

# Parks & Environment Meeting Agenda



800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

Committee Chair: David Tubiolo

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**Monday, March 24, 2025**

**10:00 AM**

**Committee Room**

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**Joint with B&A and PWT**

## CALL TO ORDER

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

## MINUTES APPROVAL

Monday, March 3, 2025 at 10:00 AM Minutes

Monday, March 3, 2025 at 1:00 PM Minutes

Wednesday, March 5, 2025 at 11:00 AM Minutes

## I. ITEMS FOR DISCUSSION

### 1. [2025-74](#) **PH-Sewer District Mod-Add-Yorktown**

A RESOLUTION to set a Public Hearing on an "ACT to modify the Peekskill Sanitary Sewer District by the addition of one (1) parcel of property located in the Town of Yorktown." [Public Hearing set for \_\_\_\_\_, 2025 at \_\_\_\_\_ .m.]. ACT INTRO: 2025-76.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT**

Joint with B&A and PWT.

Guests: Department of Environmental Facilities

Commissioner Vincent Kopicki

Director of Maintenance Steve Elie-Pierre

**2. [2025-75](#) ENV RES-Sewer District Mod-Add-Yorktown**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the addition of one (1) parcel of property located in the Town of Yorktown, Old Crompond Road, Sec. 35.08, Block 1, Lot 27.

***COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT***

Joint with B&A and PWT.

Guests: Department of Environmental Facilities

Commissioner Vincent Kopicki

Director of Maintenance Steve Elie-Pierre

**3. [2025-76](#) ACT-Sewer District Mod-Add-Yorktown**

AN ACT to modify the Peekskill Sanitary Sewer District by the addition of one (1) parcel of property located in the Town of Yorktown.

***COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT***

Joint with B&A and PWT.

Guests: Department of Environmental Facilities

Commissioner Vincent Kopicki

Director of Maintenance Steve Elie-Pierre

**II. OTHER BUSINESS****III. RECEIVE & FILE****ADJOURNMENT**



**Kenneth W. Jenkins**  
County Executive

March 5, 2025

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

Dear Honorable Members:

I have been advised by the Commissioner of Environmental Facilities (the "Commissioner") that the Town of Yorktown ("Town") has requested pursuant to the attached resolution of the Town that the Peekskill Sanitary Sewer District ("District") be modified to add one (1) parcel of property more particularly described as Old Crompond Road, Sec. 35.08, Block 1, Lot 27 (hereinafter the "Parcel") to the District, which Parcel is not currently in any County Sanitary Sewer District and has never been in any County Sewer District in the past.

I am advised that the analysis prepared by the Department of Environmental Facilities (the "Department") dated November 20, 2024 and attached hereto indicates that the proposed addition of the Parcel represents an increase of 0.047% to the Equalized Full Value of the District. The addition of the Parcel will not cause significant changes in the tax rate of the District.

According to the Department, the proposal to add the Parcel is feasible because: 1) the matter was requested by the Town; 2) the facilities necessary to connect the Parcel to County facilities (i.e., gravity sewers) will be constructed at the total expense of the Town; 3) maintenance of the completed facilities will be the responsibility of the Town and not the District; 4) the Peekskill Water Resource Recovery Facility (the "Facility") has a design flow of 10 MGD and the present average daily flow is 6.1 MGD. The average daily flow the Parcel will generate after inclusion is 3,080 GPD. Therefore, the Facility and the County Trunk Sewer have sufficient capacity to accommodate the Parcel; 5) the subject expansion will not result in any significant effect on the tax structure of the District; and 6) the Parcel proposed to be added to the District is not now in any County sewer district and will be required to pay a surcharge over a ten year period.

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

Furthermore, Sections 237.131 and 237.141 of the County Administrative Code confer authority to determine what charges will be paid by the Parcel. The Department recommends an aggregate surcharge of \$24,000.00 to be paid in each of ten equal annual installments of \$2,400.00, be assessed against the Parcel. This surcharge reflects capital costs incurred by the District from 2020 through 2024. This formula has been used in past legislation for parcels added to a sanitary sewer district.

