

ACT 167 - 2025

HONORABLE BOARD OF LEGISLATORS THE COUNTY OF WESTCHESTER, NEW YORK

Your Committee is in receipt of a transmittal from the Westchester County Executive recommending approval of an act (the "Act"), which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") as follows:

(1) to acquire the following real property on the south west quadrant ("SW Quadrant") of the bridge over the Croton River on Quaker Bridge Road (the "Bridge") from the Village of Croton-on-Hudson (the "Village") for capital project RB03W – Quaker Bridge Road Over Croton River, Cortlandt (BIN3348560) ("RB03W"):

Parcel 1 - fee conveyance consisting of approximately 225 ± S.F. or 0.005± acres of land, which is a portion of Section 68.18, Block 1, Lot 42 on the Tax Assessment Maps for the Village of Croton-on-Hudson,

Parcel 2 - fee conveyance consisting of approximately 570 ± S.F. or 0.013± acres of land, which is a portion of Section 79.06, Block 1, Lot 2, as shown on the Tax Assessment Maps for the Village of Croton-on-Hudson,

Parcel 3 - permanent easement consisting of approximately 3,622 ± S.F. or 0.083± acres of land, which is a portion of Section 68.18, Block 1, Lot 42 on the Tax Assessment Maps for the Village of Croton-on-Hudson, and

Parcel 4 - permanent easement consisting of approximately 576 ± S.F. or 0.013± acres of land, which is a portion of Section 79.06, Block 1, Lot 2 on the Tax Assessment Maps for the Village of Croton-on-Hudson.

(2) to execute a correction deed (the "Correction Deed") with regard to land in the northwest quadrant ("NW Quadrant") of the Bridge for RB03W, which will correct an error in the description of the premises conveyed in a prior deed (the "Prior Deed") by the County to the Village, dated July 26, 1979, and recorded in the office of the Clerk of the County of Westchester, Division of Land Records, in Liber 7575 of Deeds at Page 439; to remove approximately 1,865± S.F. or 0.043± acres of land on the NW Quadrant of the Bridge (the "NW Quadrant Land") from Section 68.18, Block 2, Lot 1, which the County and Village never intended to convey in the Prior Deed and was included in the Prior Deed in error.

Your Committee is advised that, with regard to (1) above, the County needs to acquire the fee conveyance to Parcel 1 and Parcel 2 to install a wing wall for the new Bridge, which will replace the current Bridge.

Your Committee is advised that, with regard to (1) above, the County needs to acquire the permanent easements to Parcel 3 and Parcel 4 to use as staging areas, access areas and/or work areas with regard to the construction, reconstruction, maintenance and repair of the new Bridge.

Your Committee is advised that, with regard to (2) above, the County needs to remove certain land from the Prior Deed, which the parties never intended to include in the Prior Deed. In particular, the County needs to remove the NW Quadrant Land from Section 68.18, Block 2, Lot 1. It was not the intention of County and the Village to include in the Prior Deed the NW Quadrant Land, which is directly adjacent to the Bridge and needed for the maintenance and repair of the Bridge.

Your Committee is advised, that, in the Prior Deed, the County conveyed Parcel "C" and Parcel "D" to the Village, which parcels were depicted on a map entitled "Map of Land to be Acquired by the County of Westchester for County Use and purpose Being a Portion of the Croton Gorge Situate in the Town of Cortlandt and Village of Croton-on-Hudson, Westchester County, New York", prepared by Alexander Bunney dated February 23, 1979 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records, on June 21, 1979 as Map number 19964 ("Map No. 19964").

Your Committee is advised that, subsequent to the execution of the Prior Deed, Parcel "C" and Parcel "D" were combined into one section, block and lot number, known and designated on the Tax Assessment Maps of the Village as Section 68.18, Block 2 and Lot 1 ("SBL 68.18-2-1").

Your Committee is advised that it was not the intention of the County and the Village to include in the Prior Deed the Adjacent NW Quadrant Land, which is a small area, directly adjacent to the Bridge and needed for the maintenance and repair of the Bridge.

Your Committee is advised, that in addition, while the Prior Deed requires the Village use the Parcel “C” and Parcel “D” solely and exclusively for municipal park and recreational purposes, the adjacent NW Quadrant Land was not used by the Village for municipal park and recreational purposes because it was never the intention of the Village to take from the County land it needed for the maintenance and repair of the Bridge. Consequently, the Correction Deed is needed.

