and the proposed garage expansion's height matching the existing parking garage, no significant negative effects are anticipated. The Project Site is within the City of Peekskill Downtown Historic District, and as such, in order to receive a building permit, the project will need a Certificate of Appropriateness from the Peekskill Historic & Landmarks Preservation Board (HLPB). The HLPB sets forth numerous criteria which ensure that the proposed design of the expansion, and any improvements to the Project Site, will be harmonious with the historic nature of Peekskill's Downtown district.

h. The Hudson Highlands Scenic Area of Statewide Significance (SASS) encompasses a twenty mile stretch of the Hudson River and its shorelands, including the waterfront of Peekskill. The downtown district of Peekskill falls outside of the SASS. Given the proposed height of the garage expansion not increasing beyond existing heights on the Project Site, no significant impact is anticipated.

APPENDIX B:
NEARBY DEC REMEDIATION SITES

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CE - Central Ave-Peekskill MGP
Site Code: V00567
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 900 Central Ave & 901 Main St
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.29020257
Longitude: -73.92095973
Site Type:
Estimated Size: 0.4 Acres

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF PEEKSKILL
Current Owner(s) Address: PEEKSKILL CITY HALL-84 MAIN ST.
PEEKSKILL,NY, 10566
Current Owner Name: PEEKSKILL SENIOR HOUSING
Current Owner(s) Address: 5 WEST MAIN ST.
ELMSFORD,NY, 10523

Site Description

This site is now being tracked under Site No. 360167. Location: The CE-Central Avenue Peekskill Manufactured Gas Plant (MGP) site is located on Central Avenue in the City of Peekskill, Westchester County. Along the eastern border is a continuous row of buildings containing small shops along North Division Street. To the north of the property is a parking garage and to the west is a parking garage

with apartments located above the garage. Site Features: This irregularly shaped site comprises approximately 0.4 acres in a mixed commercial and residential area. On the site are a paved municipal parking lot, a parking garage, and an apartment building. Current Zoning and Land Use: The site is zoned commercial (Central Commercial District). The current use is commercial and residential. Past Uses of the Site: Until approximately 1900, it was an MGP site. Following the operations of the MGP, the site was used for storage from 1900 to around 1920, and then for mixed government (police station and jail) and commercial use (garage, parking) until the mid-1970s. Since that time, the site has been used for parking, with a small portion of the site used for an apartment building since 1990. MGP operations (from the mid 1800s until approximately 1900) led to site contamination. Some of the benzene, toluene, ethylbenzene, and xylenes (BTEX) contamination may be linked to one or more petroleum spills. Site Geology and Hydrology: The soils at the site contain four units above the bedrock. The top layer across the entire site is a fill unit 3 to 11 feet thick. Beneath the fill in the center of the site and along the southern site boundary is a non-continuous sand unit. Beneath the fill or sand unit along the eastern and southern site boundaries is a silt and peat unit. Across much of the site, underneath the fill, sand, and/or the silt and peat units is saprolite, a weathered bedrock unit. The borings did not encounter a saprolite unit beneath the parking garage or the eastern site boundary. Bedrock is at depths of 3 to 16.7 feet below the ground surface. There are no surface water bodies at or near the site. McGregory's Brook may be present in a culvert buried beneath the site but was not encountered in any subsurface activities. Precipitation at the site drains into the storm water system except when it infiltrates to the subsurface in the limited landscaped areas. The water table ranges from 4.25 to 11.42 feet below the ground surface. Groundwater flows in the overburden soils from north to south - southwest. This site is being managed under Site #: 360157.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

coal tar

Site Environmental Assessment

Nature and Extent of Contamination: A Site Characterization was completed in 2003 which revealed localized MGP contamination. In 2004, Con Ed completed an interim remedial measure (IRM) that removed approximately 161 cubic yards of contaminated soil. IRM documentation sampling detected residual contamination in soil that ranged from 2 to 532 parts per million (ppm) for PAHs and non-detect to 22 ppm for BTEX compounds. A Supplemental RI investigation showed lead in soil at 1,100 ppm (5-7ft) and 1,680 ppm (9-10ft) at one of the well locations up gradient from the IRM. Groundwater contamination is localized. Since the IRM, the groundwater contamination decreased from 7,107 to 212 parts per billion (ppb) for PAHs and from 3,936 to 2,262 ppb for BTEX compounds.

Site Health Assessment

This former MGP site is almost entirely covered by asphalt, buildings and/or a parking garage. The area is served by public water. An interim remedial measure was implemented to remove coal tar and petroleum-impacted soil from under the parking lot. A soil vapor investigation on the site found no evidence of a potential indoor air exposure pathway.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CE - Central Ave-Peekskill MGP
Site Code: 360167
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 900 Central Ave & 901 Main St
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.29020257
Longitude: -73.92095973
Site Type:
Estimated Size: 0.4 Acres

Site Owner(s) and Operator(s)

Current Owner Name: City of Peekskill
Current Owner(s) Address: Peekskill City Hall
Peekskill,NY, 10566
Current Owner Name: Peekskill Senior Housing
Current Owner(s) Address: 5 West Main Street
Elmsford,NY, 10523

Site Description

Location: The CE-Central Avenue Peekskill Manufactured Gas Plant (MGP) site is located on Central Avenue in the City of Peekskill, Westchester County. Along the eastern border is a continuous row of buildings containing small shops along North Division Street. To the north of the property is a parking garage and to the west is a parking garage with apartments located above the garage. Site Features:

This irregularly shaped site comprises approximately 0.4 acres in a mixed commercial and residential area. On the site are a paved municipal parking lot, a parking garage, and an apartment building. Current Zoning and Land Use: The site is zoned commercial (Central Commercial District). The current use is commercial and residential. Past Uses of the Site: Until approximately 1900, it was an MGP site. Following the operations of the MGP, the site was used for storage from 1900 to around 1920, and then for mixed government (police station and jail) and commercial use (garage, parking) until the mid-1970s. Since that time, the site has been used for parking, with a small portion of the site used for an apartment building since 1990. MGP operations (from the mid 1800s until approximately 1900) led to site contamination. Some of the benzene, toluene, ethylbenzene, and xylenes (BTEX) contamination may be linked to one or more petroleum spills. Site Geology and Hydrology: The soils at the site contain four units above the bedrock. The top layer across the entire site is a fill unit 3 to 11 feet thick. Beneath the fill in the center of the site and along the southern site boundary is a non-continuous sand unit. Beneath the fill or sand unit along the eastern and southern site boundaries is a silt and peat unit. Across much of the site, underneath the fill, sand, and/or the silt and peat units is saprolite, a weathered bedrock unit. The borings did not encounter a saprolite unit beneath the parking garage or the eastern site boundary. Bedrock is at depths of 3 to 16.7 feet below the ground surface. There are no surface water bodies at or near the site. McGregory's Brook may be present in a culvert buried beneath the site but was not encountered in any subsurface activities. Precipitation at the site drains into the storm water system except when it infiltrates to the subsurface in the limited landscaped areas. The water table ranges from 4.25 to 11.42 feet below the ground surface. Groundwater flows in the overburden soils from north to south - southwest. This site had been tracked through March 31, 2018 under the defunct voluntary program with Site No. V00567.

Site Environmental Assessment

Nature and Extent of Contamination: A Site Characterization was completed in 2003 which revealed localized MGP contamination. In 2004, Con Ed completed an interim remedial measure (IRM) that removed approximately 161 cubic yards of contaminated soil. IRM documentation sampling detected residual contamination in soil that ranged from 2 to 532 parts per million (ppm) for PAHs and non-detect to 22 ppm for BTEX compounds. A Supplemental RI investigation showed lead in soil at 1,100 ppm (5-7ft) and 1,680 ppm (9-10ft) at one of the well locations up gradient from the IRM. Groundwater contamination is localized. Since the IRM, the groundwater contamination decreased from 7,107 to 212 parts per billion (ppb) for PAHs and from 3,936 to 2,262 ppb for BTEX compounds.