Based on the above facts and the feasibility study provided by the Department, I respectfully recommend that your Board adopt a resolution which will authorize Legal Notice for the public hearing as required by the Administrative Code in such matters. In addition, I urge your Board to file with the Clerk of the Board the Feasibility Report and, after the public hearing, adopt an act which will add the Parcel to the District.

Sincerely,



Kenneth W. Jenkins  
Westchester County Executive

GL/VK/SEP/jpg  
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive in which the County Executive states that the Commissioner of Environmental Facilities (the “Commissioner”) has advised him that the Town of Yorktown (“Town”) has requested pursuant to the attached resolution of the Town that the Peekskill Sanitary Sewer District (“District”) be modified to add one (1) parcel of property more particularly described as Old Crompond Road, Sec. 35.08, Block 1, Lot 27 (hereinafter the “Parcel”), which Parcel is not currently in any County Sanitary Sewer District and has never been in any County Sewer District in the past.

Your Committee is informed that the analysis prepared by the Department of Environmental Facilities (the “Department”) dated November 20, 2024 and attached hereto, indicates that the proposed addition of the Parcel represents an increase of 0.047% to the Equalized Full Value of the District. The addition of the Parcel will not cause significant changes in the tax rate of the District.

According to the Department, the proposal to add the Parcel is feasible because: 1) the matter was requested by the Town; 2) the facilities necessary to connect the Parcel to County facilities (i.e., gravity sewers) will be constructed at the total expense of the Town; 3) maintenance of the completed facilities will be the responsibility of the Town and not the District; 4) the Peekskill Water Resource Recovery Facility (the “Facility”) has a design flow of 10 MGD and the present average daily flow is 6.1 MGD. The average daily flow the Parcel will generate after inclusion is 3,080 GPD. Therefore, the Facility and the County Trunk Sewer have sufficient capacity to accommodate the Parcel; 5) the subject expansion will not result in any significant effect on the tax structure of the District; and 6) the Parcel proposed to be added to the District is not now in any County sewer district and will be required to pay a surcharge over a ten year period.

Your Committee notes that Section 237.131 of the County Administrative Code authorizes the alteration or change of a sewer district. However, your Honorable Board may only alter or change the district after it has held a public hearing after notice has been given by publication in such manner and for such time as the Board shall direct. Therefore, attached

hereto is a Resolution, which, if adopted by your Honorable Board, would authorize the date and time of the public hearing. Your Committee recommends adoption of said Resolution.

Furthermore, Sections 237.131 and 237.141 of the County Administrative Code confer authority to determine what charges, if any, will be paid by the Parcel. Your Committee has been informed that the Department recommends that an aggregate surcharge of \$24,000.00 to be paid in each of ten equal annual installments of \$2,400.00, be assessed against the Parcel. This surcharge reflects capital costs incurred by the District from 2020 through 2024. This formula has been used in past legislation for parcels added to a sanitary sewer district.

The Planning Department has advised that the request to be included in the District is being made to serve a proposed 20-unit housing development, known as Garden Lane Apartments, that will be constructed on the property. Pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”), the Town Planning Board classified the housing project as an Unlisted action, conducted coordinated review and issued a Negative Declaration for the project on August 14, 2023. However, the County was not included as an involved agency in the Town’s review. As such, the County must conduct its own environmental review to comply with SEQR.

Your Committee has carefully considered the proposed legislation. It has reviewed the attached Short Environmental Assessment Form (“EAF”) and the criteria contained in Section 617.7 of Title 6 of the New York Codes, Rules and Regulations, the SEQR regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed Resolution by which this Board would issue a Negative Declaration for this proposed action.