Your Committee is advised that the County is responsible under the Laws of Westchester County for the maintenance and repair the Bridge as follows:

“The bridge over the Croton River on Quaker Bridge Road, in the Town of Cortlandt, ... shall be maintained and kept in repair by and at the expense of the county. If it becomes necessary in the repair of any of the said bridges to reconstruct the same, the county may reconstruct such bridge. Upon such determination, the County Board shall estimate the cost of such reconstruction and thereafter make available the necessary funds therefor, either by including such cost in the county budget or by the issuance of county obligations as provided by the Local Finance Law....” (emphasis added). *Section 209.101(1)(b) Laws of Westchester County.*

Your Committee is advised that the Department of Public Works and Transportation (“Department”) has advised that the current bridge, which was built in 1894 and has an annual daily traffic count (“AADT”) of 925, is in need of replacement to maintain a safe roadway for the traveling public. In 2023, the New York State Department of Transportation gave the bridge a condition rating of 3.79. This rating system, using a scale of 1 (“hazardous”) through 7 (“new”), is a weighted average of the condition of an evaluated bridge. The bridge has continued to deteriorate and was closed in November 2024 due to its current condition. Approval of the Act is needed for capital project RB03W and to maintain and repair the Bridge.

Your Committee is advised that, on or about June 30, 2025, legislation was submitted seeking to authorize the issuance of additional bonds of the County in the amount of Seventeen Million, Six Hundred Thousand (\$17,600,000) Dollars to finance Capital Project RB03W - Quaker

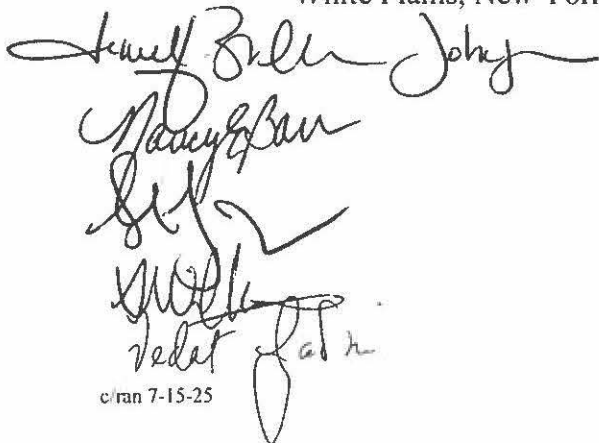
Bridge Road Over Croton River, Cortlandt ("Bond Act No. 2025-297"). The Department of Planning has advised that an environmental review pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617, was undertaken and reported for Bond Act No. 2025-297.

The Department of Planning has advised that, in connection with the Bond Act No. 2025-297, your Honorable Board is required to make a determination that there will be no significant adverse impact on the environment. As such, Resolution No. 296-2025, which was previously submitted along with the Bond Act No. 2025-297, must be adopted prior to adopting the Act submitted herewith.

In compliance with Section 191.41 of the Laws of Westchester County ("LWC"), the required report of the Planning Commissioner in support of this land acquisition is attached herewith. In addition, pursuant to LWC Section 167.131, on August 6, 2024, the Westchester County Planning Board reviewed capital project RB03W and a copy of the Planning Board Report is herewith attached.

It should be noted that an affirmative vote of majority of the members of your Honorable Board is required in order to adopt the Act. Your Committee has carefully considered the proposed Act and recommends approval of the Act.

Dated: July 28th, 2025
White Plains, New York


c/ran 7-15-25

Budget & Appropriations

Dated: July 28, 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

A handwritten signature in cursive script, appearing to read "John P. H. Stein".

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB03W

☐ NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

☒ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one):

☒ Current Appropriations

☐ Capital Budget Amendment

Fee conveyance, Easement acceptance, Deed correction: \$10.00 346-46-RB03W-01-C OBJT 6050

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal

PPU

Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest):

Total Debt Service (Annual Cost x Term):

\$

-

Finance Department:

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:

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 7/1/25

Reviewed By: *[Signature]*

Budget Director

Date: 7/15/25



Memorandum
Department of Planning

TO: Rachel Noe, Associate County Attorney
Department of Law

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

DATE: July 10, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR QUAKER BRIDGE
ROAD BRIDGE - ACQUISITIONS AND CORRECTION DEED**

Pursuant to your request, the Planning Department has reviewed the proposed legislation, which involves the acquisition of approximately 795 square feet of real property and permanent easements over 4,198 square feet of land from the Village of Croton-on-Hudson, along with the execution of a correction deed to remove approximately 1,865 square feet of land from a 1979 transfer of land to the Village, in the vicinity of the bridge conveying Quaker Bridge Road over the Croton River, located on the border of the Village of Croton-on-Hudson and the Town of Cortlandt.