Site Health Assessment

This former MGP site is almost entirely covered by asphalt, buildings and/or a parking garage. The area is served by public water. An interim remedial measure was implemented to remove coal tar and

petroleum-impacted soil from under the parking lot. A soil vapor investigation on the site found no evidence of a potential indoor air exposure pathway.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Mill Printing Corporation
Site Code: C360075
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 102 Ringgold Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.288228429
Longitude: -73.923787033
Site Type:
Estimated Size: 1 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PEEKSKILL SENIOR LIVING ASSOCIATES
Current Owner(s) Address: 657 YONKERS AVE.
YONKERS,NY, 10704

Site Description

Location Description: The Mill Printing site is located at 102 Ringgold St. in a residential area of the City of Peekskill, Westchester County, NY. Predominant Site Features: The site is located on an incline and depth to bedrock is shallow. The property is currently overgrown. Current Use: Vacant and unused Surrounding Uses: The surrounding use is residential. There is a Senior Living facility nearby, as well as a school. Historical Sources of Contamination: A fire was reported on the site in June of 1991. Explosions were witnessed and unknown quantities of contaminants were potentially released.

Investigations/Actions To Date: draft RI rec'd 3/06; supplemental investigation was pending, but never performed by applicant. Current Actions: The site was sold to a new developer (closing 12/1/08). As a condition of the closing, the applicant withdrew from the BCP.

Site Environmental Assessment

Contaminants of Concern: Initially unknown pending results of environmental investigation. At the time of the fire, the building contained as many as thirty-five drums of cyanoacrylates (an adhesive), toluene and isopropyl alcohol (flammable solvents) and motor oil. Impacted Media: Based on the draft RI, site soils samples exhibited very minor exceedances of a few SVOCs and lead over the Track 1, unrestricted use RSCOs. There is no overburden groundwater. Bedrock groundwater has not been investigated. Site soil gas data indicate there may be a potential for soil gas to migrate off-site. Further investigation was planned but never performed as site was sold. However, discussions with the consultant for the new owner indicated they would continue investigation activities outside of the BCP, but following applicable regulations/guidance. Known SCG Exceedances: Based on the draft RI, the following exceedances were noted: lead in soil at 410 ppm (vs. 400 ppm SCO), benzo(a)anthracene at 1.3 ppm and benzon(a)pyrene at 1.1 ppm (vs. 1 ppm SCO), freon-113 in soil gas at 857 ug/cu. m, PCE in soil gas at 75.9 ug/cu. m Special Resources Impacted: None

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: The Lofts on Main
Site Code: C360152
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 922 Main Street and 921 Diven Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.291877778
Longitude: -73.921327778
Site Type:
Estimated Size: 0.57 Acres

Site Owner(s) and Operator(s)

Current Owner Name: The Lofts on Main Limited Partnership
Current Owner(s) Address: 34 Clayton Blvd, Suite A
Baldwin Place,NY, 10505

Site Document Repository

Name: Peekskill Public Library - Field Library
Address: 4 Nelson Avenue
Peekskill,NY 10566

Site Description

Location: The Lofts on Main consists of two tax lots located at 922 Main Street and 921 Diven Street, in the City of Peekskill, Westchester County, New York (identified as City of Peekskill tax parcels: Section 33.29, Block 2, Lots 4 and 5, respectively). The site is a rectangular-shaped, vacant 0.575-

acre parcel, which has 120 feet of frontage on the northern side of Main Street and 117.3 feet of frontage on the southern side of Diven Street. Site Features: The property is currently a vacant lot. The eastern and western property lines are bounded by institutional and residential properties while the northern and southern property borders are defined by Diven Street and Main Street, respectively. Current Zoning and Land Use: The current zoning is C-2, Central Commercial. The site is currently vacant land that was previously utilized for light industrial and commercial purposes. The surrounding properties are a mixture of commercial and residential properties. Past Use of the Site: The site is known to have been used for residential, commercial, and possibly manufacturing purposes since at least 1887. The site contained a furniture and upholstery store from sometime prior to 1895 until circa 1942 when a furniture warehouse replaced the upholstery shop. Other occupants of the subject property have included a furniture company in 1971, a shade company between 1971 and 1976, and the Paraco Fuel Corporation between 1971 and 1992. Some of these activities have the potential to have handled/used solvents, paints, and other chemicals. The source of the documented soil contamination may be from historical manufacturing operations or other commercial uses, or may be related to debris materials from the demolition of former on-site structures or other sources. Site Geology and Hydrogeology: Soils encountered during the extension of test pits at the southern portions of the site generally consisted of brown to dark brown, variable texture sand with cobbles and boulders. soils encountered at the northern portions of the site generally consisted of light brown to brown, fine sand with gravel, cobbles, and boulders. The upper 4 to 9 feet of soils across the site appear to be fill. Bedrock was encountered at depths ranging from 5.5 to 13.5 feet below grade Groundwater was not encountered in the overburden soils of the property. Groundwater is present in the bedrock at depths ranging from 11 to 13 feet below the ground surface and is flowing to the south/southwest.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

chlordane
lead
selenium

Site Environmental Assessment

Nature and Extent of contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were lead and pesticides in the soil. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

Site Health Assessment

This Health Assessment is presently being updated and will be posted upon receipt from the NYSDOH.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Charcoal Tablet Mill Site
Site Code: C360186
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 645 Main Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.289972222
Longitude: -73.926083333
Site Type:
Estimated Size: 1.514 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 645 Main Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Housing Action Council, Inc.
Tarrytown,NY, 10591
Current Owner Name: 645 Main Limited Partnership
Current Owner(s) Address: 480 Bedford Road
Chappaqua,NY, 10514

Site Document Repository

Name: The Field Library
Address: 4 Nelson Ave
Peekskill,NY 10566

Site Description

Location: The Charcoal Mill Tablet Site (site) is 1.51 acres in size, located in a mixed-use area of the City of Peekskill, Westchester County, New York. The site is bordered to the north by Main Street and by Central Avenue to the south. McGregory Brook runs along the southern border of the site through an eight-foot diameter culvert pipe. The site is approximately 0.3 miles east of Peekskill Landing Park and the Hudson River. Site Features: The site has been vacant for 70 years. A majority of a new structure has been erected on-site. The site has a steep grade, the northern portion of the site is approximately 50 feet higher in elevation than the southern portion of the site. Part of the site is within the McGregory Brook flood zone. This brook flows to the west toward the Hudson River. Current Zoning and Land Use: Site zoning is currently Waterfront District-Inland (WF-2), which provides for mixed commercial and residential use. The current zoning allows for the planned use of the site (affordable housing) following remediation. Surrounding properties are used for a mix of residential, commercial, and industrial purposes. Past Use of the Site: Site use dates back to as early as 1830, at which time the western portion of the site operated as a stove works facility and the eastern portion of the site operated as a foundry. In 1902, the foundry mill burned down and was rebuilt. In 1923, the stove works facility burned down. The stove works facility was rebuilt and reopened in 1929. The site was later used for clothing manufacturing and charcoal tablet production. In the 1950s, all site use ended, and all site buildings were demolished. Site Geology and Hydrogeology: The site slopes steeply from north to south. Site soils are characterized as urban land and are generally sandy and gravelly. Depth to groundwater at the site varies due to topography and is approximately 13 feet below ground surface (bgs) in the southern portion of the site. Groundwater flows southwest in the direction of McGregory Brook, an open surface water body bordering the southeastern portion of the site. McGregory Brook is buried in a culvert along the southwest boundary of the site and to the west of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
barium
benzo(a)anthracene
benzo(a)pyrene