In addition, based on the above facts and the Feasibility Report prepared by the Department, your Committee concurs with the recommendation of the County Executive and recommends that your Honorable Board adopt the annexed Resolution which will authorize publication of the Legal Notice for the public hearing as required by the Administrative Code in such matters, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the addition of the Parcel to the District.

It should be noted that a vote of not less than a majority of the voting strength of the Board of Legislators is required to pass this proposed Act.

Dated: \_\_\_\_\_, 2025  
White Plains, New York

K:JPG 2/28/2025 COMMITTEE ON



# FISCAL IMPACT STATEMENT

SUBJECT: Old Crompond Rd Peekskill SSD, Yorktown (T)

NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

GENERAL FUND       AIRPORT FUND       SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense      \$                      -

Total Current Year Revenue      \$                      -

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

Additional Appropriations       Other (explain)

Identify Accounts:      236-60-1610-9012

Potential Related Operating Budget Expenses:      Annual Amount      \$                      -

Describe:      Operating expenses related to process and treatment  
plant expenses of additional flow from these parcels.

Potential Related Operating Budget Revenues:      Annual Amount      \$                      2,400

Describe:      "Buy-in" revenue for parcel added to the Peekskill Sewer District each year  
for the next 10 years

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

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

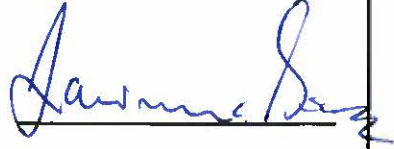
Next Four Years: Please see descriptions above

Prepared by:      Steve Elie-Pierre, P.E.

Title:      Director Of Wastewater Treatment

Department:      Environmental Facilities

Date:      November 21, 2024

*wo*  
Reviewed By: 

Budget Director

Date:      3/3/25



**Diana L. Quast, Town Clerk**  
dquast@yorktownny.org



**Registrar of Vital Statistics**  
Telephone: (914) 962-5722 x 208  
Fax: (914) 962 6591

**TOWN OF YORKTOWN**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, May 3, 2022.

WHEREAS, the Town of Yorktown has received a request from Eric Hoffman, for parcel 35.08-1-27 (Old Crompond Road), to be included in the Westchester County's Peekskill Sanitary Sewer District and the Hunterbrook Sewer District, and

WHEREAS, the Town of Yorktown Town Board is desirous of including the parcel of land into the existing Peekskill Sanitary Sewer District, NOW THEREFORE BE IT

RESOLVED, that the Town Board of the Town of Yorktown does hereby request that the County of Westchester incorporate parcel 35.08-1-27 (Old Crompond Road), into the Peekskill Sanitary Sewer District.

  
Diana L. Quast, Town Clerk

Date: May 4, 2022

To: Dan Ciarcia, Town Engineer

cc: Matthew J. Slater, Town Supervisor  
Vedat Gashi, Westchester County Legislator  
Colin Smith, Westchester County Legislator  
Sunday Vanderberg, Chief & Clerk Administrative Officer –  
Westchester County Board of Legislators  
Adam Rodriguez, Town Attorney  
file

Diana L. Quast, Town Clerk  
dquast@yorktownny.org




Registrar of Vital Statistics  
Telephone: (914) 962-5722 x 208  
Fax: (914) 962 6591

**TOWN OF YORKTOWN**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

STATE OF NEW YORK            )  
COUNTY OF WESTCHESTER    )  
Office of the Clerk of the     )     ss:  
TOWN OF YORKTOWN            )

I, Diana L. Quast, Town Clerk of the Town of Yorktown, Westchester County, New York, do hereby certify that I have compared the foregoing copy of the Town Board Resolution passed at the TOWN BOARD MEETING HELD ON May 3, 2022 with the original now on file in this office, and that the same is a correct and true transcript of such Town Board Minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 21st day of June, 2024.