The above-referenced property actions are needed in order to replace the bridge, which is over a century old and in disrepair. The bridge replacement project is being funded under County Capital Project RB03W, which was classified as an Unlisted action under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Full Environmental Assessment Form was prepared for the project and coordinated review was conducted on behalf of the Board of Legislators. Since these property actions are integral components of the bridge replacement project, the Board of Legislators must render a determination that the project will not have a significant adverse impact on the environment (i.e., a Negative Declaration) in accordance with SEQR, prior to approving this legislation.

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

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca Lopez, Commissioner of Planning
Gayle Katzman, First Deputy Commissioner, Department of Public Works & Transportation
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

TO: Honorable Ken Jenkins
County Executive

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



DATE: June 30, 2025

SUBJECT: Acquisition of real property on the southwest quadrant of the bridge over the Croton River on Quaker Bridge Road from the Village of Croton-on-Hudson.

Pursuant to Section 191.41 of the Laws of Westchester County ("LWC"), this is the required report of the Commissioner of Planning on the proposed acquisition of the real property on the southwest quadrant ("SW Quadrant") of the bridge over the Croton River on Quaker Bridge Road located in the Village of Croton-on-Hudson. The SW Quadrant is made up four parcels which the County will acquire for several reasons in relation to replacing the bridge. The four parcels are the following:

Parcel 1 - consists of approximately 225 ± S.F. or 0.005± acres of land, which is part of Section 68.18, Block 1, Lot 42 on the tax assessment maps for the Village of Croton-on-Hudson,

Parcel 2 - consists of approximately 570 ± S.F. or 0.013± acres of land, which is part of Section 79.06, Block 1, Lot 2, as shown on the tax assessment maps for the Village of Croton-on-Hudson,

Parcel 3 - consists of approximately 3,622 ± S.F. or 0.083± acres of land, which is part of Section 68.18, Block 1, Lot 42 on the tax assessment maps for the Village of Croton-on-Hudson, and

Parcel 4 - consists of approximately 576 ± S.F. or 0.013± acres of land, which is part of Section 79.06, Block 1, Lot 2 on the tax assessment maps for the Village of Croton-on-Hudson.

The County needs to acquire these parcels to install a wing wall for the new Bridge, which will occur in Parcels 1 and 2, and to use as staging areas, access areas and/or work areas with regard to the construction, reconstruction, maintenance, and repair of the new Bridget which will occur in Parcels 3 and 4.

The County Planning Board, pursuant to Section 167.131 of the Laws of Westchester County ("LWC"), at their regular monthly meeting of August 6, 2024, adopted a resolution to adopt the 2025 Capital Projects Requests which included capital project **RB03W Quaker Bridge Road over Croton River, Cortlandt** which added \$20.025M to this project for design, construction management and construction of the bridge.

Based on this record, I have no objection to the acquisition of these four parcels in the Village of Croton-on-Hudson.

cc: John Nonna, County Attorney
Tami Altschiller, Deputy County Attorney
Christopher Steers, Director of Real Estate
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner

RESOLUTION 24 30
WESTCHESTER COUNTY PLANNING BOARD

**2025 Capital Project Requests
Adoption of Planning Board Report**

WHEREAS, pursuant to Section 167.31 of the County Charter, the Planning Board must submit its recommendations with regard to the physical planning aspects of the proposed 2025 capital projects to the County Executive, Budget Director and Capital Projects Committee; and

WHEREAS, the Planning Department staff prepared a revised draft report on the 2025 capital project requests and provided it to the Planning Board for their review and consideration; and

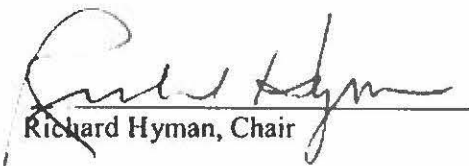
WHEREAS, the Planning Board held a meeting on June 18, 2024 to discuss the draft report on the 2025 capital project requests; and

WHEREAS, any additional recommendations, comments and changes suggested by the Planning Board and contained within the minutes of the Planning Board's August 6, 2024 meeting shall be incorporated into the Planning Board Report on the 2025 Capital Project Requests; and

WHEREAS, the Planning Board finds that the proposed 2025 Capital Project Requests have been reviewed with respect to the adopted policies of the board including *Westchester 2025 Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*; now, therefore, be it

RESOLVED, that the Westchester County Planning Board, pursuant to Section 167.31 of the County Charter, adopts the Planning Board Report on the 2025 Capital Project Requests dated August 6, 2024 as amended by the comments contained in the minutes of the Planning Board's August 6, 2024 meeting.