benzo(b)fluoranthene
cadmium
chrysene
cyanides(soluble cyanide salts)
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
methylene chloride
selenium
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern include SVOCs and metals in soil, cyanide and metals in the groundwater, and VOCs in soil vapor. Remedial actions have achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, cyanide, pesticides, and the emerging contaminants per- and polyfluorinated substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs, metals and PFAS in soils, metals and PFAS in groundwater, and VOCs in soil vapor. Soil: Surface (0-2 inches) and subsurface soil (deeper than 2 inches) samples were collected throughout the site during the RI to document soil conditions in all areas of the site. Surface soil samples were collected from five locations from a depth of 0-2 inches and subsurface samples were collected from 43 locations to depths of up to 40 feet below ground surface (bgs). No VOCs were detected in the soil. Several SVOCs and metals were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs) and Unrestricted Soil Cleanup Objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, cadmium, lead, mercury, selenium, barium, and arsenic. The greatest concentrations for SVOCs were benzo(a)anthracene and benzo(b)fluoranthene at 4.7 parts per million (ppm) each (RRSCO: 1 ppm). These exceedances were found at a depth of 12.5-13 feet bgs. The greatest concentrations for metals encountered were lead at 771 ppm (RRSCO: 400 ppm), barium at 657 ppm (RRSCO: 400 ppm), arsenic at 16.1 ppm (RRSCO: 16 ppm), cadmium at 9.5 ppm (RRSCO: 4.3 ppm), selenium at 4.9 ppm (RRSCO: 4 ppm), and mercury at 1.1 ppm (RRSCO: 0.73 ppm). Within the central portion of the site, USCOs exceedances were encountered to a maximum depth of 16 feet; however, some areas within the central portion did not exceed USCOs. USCO exceedances are present at depths greater than 15 feet in soils along the northern perimeter of the site, but none above RRSCOs in that area, with the exception of the eastern-most sample location. There were several locations across the site that did

not exceed any of the unrestricted SCOs (e.g., the southern perimeter). The presence of PAHs and metals on site is related to the historical use of the site and/or was present in fill material added to the site in the past. Detections of perfluorooctanesulfonic acid (PFOS) were found in several soil samples up to 11.1 parts per billion (ppb), compared to the screening level of 1 ppb. Detections of PFOA (perflouorooctanoic acid) were reported in soil samples up to 0.078 ppb; however, all detections were qualified from the laboratory as having blank contamination. VOCs were not detected in site soils. There is no indication soil contamination is migrating off-site. Groundwater: Groundwater samples were collected from 13 monitoring wells throughout the site. Groundwater samples were analyzed for VOCs, SVOCs, metals, cyanide, pesticides, and PCBs as well as the emerging contaminants PFAS and 1,4-dioxane. No VOCs, SVOCs, pesticides, PCBs or 1,4-dioxane were detected in any groundwater samples. Cyanide and the metals iron, manganese, and sodium were detected in groundwater samples collected from the site in exceedance of groundwater standards. The metals observed above standards in groundwater are commonly associated with naturally occurring phenomenon and/or road salt application and were present across the site. Cyanide marginally exceeded the groundwater standard of 0.2 parts per billion (ppb) at one well (MW-11) with a total concentration of 0.22 ppb. The cyanide is possibly associated with historic site operations or an additive to road salt. (PFOA and (PFOS were reported at concentrations of up to 35.5 and 42.5 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. No other individual (non PFOA/PFOS) PFASs exceeded the 100 ppt screening level. The concentrations of total PFAS, including PFOA and PFOS, were reported at levels up to 169.94 ppt, below the 500 ppt screening level for total PFAS in groundwater. Similar concentrations of PFAS were detected in monitoring wells at both the upgradient and downgradient boundaries of the site; however, based on the distribution of PFOS in the soil samples, there may be a slight on-site contribution to PFOS concentrations in groundwater. Soil Vapor: Soil vapor samples were collected at seven locations throughout the site. Soil vapor samples were collected at a depth of 15 feet bgs in the southern portion of the site and a depth of 30 feet bgs in the northern portion of the site. These sampling depths coordinate with the proposed building (parking garage) excavation depths. Soil vapor samples were analyzed for VOCs. The VOCs methylene chloride, tetrachloroethene (PCE), and trichloroethene (TCE) were detected at elevated levels in soil vapor samples. Methylene chloride was detected in two soil vapor samples with a maximum concentration of 240 micrograms per cubic meter (ug/m^3) PCE was detected in all seven soil vapor samples with a maximum concentration of 150 ug/m^3, and TCE was detected in two out of seven soil vapor samples with a maximum concentration of 19 ug/m^3. Soil vapor contamination is likely from an off-site source since VOCs were not detected in soil or groundwater.

Site Health Assessment

Contact with contaminated soil is no longer a potential concern since all contaminated soil has been removed from the site and replaced with clean fill material. People are not drinking the contaminated

groundwater because the area is served by a public water supply that is not affected by this contamination. A soil vapor intrusion evaluation indicates that soil vapor intrusion is no longer a potential concern for either on-site or off-site buildings.

For more Information: E-mail Us

Refine This Search

Agency Use Only [If applicable]

Project: Expansion of James Street Garage

Date: 5/13/2025

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☑	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2c	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

c. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system	E1a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. **Impact on Aesthetic Resources** The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) *If "Yes", answer questions a - g. If "No", go to Section 10.*		☑ NO	☐ YES
	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. **Impact on Historic and Archeological Resources** The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) *If "Yes", answer questions a - e. If "No", go to Section 11.*		☐ NO	☑ YES
	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____		☑	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [If Applicable]

Project: James St Garage Expansion

Date: 5/13/2025

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

---To support a Negative Declaration, the impacts analysed based on the Part 2 responses are as follows:

1 Impact on Land - The land of the project site to be disturbed is currently used as a flat, paved parking area. The proposed use will not require excavation beyond that required for structural footings and will not require significant regrading or alteration of the land.

5. Impact on Flooding - While the site is within the special flood hazard area, the waterway(MacGregorie Brook) is in an underground culvert in and around the project site, which eliminates the flooding hazard. Furthermore, as an above-grade parking facility, there are no life-safety hazards created if the site were to flood and water would be free to move through the structure.

10. Impact on Historical and Archeological Resources - The Project Site is within the Downtown Local Historic District, and as such, the any proposed design for the project will be required to receive a Certificate of Appropriateness from the Peekskill Historic & Landmarks Preservation Board in order to receive a Building Permit. The massing of the proposed project will match the existing garage and is consistent with existing buildings throughout the downtown.

13. Impact on Transportation - As outlined in Part 1 of the FEAF, the expansion of the existing garage will not generate any new trips and will not have a significant impact on traffic volume, patterns, or intersection operations. Vehicular ingress and egress will be simplified across the project site with the elimination of two curb cuts, and improvements will be made for pedestrians with improved lighting and signage.

15. Impact on Noise, Odor, and Light - Vehicular sounds and odors from the garage will be minimal of a short duration, and will be minimally increased from the current condition. As noted in Part 1 of the FEAF, all exterior lighting will comply with Dark Skies requirement and be directed down. New lighting throughout the structure will be directed to the internal walking and driving surfaces.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Peekskill Planning Commission as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Site Plan Review

Name of Lead Agency: City of Peekskill Planning Commission

Name of Responsible Officer in Lead Agency: Jeffery Stern

Title of Responsible Officer: Chair - Planning Commission

Signature of Responsible Officer in Lead Agency: Date: 5/13/2025

Signature of Preparer (if different from Responsible Officer) Date: 5/13/2025

For Further Information:

Contact Person: Samuel Warden-Hertz

Address: Dept. of Planning & Development, City Hall, 840 Main Street, Peekskill, NY 10566

Telephone Number: 914-734-4214

E-mail: swarden-hertz@cityofpeekskillny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

Jeffrey Stern, Chair
Ruth Wells, Vice Chair
Mark Porterfield, Secretary

Victor Drapala, Member
Kecia Palmer-Cousins, Member
Gregory Schondelmeier, Member
Blanca Villa, Member

City of Peekskill Planning Commission
840 Main St. Peekskill, NY 10566

May 13, 2025
PROJECT: City of Peekskill - Expansion of the James Street Garage
RE: Consideration of SEQR – including Classification of the Action, Review of SEQR Report Content and Determination of Significance
Location: 1050 Park Street
Section-Block-Lot: 33.30-2-3
Zoning District: C-2

To James Street Garage Expansion SEQR Involved Agencies:

The Planning Commission reviewed the Environmental Report and materials for the above referenced SEQR Review of the James Street Garage Expansion. After declaring itself to be Lead Agency, the Planning Commission wants to confirm its role as Lead Agency and determines that the Action is "Unlisted" under SEQR and is undertaking a Coordinated Review of the subject including all the approvals and reviews required including Planning Commission Site Plan, HLPB Certificate of Appropriateness and the various funding actions including Westchester County, NYSESD and City of Peekskill actions.