  
\_\_\_\_\_  
Diana L. Quast, Town Clerk  
Certified Municipal Clerk

(S E A L)

COUNTY OF WESTCHESTER

DEPARTMENT OF ENVIRONMENTAL FACILITIES

November 20, 2024

FEASIBILITY REPORT  
IN THE MATTER OF

THE ENLARGEMENT FOR A CERTAIN PROPERTY

IN THE

PEEKSKILL SANITARY SEWER DISTRICT

TOWN OF Yorktown



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

The Town of Yorktown has petitioned that one (1) property currently not included in the Peekskill Sanitary Sewer District be added to the Peekskill Sanitary Sewer District.

A. The identification of the property not currently within the boundaries of the Peekskill Sanitary Sewer District and to be added is contained in the attached Resolution prepared by the Town Clerk, Town of Yorktown. Said property is not currently in any County Sanitary Sewer District, and has never been in any County Sewer District in the past. The property is known as Old Crompond Road, designated as Section 35.08, Block 1, Lot 27.

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

Full Equalized Valuations, which are assessed values adjusted for equalization rates, form the basis on which the sewer district tax levies are apportioned by the County Board of Legislators. The following are the full equalized valuations in the 2024 tax levy pertinent to the subject property:

Full Value of District

<u>CITIES/TOWNS</u>	<u>ASSESSED VALUE</u>	<u>EQ. PERCENT</u>	<u>FULL VALUE</u>
Cortlandt	\$ 14,893,985	1.22%	\$1,220,818,443
Peekskill	123,230,717	2.39	5,156,096,946
Somers	64,641,224	9.71	665,718,064
Yorktown	53,940,666	1.72	3,136,085,233
Total			\$10,178,718,686
(Town of Yorktown) Total Value of the parcels to be added			+ <u>4,808,900</u>
Total Full Value of District as Amended:			\$10,183,527,586

\* represents a 0.047% increase in the FEV of the District

C. The Surcharge Calculation for the property which is not now in a County Sewer District and is proposed for inclusion in the Peekskill Sanitary Sewer District is as follows:

If: e = added area's share in District equity or surcharge amount;

A = added area's f.e.v., 2024 Rolls

D = District f.e.v., 2024 rolls, before proposed additions

and E = District equity in existing facilities or the total of debt service and advances from district levies to pay the capital costs of those facilities, for the period 2020 through 2024.

Then: 
$$e = \frac{A}{D+A} \times E$$

$$e = \frac{4,808,900}{10,183,527,586 + 4,808,900} \times 51,007,426$$

$$e = \frac{4,808,900}{10,188,336,486} \times 51,007,426$$

$$e = 0.000472 \times \$51,007,426$$

$$e = \$24,075.53 \text{ (rounded to } \$24,000.00)$$

and: in each of 10 annual installments, a total surcharge of \$2,400.00 is to be collected from the added property and credited to the remaining properties of all Municipalities in the District, in each of the ten years.

D. Summary and Recommendations.

The proposed Peekskill Sanitary Sewer District Addition is feasible because:

1. The matter was requested by the Town of Cortlandt.
2. The facilities necessary to connect the property to County facilities (i.e. Gravity Sewers) will be constructed at the total expense of the Town of Cortlandt.
3. Maintenance of the completed facilities will be the responsibility of the Town of Cortlandt but not the Peekskill Sanitary Sewer District.
4. The Peekskill Water Resource Recovery Facility has a design flow of 10 MGD and the present average daily flow is 6.1 MGD. The average daily flow the parcel will generate is 3,080 gallons per day. The Facility and the County Trunk Sewer have sufficient capacity to accommodate this property.
5. The subject expansion will not result in any significant effect on the tax structure of the district.
6. The Territory proposed to be added to the Peekskill Sanitary Sewer District is not now in any County Sewer District and will be required to pay a surcharge over a ten year period.