Adopted this 6th day of August, 2024.


Richard Hyman, Chair

2025 Capital Project Requests

Adopted

Report of the Westchester County Planning Board

August 6, 2024

George Latimer
County Executive

Richard Hyman
Chair

Westchester County Planning Board

August 6, 2024 version

RB03W Quaker Bridge Road over Croton River, Cortlandt (BIN 3348560)

FIVE YEAR CAPITAL PROGRAM (in thousands)

Funding Type	Estimated Total Project Cost	Appropriated	Expended or Obligated	2025	2026	2027	2028	2029	Under Review
Gross Amount	20,325	300	299	20,025	0	0	0	0	0
Less Non-County Shares									
Net County Amount	20,325	300	299	20,025	0	0	0	0	0

Project Description

This project will fund the replacement of the bridge with a proposed new, two-lane bridge without the current clearance restrictions.

2015: Study to determine the viable options and associated costs for the replacement of the bridge.

2025: Design, construction management and construction

Note: The design funding (\$2,425,000) is currently pending a 2024 CBA.

Appropriation History

Year	Amount	Purpose
2015	300,000	Study

Justification

To maintain the County's infrastructure and provide a safe travelway.

Bridge Rating: 3.79 (2023)

AADT: 925

Consistency with Programs or Plans

This is a programmed project. The proposed project is consistent with "**Westchester 2025**", the County Planning Board's long-range planning policy document, as it will maintain existing transportation infrastructure and ease movement on travel routes.

Planning Board Analysis

PL2HP The Planning Board supports the proposed improvements. Planning Department staff will monitor the progress of design to address safety, aesthetic, and environmental planning concerns.

As per Westchester County policy, stormwater management must be addressed with every capital project where feasible. Designs should comply with the latest version of the NYS Stormwater Management Design Manual and the NYS Standards and Specifications for Erosion and Sediment Control.

This project will be referred to the Westchester Historic Preservation Advisory Committee (HPAC) for their review and recommendations.

ACT NO. 167 - 2025

AN ACT authorizing the County of Westchester to acquire real property and permanent easements from the Village of Croton-on-Hudson and execute a correction deed, with regard to the replacement of the bridge over the Croton River on Quaker Bridge Road in the Village of Croton-on-Hudson, Town of Cortlandt.

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 acquire the following real property located in the Village of Croton-on-Hudson, Town of Cortlandt, county of Westchester, State of New York, from the Village of Croton-on-Hudson (the "Village") for the replacement of the bridge over the Croton River on Quaker Bridge Road in the Town of Cortlandt (the "Bridge"):

Parcel Area	Tax Map Number
Parcel 1 (Fee Conveyance) = 225± S.F. or 0.005± Acres	Section 68.18, Block 1, P/O Lot 42
Parcel 2 (Fee Conveyance) = 570± S.F. or 0.013± Acres	Section 79.06, Block 1, P.O. Lot 2

§2. The County is hereby authorized to accept the grant of a permanent easement on, over, through and across the following real property located in the Village of Croton-on-Hudson, Town of Cortlandt, county of Westchester, State of New York, from the Village for the County its officers, employees, agents and contractors to use for staging areas, access areas and or work areas with regard to the construction, maintenance, and repair of the Bridge:

Parcel Area	Tax Map Number
Parcel 3 (Permanent Easement) = 3,622 ± S.F. or 0.083 ± Acres	Section 68.18, Block 1, P/O Lot 42
Parcel 4 (Permanent Easement) = 576± S.F. or 0.013± Acres	Section 79.06, Block , P/O/ Lot 2

§3. The County is hereby authorized to execute a correction deed with regard to land in the northwest quadrant (“NW Quadrant”) of the Bridge, which will correct an error in the description of the premises conveyed in a prior deed (the “Prior Deed”) by the County to the Village, dated July 26, 1979, and recorded in the office of the Clerk of the County of Westchester, Division of Land Records, in Liber 7575 of Deeds at Page 439; to remove approximately 1,865± S.F. or 0.043± acres of land on the NW Quadrant of the Bridge (the “NW Quadrant Land”) from Section 68.18, Block 2, Lot 1, which the County and Village never intended to convey in the Prior Deed and was included in the Prior Deed in error.

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

§5. This Act shall take effect immediately.

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing Act, Act No. 167 - 2025, with the original on file in my office, and that the same is a correct transcript therefrom, and of the whole, of the said original Act, which was duly adopted by the County Board of Legislators, of the County of Westchester on August 4, 2025, and approved by the County Executive on August 4, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 4th day of August, 2025.

Malika Vanderberg

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