After reviewing the Environmental Report and attached materials and Drafts of the FEAF Part 2 and Part 3 and discussing said materials with staff responsible for the administering of the Garage Expansion Project on behalf of the City and upon adoption of the attached Resolution the Planning Commission would be advising the Involved Agencies of the Action and posting it as required by completing and signing the FEAF Part 3 which together with the attached Resolution would comprise the Action's SEQR review and record.

Jeffrey Stern
Chair, City of Peekskill Planning Commission

NEGATIVE DECLARATION
PURSUANT TO 6 NYCRR PART 617 (SEQRA) FOR THE JAMES STREET GARAGE EXPANSION PROJECT
STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA)

Pursuant to Article 8 (State Environmental Quality Review Act – "SEQRA") of the Environmental Conservation Law and its implementing regulations (6 NYCRR Part 617), the City of Peekskill Planning Commission as Lead Agency make the following findings:

Name of Action: Approvals of James Street Garage Expansion

Location: 1050 Park Street, Peekskill NY 10566
Section-Block-Lot: 33.30-2-3
Zoning District: C-2

Facts and Conclusions Relied Upon to Support the Decision:

WHEREAS, the City of Peekskill is planning to undertake an Expansion of the James Street Garage as a component of the Mid-Hudson Momentum grant award from NYSESD, and;

WHEREAS, on March 11, 2025, the City of Peekskill Planning Commission determined it to be an unlisted action, declared itself to be lead agency, and opted to undertake a coordinated review; and

WHEREAS, the expansion is adding 119 parking spots to be designed to integrate with the existing municipal garage; and

WHEREAS, conceptual plans have been developed sufficient for assessing SEQR environmental impacts; and

WHEREAS, a Westchester County funding action requires that a SEQR review and Determination of Significance be completed to allow the funding action to proceed; and

WHEREAS, in compliance with the New York State Environmental Conservation Law, Article 8 and the rules and regulations promulgated thereunder (6 NYCRR 617 -- SEQRA), and the City of Peekskill Code, the City of Peekskill Planning Commission have performed a SEQRA review; and

WHEREAS, the Full Environmental Assessment Forms, Parts 1, 2 and 3 dated May 13 2025, identified and analyzed no potential significant adverse impact areas; and

WHEREAS, the EAF, Part 2 identified the following potential impacts which were addressed in FEAF Part 3, including 1. Impact on Land, 5. Impact on Flooding, 10. Impact on Historical and Archeological Resources, 13. Impact on Transportation, and 15. Impact on Noise, Odor, and Light; and

WHEREAS, evaluation of the identified potential impacts has determined no to small impact may occur; and

WHEREAS, there will be no impacts on 2. Impact on Geological Features, 3. Impacts on Surface Water, 4. Impact on groundwater, 6. Impacts on Air, 7. Impact on Plants and Animals, 8. Impact on Agricultural Resources, 9. Impact on Aesthetic Resources, 11. Impact on Open Space and Recreation, 12. Impact on Critical Environmental Areas, 14. Impact on Energy, 16. Impact on Human Health, 17. Consistency with Community Plans, 18. Consistency with Community Character; and

WHEREAS, the proposed development and re-use will occur wholly adjacent to the existing James Street Garage, and

WHEREAS, no adverse effects on existing streets, traffic flows, pedestrian activities or school, park or other neighborhood operations have been identified with existing street parking regulations and directionality remaining in effect; and

WHEREAS, the following have been incorporated into the proposed action: improvements to lighting, signage and wayfinding in the existing garage; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission as applicable finds that the proposed James Street Garage Expansion Project will supplement downtown parking in an appropriate location and of an appropriate scale to facilitate parking demand, reduce the negative impacts of Downtown Peekskill needing additional parking capacity; and

BE IT FURTHER RESOLVED, that the Planning Commission acting as Lead Agency for the purpose of the Planning Commission's Site Plan review considered the Full Environmental Assessment Form, parts 1, 2 and 3 and all other supporting information hereby determines that the proposed action will result in no significant adverse impacts on the environment and that an environmental impact statement need not be prepared.

City of Peekskill
Planning Commission
City of Peekskill City Hall
840 Main Street Peekskill, New York 10566

Jeffrey Stern
Signature of Responsible Official

Jeffrey Stern
Name of Responsible Official

Chairman
Title of Responsible Official

May 14, 2025
Date

REFERENCE BPL30

ACT NO. 132 - 2025

BOND ACT AUTHORIZING THE ISSUANCE OF $1,531,800 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED ON 41 NORTH DIVISION STREET, IN THE CITY OF PEEKSKILL, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING ("AFFH") PURSUANT TO THE COUNTY'S NEW HOMES LAND ACQUISITION II CAPITAL PROJECT (BPL30); STATING THE ESTIMATED MAXIMUM COST THEREOF IS $1,531,800; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $1,531,800 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted 06/30 , 2025)

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 $1,531,800, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 0.20 acres of real property located on 41 North Division Street, in the City of Peckskill and identified on the tax maps as Section 33.03: Block 1: Lot 1 (the "AFFH Property") from the current owner(s) of record at a cost of $1,531,800, including acquisition and settlement

costs, in order to support the construction of 22 affordable housing units that will affirmatively further fair housing ("AFFH"). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 22 affordable AFFH rental units, including 22 off-site parking spaces, at the aggregate estimated maximum cost of $1,531,800 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to The Children's Village (the "Developer"), its successors or assigns. The County's acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is $1,531,800. The plan of financing includes the issuance of $1,531,800 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 $1,531,800 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 $1,531,800. 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 $1,531,800 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.

* * *

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL30 ☐ **NO FISCAL IMPACT PROJECTED**

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

[X] GENERAL FUND [ ] AIRPORT FUND [ ] SPECIAL DISTRICTS FUND

Source of County Funds (check one): [X] Current Appropriations

[ ] Capital Budget Amendment

41 NORTH DIVISION STREET, CITY OF PEEKSKILL

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal $ 1,531,800 **PPU** 30 **Anticipated Interest Rate** 4.23%

Anticipated Annual Cost (Principal and Interest): $ 85,297

Total Debt Service (Annual Cost x Term): $ 2,558,910

Finance Department: Interest rates from May 28, 2025 Bond Buyer - ASBA

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): $ -

Potential Related Revenues (Annual): $ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: N/A

Prepared by: Blanca P. Lopez

Title: Commissioner

Department: Planning

Date: 5/30/25

Reviewed By: DVG 5/30/25 CR

Budget Director

Date: 6/2/25

Capital Project Fact Sheet Form

Project ID: *
BPL30

Fact Sheet Year *
2025

Category *
BUILDINGS, LAND & MISCELLANEOUS

☑ **CBA**

Project Title: *
NEW HOMES LAND ACQUISITION II

Department *
PLANNING

Fact Sheet Date: *
04/29/2025

Legislative District ID:
1, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2,

Unique Identifier
2926

Overall Project Description
This is a continuation of project BPL10 New Homes Land Acquisition Fund (NHLA). NHLA provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities. This is a general fund, specific projects are subject to a Capital Budget Amendment.

☐ **Best Management**
☐ **Energy Efficiencies**
☐ **Infrastructure**
☐ **Life Safety**
☐ **Project Labor Agreement**
☐ **Revenue**
☐ **Security**
☑ **Other**

Other Details

Five Year Capital Program (in Thousands)

	Estimated Ultimate Total Cost	Prior Appropriation	2025	2026	2027	2028	2029	Under Review
Gross	104,500	104,500	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	104,500	104,500	0	0	0	0	0	0

Expended Obligated Amount (in thousands)
85,815

Current Bond Request / Description:
Bonding is requested to finance the acquisition of approximately 0.20 acres of real property located at 41 North Division Street in the City of Peekskill and identified on the tax maps as Section 33.03: Block 1: Lot: 1 (the "Property") in order to construct 22 units of rental housing that will Affirmatively Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 10,000 square feet of space on the first floor and basement that will likely be used for small business incubator space and 22 off-site reserved parking spaces in the to be constructed addition to the nearby James Street Municipal Garage.