File Name: FEAS Garden Ln\_Crompond\_RD\_Lot\_3.docx



**RESOLUTION NO. 2025 –**

**RESOLVED**, that this Board hold a public hearing on the proposed modification to the Peekskill Sanitary Sewer District by the addition of one (1) parcel of property located in the Town of Yorktown, more particularly described as Old Crompond Road, Sec. 35.08, Block 1, Lot 27, pursuant to Section 237.131 of the Laws of Westchester County. The public hearing will be held at \_\_\_\_\_ P.M. on the \_\_\_\_ day of \_\_\_\_\_, 2025 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law. Such Notice shall be substantially in the form attached hereto.

**PUBLIC NOTICE**

NOTICE OF HEARING: MODIFICATION TO THE PEEKSKILL SANITARY SEWER DISTRICT BY THE ADDITION OF ONE (1) PARCEL OF PROPERTY IN THE TOWN OF YORKTOWN; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ P.M. IN THE CHAMBERS OF THE WESTCHESTER COUNTY BOARD OF LEGISLATORS, 8TH FLOOR, 148 MARTINE AVENUE, WHITE PLAINS, NEW YORK FOR THE PURPOSE OF HEARING PERSONS OR PARTIES INTERESTED IN THE PROPOSED ADDITION TO THE PEEKSKILL SANITARY SEWER DISTRICT OF LAND IN THE TOWN OF YORKTOWN IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED NOVEMBER 20, 2024, OF THE PARCEL LISTED BELOW BY STREET ADDRESS AND TAX MAP DESIGNATION.

OLD CROMPOND ROAD, SEC. 35.08, BLOCK 1, LOT 27

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

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

Dated: \_\_\_\_\_, 2025  
White Plains, New York

**RESOLUTION NO. 2025 - \_\_\_\_\_**

**WHEREAS**, there is pending before this Honorable Board an Act to authorize the County to modify the Peekskill Sanitary Sewer District (the “District”) by adding one (1) parcel of property located in the Town of Yorktown (the “Town”), more particularly described as Old Crompond Road, Sec. 35.08, Block 1, Lot 27 (hereinafter the “Parcel”), to the District, which Parcel is not currently in any County Sanitary Sewer District and has never been in any County Sewer District in the past; and

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

**WHEREAS**, the request to be included in the District is being made to serve a proposed 20-unit housing development, known as Garden Lane Apartments, that will be constructed on the Parcel; and

**WHEREAS**, pursuant to the SEQRA and its implementing regulations, 6 NYCRR Part 617 (“SEQR”), the Town Planning Board classified the housing project as an Unlisted action, conducted coordinated review and issued a Negative Declaration for the project on August 14, 2023, but did not include the County of Westchester (the “County”) as an involved agency and the County must now conduct its own environmental review to comply with SEQR; and

**WHEREAS**, this Honorable Board has also determined that the proposed addition of the Parcel to the County Sewer District would constitute an “Unlisted” action under SEQR, which requires this Honorable Board to make a separate determination as to whether the proposed action will have a significant impact on the environment; and

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

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if this proposed action will have a significant adverse impact on the environment.


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

**RESOLVED**, that based upon this Honorable Board's review of the Short Environmental Assessment Form and the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the addition of this Parcel of property to the Peekskill Sanitary Sewer District; and be it further

**RESOLVED**, the Clerk of the Board of Legislators is authorized and directed to sign the Determination of Significance in the Short Environmental Assessment Form, which is attached and made a part hereof, as responsible officer in Lead Agency; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that this Resolution shall take effect immediately.

**TO:** Vincent Kopicki, Commissioner  
Department of Environmental Facilities

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

**DATE:** February 28, 2025

**SUBJECT:** **STATE ENVIRONMENTAL QUALITY REVIEW FOR MODIFICATION  
OF PEEKKILL SANITARY SEWER DISTRICT TO ADD ONE PARCEL,  
OLD CROMPOND ROAD (GARDEN LANE), TOWN OF YORKTOWN**

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

The action involves the addition of a 1.56-acre parcel (Section 35.08, Block 1, Lot 27) to the County's Peekskill Sanitary Sewer District. The parcel is located on east side of Garden Lane, approximately 220 feet north of Old Crompond Road in the Town of Yorktown. The request to be included in the sewer district is being made to serve a proposed 20-unit housing development, known as Garden Lane Apartments, that will be constructed on the property.

Pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR), the Town of Yorktown Planning Board classified the housing project as an Unlisted action, conducted coordinated review and issued a Negative Declaration for the project on August 14, 2023. However, the County was not included an involved agency in the Town's review. As such, the County must conduct its own environmental review to comply with SEQR.

A Short Environmental Assessment Form has been prepared for the sewer district extension (Part I was completed by the developer/applicant) and is attached for consideration by the Board of Legislators.

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

DSK/cnm

Att.

cc: Joan McDonald, Director of Operations  
Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Blanca Lopez, Commissioner of Planning  
Marian Pompa, Director of Wastewater Treatment  
Steve Elie-Pierre, Director – Maintenance, Dept. of Environmental Facilities  
Jeffrey Goldman, Senior Assistant County Attorney  
Sean Curtin, Assistant County Attorney  
Claudia Maxwell, Principal Environmental Planner

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

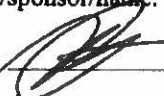
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

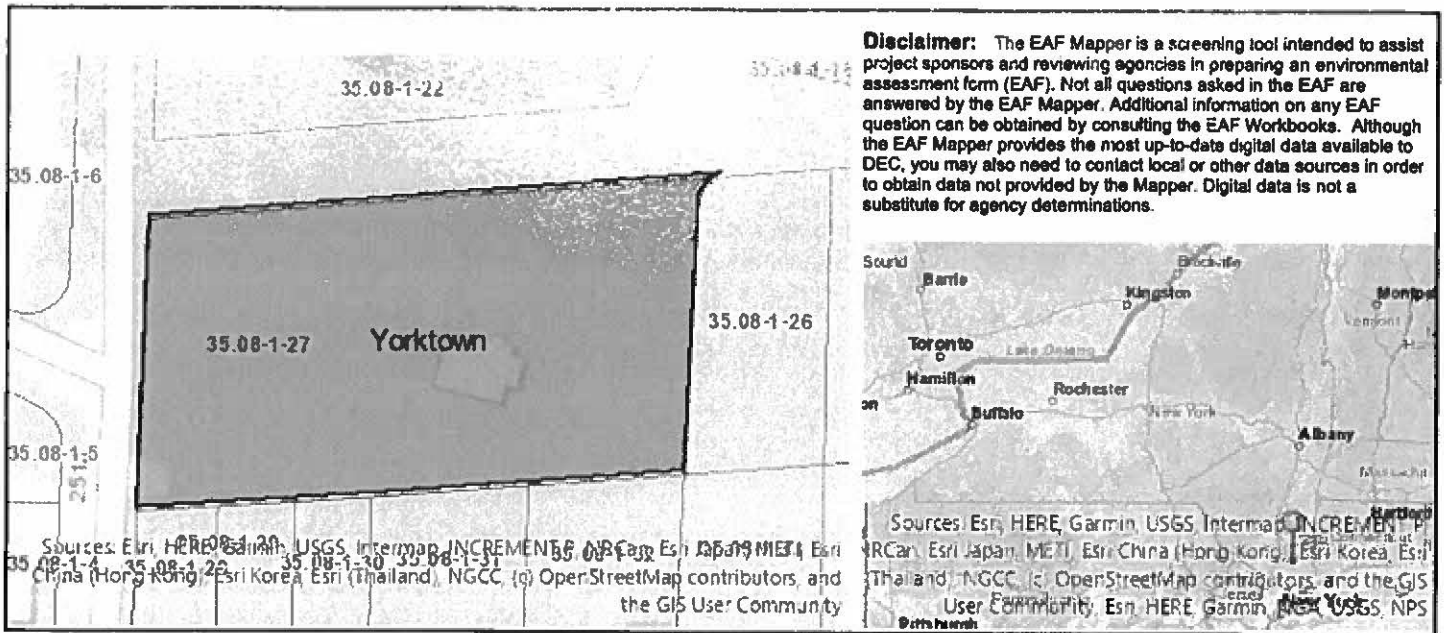
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Garden Lane Apartments - Sewer District Extension			
Project Location (describe, and attach a location map): Garden Lane, approx. 200' North of Old Crompond Road			
Brief Description of Proposed Action: Sewer District Extension for a new apartment building with 20-units and associated site improvements.			
Name of Applicant or Sponsor: Michael F. Stein		Telephone: 914-909-0420	
		E-Mail: michael@hudsonec.com	
Address: 45 Knollwood Road, Suite 201			
City/PO: Elmsford		State: NY	Zip Code: 10523
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.56 acres	
b. Total acreage to be physically disturbed?		1.41 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.56 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All runoff will be treated onsite via drywell systems and filtration systems prior to being conveyed to an existing offsite stream, where it subsequently meets with the municipal stormwater infrastructure.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Michael Stem, P.E.</u> Date: <u>12/26/23</u> Signature: <u></u> Title: _____		