Financing Plan for Current Request:

Bond/Notes:	1,531,800
Cash:	0
Non-county Shares:	0
Total:	1,531,800

SEQR Classification
TYPE II

Amount Requested
1,531,800

PPU

Description	Amount	Years

Expected Design Work Provider

☐ County Staff ☐ Consultant ☑ Not Applicable

Comments
A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL30 and to authorize the County to purchase the Development site including improvements (vacant former office building) from the current owner for an amount not to exceed $1,531,800 to support the adaptive reuse of one residential building of three stories with 22 Affordable AFFH rental units and 22 off-site reserved parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 50% and up to 60% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to The Children's Village (the "Developer") its successors or assigns for one dollar ($1.00).

Energy Efficiencies:
THE BUILDING WILL BE CONSTRUCTED WITH ENERGY EFFICIENT APPLIANCES, LIGHTING, HEATING SYSTEMS AND WATER CONSERVING FIXTURES. THE DEVELOPMENT IS DESIGNED TO MEET THE GREEN BUILDING AND SUSTAINABILITY STANDARDS OF NYS HOMES AND COMMUNITY RENEWAL.

Appropriation History

Appropriation Year	Amount	Description
2014	5,000,000	CONTINUATION OF THIS PROJECT
2016	2,500,000	CONTINUATION OF THIS PROJECT
2017	7,200,000	$2,200,000 LAND ACQUISITION FOR MT HOPE PLAZA FOR MT HOPE COMMUNITY REDEVELOPMENT CORP, LOCATED AT 65 LAKE ST. WHITE PLAINS AND $5,000,000 CONTINUATION OF THIS PROJECT.
2018	8,000,000	CONTINUATION OF THIS PROJECT.
2019	5,000,000	CONTINUATION OF THIS PROJECT
2020	10,000,000	CONTINUATION OF THIS PROJECT
2021	16,800,000	CONTINUATION OF THIS PROJECT
2022	25,000,000	CONTINUATION OF THIS PROJECT
2023	25,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
104,500,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
15	204	460,000	460,608	147, 165 AND 175 RAILROAD AVENUE, BEDFORD HILLS ACQUISITION
15	267	284,000	284,375	ACQUISITION OF 322 KEAR STREET, YORKTOWN HEIGHTS
15	240	0	0	
15	235	1,840,000	1,840,000	ACQUISITION OF 80 BOWMAN AVENUE, VILLAGE OF RYE BROOK
16	59	210,800	211,079	5 STANLEY AVE - OSSINING
16	56	400,220	388,541	9 WATSON ST-CORTLANDT
16	24	353,000	290,732	104 PINE STREET, CORTLANDT- COST OF ACQUISITION
16	21	197,000	191,659	27 WALDEN COURT, UNIT #M YORKTOWN - COST OF ACQUISITION
16	18	385,000	0	164 PHYLLIS COURT, YORKTOWN - COST OF ACQUISITION
16	50	228,800	207,286	112 VILLAGE RD YORKTOWN
16	231	2,009,980	2,009,980	200 READER'S DIGEST ROAD CHAPPAQUA AFFIRMATIVELY FURTHERING AFFORDABLE HOUSING AMEND
16	53	219,050	0	18 MINKEL RD OSSINING
17	142	2,600,000	2,312,500	ACQUISITION OF LAND LOCATED ON ROUTE 22 IN LEWISBORO
17	172	1,250,000	1,250,000	ACQUISITION OF LAND AT 1847 CROMPOND ROAD PEEKSKILL
17	209	0	0	PURCHASE OF LAND AT 501 BROADWAY IN VILLAGE OF BUCHANAN
18	77	2,100,000	2,100,000	PURCHASE OF LAND LOCATED AT 65 LAKE STREET IN WHITE PLAINS FOR FAIR HOUSING
18	123	787,500	787,507	PURCHASE PROPERTY AT 5 HUDSON STREET IN YONKERS TO PRESERVE AFFORDABLE AFFH RENTAL UNITS
18	159	1,000,000	1,000,000	PURCHASE OF PROPERTY LOCATED AT HALSTEAD AVENUE TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING
18	155	0	0	PURCHASE PROPERTY TO SUPPORT DEVLOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE

Year	Bond Act #	Amount	Issued Amount	Description
18	186	3,000,000	3,000,000	PURCHASE OF REAL PROPERTY AT 25 SOUTH REGENT STREET IN PORT CHESTER TO FURTHER FAIR HOUSING
19	68	1,765,000	1,765,000	PURCHASE AND SUBSEQUENT CONVEYANCE OF PROPERTY LOCATED AT 227 ELM STREET IN YONKERS
19	182	1,375,000	0	
19	171	306,000	305,325	FINANCE THE PURCHASE OF REAL PROPERTY, INCLUDING THREE UNIT RENTAL BUILDING AT 162 LINCOLN
19	150	2,340,000	2,419,325	PURCHASE OF REAL PROPERTY LOCATED AT 645 MAIN STREET IN PEEKSKILL, FOR FAIR HOUSING
19	70	5,225,000	5,225,000	PURCHASE PROPERTY TO SUPPORT DEVLOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE
20	206	5,000,000	5,000,007	AFFORDABLE HOUSING DEVELOPMENT 62 MAIN STREET, TARRYTOWN
21	47	5,000,000	5,000,000	AFFORDABLE HOUSING - POINT ST AND RAVINE AVE YONKERS
21	84	3,825,000	3,825,063	AFFORDABLE AFFH UNITS - GREENBURGH 1 DROMORE ROAD
21	93	1,400,000	1,399,999	AFFORDABLE AFFH UNITS - 76 LOCUST HILL AVE YONKERS
21	166	1,800,000	1,757,604	AFFH 51 MAPLE ST VILLAGE OF CROTON
21	178	5,000,000	4,999,999	AFFH 26 GARDEN ST NEW ROCHELLE
21	190	5,000,000	4,999,999	500 MAIN STREET NEW ROCHELLE
22	154	1,900,000	1,900,031	32, 36-38 MAIN STREET AND 1-3 RIVERDALE AVENUE CITY OF YONKERS
24	1	2,700,000	2,700,000	317, 319, 321 WARBURTON AVE AND 247-255 WOODWORTH AVE AND 32 POINT STREET
24	3	3,000,000	0	136 CROTON AVE, VILLAGE OF OSSINING
24	24	6,000,000	6,000,000	2&8 GROVE, 102&106 SOUTH TERRACE, 111&115 SO MACQUESTEN PARKWAY
24	26	6,125,000	0	1, 7-11, 25,29 & 33 NO MACQUESTEN PARKWAY
24	197	1,030,000	0	60 SOUTH KENSICO AVE, WHITE PLAINS
24	147	4,900,000	0	21-23 PARK AVE

Year	Bond Act #	Amount	Issued Amount	Description
24	130	7,560,000	0	455 MAIN ST NEW ROCHELLE
24	83	4,360,000	4,360,000	LAND ACQUISITION II - 30 WATER ST. OSSINING
25	6	10,000,000	0	99 CHURCH ST & 6 COTTAGE PLACE

Cash History

Year	Amount	Description

Financing History Total
102,936,350

Recommended By:

Department of Planning MLLL	**Date** 05/05/2025
Department of Public Works RJB4	**Date** 05/05/2025
Budget Department DEV9	**Date** 05/05/2025
Requesting Department MLLL	**Date** 05/20/2025

NEW HOMES LAND ACQUISITION II
(BPL30)

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	2025	2026	2027	2028	2029	Under Review
Gross	104,500	104,500	75,815						
Non County Share			(688)						
Total	104,500	104,500	75,127						

Project Description

This is a continuation of project BPL10 New Homes Land Acquisition Fund (NHLA). NHLA provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities. This is a general fund, specific projects are subject to a Capital Budget Amendment.

Current Year Description

There is no current year request.