**PRINT FORM**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

**Part 2 is to be completed by the Lead Agency.**

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

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

Project: Garden Lane Apartments Sewer

Date: February 2025

### Short Environmental Assessment Form Part 3 Determination of Significance

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

The project calls for expansion of the Town's Hunterbrook and Huntrook 202 Sanitary Sewer Districts and the County's Peekskill Sanitary Sewer District to include one parcel (Section 35/08, Block 1, Lot 27) in order to serve a proposed 2-story, 20-unit apartment building to be located on the east side of Garden Lane in the Town of Yorktown. The housing project was reviewed by the Town of Yorktown Planning Board, which issued a Negative Declaration pursuant to SEQR and granted site plan approval. However, the County was not included as an involved agency for the sewer district modification during the Town Planning Board's review.

The subject parcel is approximately 1.56 acres in size and is located adjacent to the boundary line of the aforementioned sewer districts. There is an existing low-pressure force main on Garden Lane to which the development will be able to connect. The force main connects to other mains that eventually lead to the Town's Hunterbrook Sewer District Pump Station, which then sends the sewage to the County's Hollow Brook Interceptor Trunk Line where it ultimately discharges into the County's Peekskill Water Resource Recovery Facility (WRRF). The Peekskill WRRF has a design flow of 10 million gallons per day (MGD) and the present average daily flow is 6.1 MGD. The housing development is expected to generate approximately 3,080 gallons per day. As such, the County facilities have sufficient capacity to accept this additional sewage and no further environmental impacts are anticipated.

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

County of Westchester

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Clerk to the Board of Legislators

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

*San Kuge*

**PRINT FORM**



**ACT NO. 2025 -**

**AN ACT to Modify the Peekskill Sanitary Sewer District by the Addition of one (1) Parcel of Property Located in the Town of Yorktown.**

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

**Section 1.** The following property known and designated as Old Crompond Road, Sec. 35.08, Block 1, Lot 27 (the "Parcel") on the assessment maps of the Town of Yorktown (the "Town") is hereby added to the Peekskill Sanitary Sewer District (the "District").

**§ 2.** Pursuant to the provisions of Chapter 237 of the Laws of Westchester County, the Board levies and assesses against the Parcel the aggregate sum of Twenty-Four Thousand Dollars (\$24,000.00) which amount shall be payable in ten equal annual installments of Two Thousand Four Hundred Dollars (\$2,400.00) and shall be credited to the remaining portion of the District.

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

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

**§ 5.** This Act shall take effect immediately.