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2014	5,000,000	Continuation of this project	COMPLETE
2016	2,500,000	Continuation of this project	COMPLETE
2017	7,200,000	$2,200,000 Land acquisition for Mt Hope Plaza for Mt Hope Community Redevelopment Corp, located at 65 Lake St. White Plains and $5,000,000 continuation of this project.	COMPLETE
2018	8,000,000	Continuation of this project.	COMPLETE
2019	5,000,000	Continuation of this project	COMPLETE
2020	10,000,000	Continuation of this project	COMPLETE
2021	16,800,000	Continuation of this project	COMPLETE
2022	25,000,000	Continuation of this project	DESIGN / CONSTRUCTION
2023	25,000,000	Continuation of this project	DESIGN / CONSTRUCTION
Total	104,500,000		

NEW HOMES LAND ACQUISITION II
(BPL30)

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	104,500,000	54,938,308	49,561,692
Others		688,010	(688,010)
Total	104,500,000	55,626,319	48,873,681

Bonds Authorized

Bond Act		Amount	Date Sold	Amount Sold	Balance
204	15	460,000	12/15/17	388,647	(609)
			12/15/17	71,360	
			12/15/17	603	
235	15	1,840,000	12/15/16	1,830,000	10,000
240	15				
267	15	284,000	12/15/17	239,947	(376)
			12/15/17	44,057	
			12/15/17	372	
18	16	385,000			385,000
21	16	197,000	12/15/16	191,659	5,341
24	16	353,000	12/15/16	290,732	62,268
56	16	400,220	12/15/17	327,838	11,679
			12/15/17	60,194	
			12/15/17	509	
59	16	210,800	12/15/17	178,102	(279)
			12/15/17	32,701	
			12/15/17	276	
50	16	228,800	12/15/17	174,902	21,513
			12/15/17	32,114	
			12/15/17	271	
53	16	219,050			219,050
231	16	2,009,980	12/15/16	1,999,980	10,000
142	17	2,600,000	12/01/21	2,312,500	287,500
172	17	1,250,000	12/10/18	1,250,000	
209	17				
77	18	2,100,000	12/10/19	1,205,036	
			12/10/19	237,964	
			12/01/21	657,000	
123	18	787,500	10/28/20	690,728	(8)
			10/28/20	96,780	
			10/28/20	26,688	
			10/28/20	(26,688)	
155	18				

NEW HOMES LAND ACQUISITION II
(BPL30)

159	18	1,000,000	12/10/19	835,090	
			12/10/19	164,910	
186	18	3,000,000	12/10/19	2,505,271	
			12/10/19	494,729	
68	19	1,765,000	12/10/19	1,473,935	
			12/10/19	291,065	
70	19	5,225,000	12/10/19	4,363,348	
			12/10/19	861,652	
150	19	2,340,000	10/28/20	2,052,449	(79,325)
			10/28/20	287,575	
			10/28/20	79,302	
171	19	306,000	12/01/21	305,325	675
182	19	1,375,000			1,375,000
206	20	5,000,000	12/01/21	5,000,000	(7)
			11/30/23		
			11/30/23	7	
47	21	5,000,000	12/01/21	5,000,000	
84	21	3,825,000	11/30/23	3,482,077	(63)
			11/30/23	342,986	
93	21	1,400,000	12/01/22	1,273,444	
			12/01/22	126,556	
166	21	1,800,000	11/30/23	1,600,004	42,395
			11/30/23	157,601	
178	21	5,000,000	12/01/22	4,548,013	
			12/01/22	451,987	
190	21	5,000,000	12/01/22	4,548,013	
			12/01/22	451,987	
154	22	1,900,000	11/30/23	1,729,659	(31)
			11/30/23	170,372	
1	24	2,700,000			2,700,000
3	24	3,000,000			3,000,000
24	24	6,000,000			6,000,000
26	24	6,125,000			6,125,000
83	24	4,360,000			4,360,000

NEW HOMES LAND ACQUISITION II
(BPL30)

130	24	7,560,000		7,560,000
147	24	4,900,000		4,900,000
197	24	1,030,000		1,030,000
6	25	10,000,000		10,000,000
Total		102,936,350	54,911,628	48,024,722

430 STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on June 30, 2025 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media	Date Given
News Channel 12	June 26, 2025
The Journal News	
Hometown Media	
CBS2NY	
The Examiner News	
WABCTV News	

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s)on the following dates:

Designated Location(s) of posted notice	Date of Posting
www.westchesterlegislators.com	June 26, 2025

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on July 1, 2025.

Malika Vanderberg, Clerk
Westchester County Board of Legislators

COUNTY BOARD OF LEGISLATORS • COUNTY 1683 ORGANIZED • WESTCHESTER COUNTY, N.Y.

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Nancy Barr
Legislator Benjamin Boykin
Legislator Terry Clements
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Judah Holstein
Legislator David Imamura
Legislator James Nolan
Legislator Catherine Parker
Legislator Erika Pierce
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ulaj
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT: Legislator Jose Alvarado

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * * * *

APPROVED BY THE COUNTY EXECUTIVE

Date: 7/1/25

REFERENCE BPL1A

ACT NO. 133 - 2025

BOND ACT AUTHORIZING THE ISSUANCE OF $1,870,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF AFFORDABLE RENTAL UNITS ON PROPERTY LOCATED AT 41 NORTH DIVISION STREET, IN THE CITY OF PEEKSKILL, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING ("AFFH") PURSUANT TO THE COUNTY'S HOUSING IMPLEMENTATION FUND II FAIR AND AFFORDABLE HOUSING CAPITAL PROJECT; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $1,870,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $1,870,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted 06/30 , 2025)

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 $1,870,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of infrastructure improvements associated with the construction of affordable rental units on property located at 41

North Division Street, in the City of Peekskill, identified on the tax maps as Section 33.03, Block 1, Lot 1 (the "AFFH Property") at a cost of $1,870,000, including related costs incurred by the County, which may include construction management and engineering costs, and staff and legal fees, in order to support the construction of affordable housing units that will affirmatively further fair housing ("AFFH"); the County will file a Declaration of Restrictive Covenants in the Westchester County Clerk's office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 22 Affordable AFFH rental units at the aggregate estimated maximum cost of $1,870,000 for said infrastructure improvements. The County shall enter into an Inter-municipal/Developer agreement with the City of Peekskill and The Children's Village, Inc. (the "Developer"), its successors or assigns, to finance eligible infrastructure improvements associated with the construction of said 22 affordable AFFH rental units (the "Development"). The cost of infrastructure improvements for the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is $1,870,000. The plan of financing includes the issuance of $1,870,000 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 $1,870,000 bonds are

authorized to be issued, within the limitations of Section 11.00 a. 91 of the Law, is fifteen (15) 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 $1,870,000. 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 $1,870,000 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.

* * *

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL1A ☐ **NO FISCAL IMPACT PROJECTED**

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

[X] GENERAL FUND [ ] AIRPORT FUND [ ] SPECIAL DISTRICTS FUND

Source of County Funds (check one): [X] Current Appropriations

[ ] Capital Budget Amendment

41 NORTH DIVISION STREET, CITY OF PEEKSKILL

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal $ 1,870,000 **PPU** 15 **Anticipated Interest Rate** 3.49%

Anticipated Annual Cost (Principal and Interest): $ 160,086

Total Debt Service (Annual Cost x Term): $ 2,401,290

Finance Department: Interest rates from May 28, 2025 Bond Buyer - ASBA

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): $ -

Potential Related Revenues (Annual): $ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: N/A

Prepared by: Blanca P. Lopez

Title: Commissioner

Department: Planning

Date: 5/30/25

Reviewed By: DV 5/30/25 CO

Budget Director

Date: 6/2/25

Capital Project Fact Sheet Form

Project ID: *
BPL1A

Fact Sheet Year *
2025

Category *
BUILDINGS, LAND & MISCELLANEOUS

☑ **CBA**

Project Title: *
HOUSING IMPLEMENTATION FUND II

Department *
PLANNING

Fact Sheet Date: *
04/29/2025

Legislative District ID:
1, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2,

Unique Identifier
2927

Overall Project Description
This project continues the funding for the Westchester County Housing Implementation Fund (HIF) previously funded under BPL01. HIF is a unique housing incentive program established to provide municipalities with funds for public infrastructure and improvements such as water, sanitary and storm sewer, road and site improvements needed to facilitate the construction or rehabilitation of fair and affordable housing. This is a general fund, specific projects are subject to a Capital Budget Amendment.

☐ **Best Management**
☐ **Energy Efficiencies**
☐ **Infrastructure**
☐ **Life Safety**
☐ **Project Labor Agreement**
☐ **Revenue**
☐ **Security**
☑ **Other**

Other Details

Five Year Capital Program (in Thousands)

	Estimated Ultimate Total Cost	Prior Appropriation	2025	2026	2027	2028	2029	Under Review
Gross	86,060	86,060	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	86,060	86,060	0	0	0	0	0	0

Expended Obligated Amount (in thousands)
32,056

Current Bond Request / Description:
Bonding is requested to provide funding for certain infrastructure improvements for a 22 unit 100% affordable AFFH apartment building at 41 North Division Street in the City of Peekskill. 22 Parking spaces will be reserved for tenants at the nearby to be constructed addition to the James Street Municipal Parking Garage.

Financing Plan for Current Request:

Bond/Notes:	1,870,000
Cash:	0
Non-county Shares:	0
Total:	1,870,000

SEQR Classification
UNLISTED

Amount Requested
1,870,000

PPU

Description	Amount	Years

Expected Design Work Provider

☐ County Staff ☐ Consultant ☑ Not Applicable

Comments

The County will enter into an Inter-Municipal/Developer Agreement with the City of Peekskill, and The Children's Village, Inc., its successors or assigns (the "Developer") to finance eligible infrastructure improvements associated with multi-family development to be constructed at 41 North Division Street in the City of Peekskill (the "City"), identified on the tax maps as Section 33.03, Block 1, Lot 1 (the "Property"). The City will be responsible for operation and maintenance of the infrastructure and the County shall own the infrastructure improvements for the life of the County bonds. The developer will adaptively re-use an existing three-story building into 22 apartments all of which will affirmatively furthering fair housing (the "Affordable AFFH Units") which will be affordable to households who earn at or below 60% of Westchester County's Area Median Income.

The building will have one elevator and residential amenities such as a fitness center, an onsite management office, a resident lounge and laundry facilities. The building will have 9 studios, 10 one-bedroom and 3 two-bedroom apartments and 22 off-site parking spaces reserved for residents in the to be constructed addition to the James Street Municipal Parking Structure.

A total of $1,870,000 will finance the construction of infrastructure improvements that may include but will not be limited to: new ramps, concrete flooring, drainage, electrical, fire suppression, signage, landscaping, waterproofing, construction management and County administrative cost.

A deed restriction will be filed against the Property to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affirmative fair housing marketing plan to eligible households for a period of not less than 50 years.

Energy Efficiencies:

GREEN TECHNOLOGY SUCH AS THE INSTALLATION OF ENERGY STAR APPLIANCES, LIGHTING AND COOLING/HEATING SYSTEMS TO REDUCE THE EMISSIONS OF CARBON DIOXIDE INTO THE ENVIRONMENT.

Appropriation History

Appropriation Year	Amount	Description
2014	5,000,000	PUBLIC INFRASTRUCTURE IMPROVEMENTS
2015	3,000,000	PUBLIC INFRASTRUCTURE IMPROVEMENTS
2016	2,500,000	PUBLIC INFRASTRUCTURE IMPROVEMENTS
2017	3,500,000	GREENBURGH MANHATTAN AVE REDEVELOPMENT SENIOR HOUSING - $1,000,000; CONTINUATION OF THIS PROJECT -$2,500,000
2018	4,150,000	CONTINUATION OF THIS PROJECT.
2019	5,910,000	CONTINUATION OF THIS PROJECT
2020	10,000,000	CONTINUATION OF THIS PROJECT
2021	12,000,000	CONTINUATION OF THIS PROJECT $10,000,000 ; INFRASTRUCTURE BROADBAND $2,000,000
2022	25,000,000	CONTINUATION OF THIS PROJECT
2023	15,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History

86,060,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
15	164	0	0	INFRASTRUCTURE IMPROVEMENTS AT 16 ROUTE 6 IN TOWN OF SOMERS
15	170	2,400,000	2,399,394	FAH DEVELOPMENT AT 150 NORTH STREET AND THEODORE FREMD AVE IN CITY OF RYE
15	206	500,000	494,505	147, 165 AND 175 RAILROAD AVENUE, BEDFORD HILLS INFRASTRUCTURE IMPROVEMENTS
17	174	2,250,000	2,222,696	CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS TO 1847 CROMPOND ROAD PEEKSKILL
17	210	0	0	CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS AT 501 BROADWAY IN VILLAGE OF BUCHANAN
18	84	2,400,000	2,110,035	CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTION IMPROVEMENTS IN SUPPORT OF HIDDEN MEADOWS DEVELOPMENT
18	156	0	0	CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS FOR DEVELOPMENT OF AFFORDABLE HOUSING IN NEW ROCHELLE
18	188	1,300,000	1,155,841	INFRASTRUCTURE ASSOCATED WITH CONSTRUCTION OF AFFORDABLE UNITS AT 25 SOUT REGENT ST IN PORT CHESTER
18	183	4,400,000	4,147,688	INFRASTRUCTURE ASSOCIATED WITH AFFORDABLE HOUSING AT 135 S. LEXINGTON AVE IN WHITE PLAINS
19	72	0	0	RESCINDING ACT NO. 156-2018, INFRASTRUCTURE IMPROVEMENTS IN NEW ROCHELLE
19	180	0	0	RESCINDS BOND ACT 210-2017
19	179	2,500,000	0	CONSTRUCTION OF AFFORDABLE RENTAL UNITS AT 11 GRADEN STREET, NEW ROCHELLE
19	152	5,760,000	5,760,004	CONSTRUCTION OF AFFORDABLE RENTAL UNITS AT 645 MAIN STREET IN PEEKSKILL
20	51	5,000,000	5,000,008	COST OF INFRASTRUCTURE IMPROVEMENTS OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE
20	97	5,000,000	3,829,041	COST OF INFRASTRUCTURE IMPROVEMENTS OF AFFORDABLE HOUSING UNITS IN YONKERS
20	201	2,500,000	0	INFRASTRUCTURE IMPROVEMENTS FOR AFFORDABLE HOUSING UNIT AT 48 MANHATTAN AVE., GREENBURG

Year	Bond Act #	Amount	Issued Amount	Description
22	28	3,500,000	1,704,823	AFFH AND HIF 23 MULBERRY STREET, YONKERS 60 RENTAL UNITS
23	147	5,555,000	0	HOUSING IMPLEMENTATION FUND II - 345 MCLEAN AVE YONKERS
23	58	2,750,000	0	HOUSING IMPLEMENTATION FUND II - 65 LAKE STREET WHITE PLAINS
24	145	8,134,000	0	

Cash History

Year	Amount	Description

Financing History Total
53,949,000

Recommended By:

Department of Planning MLLL	**Date** 05/05/2025
Department of Public Works RJB4	**Date** 05/05/2025
Budget Department DEV9	**Date** 05/05/2025
Requesting Department MLLL	**Date** 05/05/2025

HOUSING IMPLEMENTATION FUND II
(BPL1A)

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	2025	2026	2027	2028	2029	Under Review
Gross	86,060	86,060	32,047						
Non County Share			72						
Total	86,060	86,060	32,119						

Project Description

This project continues the funding for the Westchester County Housing Implementation Fund (HIF) previously funded under BPL01. HIF is a unique housing incentive program established to provide municipalities with funds for public infrastructure and improvements such as water, sanitary and storm sewer, road and site improvements needed to facilitate the construction or rehabilitation of fair and affordable housing. This is a general fund, specific projects are subject to a Capital Budget Amendment.

Current Year Description

There is no current year request.

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2014	5,000,000	Public infrastructure improvements	COMPLETE
2015	3,000,000	Public infrastructure improvements	COMPLETE
2016	2,500,000	Public infrastructure improvements	COMPLETE
2017	3,500,000	Greenburgh Manhattan Ave Redevelopment Senior Housing - $1,000,000; continuation of this project -$2,500,000	COMPLETE
2018	4,150,000	Continuation of this project.	COMPLETE
2019	5,910,000	Continuation of this project	COMPLETE
2020	10,000,000	Continuation of this project	IN PROGRESS
2021	12,000,000	Continuation of this project $10,000,000 ; Infrastructure Broadband $2,000,000	IN PROGRESS
2022	25,000,000	Continuation of this project	$8,000,000 IN PROGRESS; $17,000,000 AWAITING BOND AUTHORIZATION
2023	15,000,000	Continuation of this project	AWAITING BOND AUTHORIZATION
Total	86,060,000		

HOUSING IMPLEMENTATION FUND II
(BPL1A)

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	86,060,000	26,648,042	59,411,958
Others		(71,958)	71,958
Total	86,060,000	26,576,084	59,483,916

Bonds Authorized

Bond Act		Amount	Date Sold	Amount Sold	Balance
164	15				
170	15	2,400,000	12/15/17	1,053,460	605
			12/15/17	193,426	
			12/15/17	1,634	
			12/10/18	551,309	
			12/10/19	271,876	
			12/10/19	53,689	
			12/01/22	249,231	
			12/01/22	24,769	
206	15	500,000	12/15/17	262,311	5,494
			12/15/17	48,163	
			12/15/17	407	
			12/10/18	183,625	
174	17	2,250,000	12/10/18	24,138	27,303
			12/10/19	127,644	
			12/10/19	25,207	
			04/30/20	192,926	
			10/28/20	985,486	
			10/28/20	138,079	
			10/28/20	38,077	
			10/28/20	(38,077)	
			12/01/21	445,116	
			12/01/22	258,419	
			12/01/22	25,682	
210	17				
84	18	2,400,000	12/10/19	270,781	437,986
			12/10/19	53,472	
			04/30/20	560,358	
			10/28/20	389,869	
			10/28/20	54,626	
			10/28/20	15,064	
			10/28/20	(15,064)	
			12/01/21	632,909	

HOUSING IMPLEMENTATION FUND II
(BPL1A)

156	18				
188	18	1,300,000	04/30/20	27,188	144,159
			10/28/20	487,032	
			10/28/20	68,239	
			10/28/20	18,818	
			12/01/21	294,989	
			12/01/22	207,794	
			12/01/22	20,651	
			11/30/23	28,340	
			11/30/23	2,792	
183	18	4,400,000	12/01/21	1,765,006	399,018
			12/01/22	1,282,442	
			12/01/22	127,450	
			11/30/23	752,011	
			11/30/23	74,073	
72	19				
152	19	5,760,000	12/01/21	2,419,574	(5)
			12/01/22	2,776,495	
			12/01/22	275,931	
			11/30/23	262,180	
			11/30/23	25,825	
179	19	2,500,000			2,500,000
180	19				
51	20	5,000,000	12/01/21	148,675	(9)
			12/01/22	3,943,713	
			12/01/22	391,930	
			11/30/23	469,449	
			11/30/23	46,241	
97	20	5,000,000	12/01/21	43,723	1,641,751
			12/01/22	1,122,890	
			12/01/22	111,594	
			11/30/23	1,893,528	
			11/30/23	186,513	
201	20	2,500,000			2,500,000

HOUSING IMPLEMENTATION FUND II
(BPL1A)

28	22	3,500,000	11/30/23	219,576	3,258,796
			11/30/23	21,628	
58	23	2,750,000			2,750,000
147	23	5,555,000			5,555,000
145	24	8,134,000			8,134,000
Total		53,949,000		26,594,902	27,354,098

430 STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on June 30, 2025 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media	Date Given
News Channel 12	June 26, 2025
The Journal News	
Hometown Media	
CBS2NY	
The Examiner News	
WABCTV News	

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s)on the following dates:

Designated Location(s) of posted notice	Date of Posting
www.westchesterlegislators.com	June 26, 2025

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on July 1, 2025.

Malika Vanderberg, Clerk
Westchester County Board of Legislators

COUNTY BOARD OF LEGISLATORS COUNTY 1683 ORGANIZED WESTCHESTER COUNTY, N.Y.

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Nancy Barr
Legislator Benjamin Boykin
Legislator Terry Clements
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Judah Holstein
Legislator David Imamura
Legislator James Nolan
Legislator Catherine Parker
Legislator Erika Pierce
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ulaj
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT: Legislator Jose Alvarado

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * * * *

APPROVED BY THE COUNTY EXECUTIVE

Date: 7/1/25

ACT NO. 134 - 2025

AN ACT authorizing the County of Westchester to purchase approximately + - 0.20 acres of real property located at 41 North Division Street in the City of Peekskill and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 22 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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 from the current owner(s) of record approximately + - 0.20 acres of real property located at 41 North Division Street in the City of Peekskill, (the "Property") to construct 22 affordable rental housing units that will affirmatively further fair housing (the "Affordable AFFH Units") as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property from the current owner(s) of record for an amount not to exceed ONE MILLION FIVE HUNDRED THIRTY-ONE THOUSAND EIGHT HUNDRED ($1,531,800) DOLLARS.

§3. The County is hereby authorized to convey the Property to The Children's Village, Inc., its successors or assigns or any entity created to carry out the purposes of the transaction, for One ($1 00) Dollar to construct the Affordable AFFH Units that will be marketed and leased to households earning at or below 50% and up to 60% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved affirmative fair housing marketing plan, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

§4. The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

§5. The transfers of the Property shall be by such deeds as approved by the County Attorney.

§6. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§7. This Act shall take effect immediately.

ACT NO. 135 - 2025

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the City of Peekskill and The Children's Village, Inc., its successors or assigns, or any entity created to carry out the purposes of the transaction in order to fund certain infrastructure improvements and authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 22 affordable rental units that will affirmatively further fair housing at 41 North Division Street in the City of Peekskill and remain affordable for a period of not less than 50 years.

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 enter into an inter-municipal developer agreement (the "IMDA") with the City of Peekskill, and The Children's Village, Inc. (the "Developer"), its successors or assigns or any entity created to carry out the purposes of the transaction in order to finance the construction of a portion of the infrastructure improvements associated with the construction of 22 parking spaces in a 144 space addition to the existing James Street Municipal Parking Garage and will include, but not be limited to new ramps, concrete flooring, drainage, electrical systems, fire suppression systems, signage, landscaping, waterproofing, construction management and County administrative costs (the "Infrastructure Improvements") in support of 22 affordable rental units which will affirmatively further fair housing ("AFFH") as set forth in 42 U.S.C. Section 5304(b)(2) (the "Affordable AFFH Units") at 41 North Division Street in the City of Peekskill as part of the County's program to ensure the development of new affordable housing. The term of the IMDA will be fifteen (15) years in an amount not to exceed ONE MILLION EIGHT HUNDRED SEVENTY THOUSAND ($1,870,000) DOLLARS to finance the Infrastructure Improvements. The County will have an ownership interest in the Infrastructure Improvements through an easement for a term of fifteen (15) years and will

provide that the City of Peekskill, the Developer, its successors or assigns, will be responsible for any and all costs of operation and maintenance of the Infrastructure Improvements.

§2. The IMDA will require the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, as a condition of the County's financing of the Infrastructure Improvements, to record a declaration of restrictive covenants approved by, and enforceable by, the County which will run with the land and bind the property and any successor(s) in interest and will require that the Affordable AFFH Units be maintained and marketed in accordance thereto for a period of not less than fifty (50) years.

§3. The County is hereby authorized to grant and accept any property rights necessary in furtherance of the IMDA and the Affordable AFFH Units.

§4. The period of affordability of the Affordable AFFH Units shall be a minimum of fifty (50) years.

§5. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§6. This Act shall take effect immediately.

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

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act No's. 132, 133 - 2025, and Act No's. 134, 135 - 2025, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original (Bond) Acts, and Acts, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on June 30, 2025, and approved by the County Executive on July 1, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 1st day of July, 2025.

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

COUNTY BOARD OF LEGISLATORS
COUNTY
1683
ORGANIZED
WESTCHESTER COUNTY, N.Y.