

RESOLUTION NO. 2026 –

RESOLVED, that this Board hold a public hearing on the proposed modification to the Peekskill Sanitary Sewer District by the addition of two (2) parcels of property located in the Town of Somers, more particularly described as 0 Route 6, Sec. 4,20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4, pursuant to Section 237.131 of the Laws of Westchester County. The public hearing will be held at _____ P.M. on the ____ day of _____, 2026 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 TWO (2) PARCELS OF PROPERTY IN THE TOWN OF SOMERS; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE _____ DAY OF _____, 2026 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 SOMERS IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED SEPTEMBER 15, 2025, OF THE PARCELS LISTED BELOW BY STREET ADDRESS, IF ANY, AND TAX MAP DESIGNATION.

0 ROUTE 6, SEC. 4.20, BLOCK 1, LOT 12; and

SEC. 15.08, BLOCK 1, LOT 4

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

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

Dated: _____, 2026
White Plains, New York

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

Your Committee is in receipt of a transmittal from the County Executive in which the County Executive states that the Commissioner of Environmental Facilities has advised him that the Town of Somers (the “Town”) has requested, pursuant to the attached resolution of the Town, that the Peekskill Sanitary Sewer District (the “District”) be modified to add two (2) parcels of property more particularly described as 0 Route 6, Sec. 4.20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4 (hereinafter the “Parcels”), which Parcels are not currently in any County Sanitary Sewer District and have never been in any County Sewer District in the past.

Your Committee is informed that the feasibility report prepared by the Department of Environmental Facilities (the “Department”) dated September 15, 2025 and attached hereto (the “Feasibility Report”), indicates that the proposed addition of the Parcels represents an increase of 0.75% to the Equalized Full Value of the District. Therefore, the addition of the Parcels will not cause significant changes in the tax rate of the District.

According to the Department, the proposal to add the Parcels is feasible because: 1) the matter was requested by the Town; 2) the facilities necessary to connect the Parcels 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 Parcels will generate after inclusion is 25,200 GPD. Therefore, the Facility and the County Trunk Sewer have sufficient capacity to accommodate the Parcels; 5) the subject expansion will not result in any significant effect on the tax structure of the District; and 6) the Parcels proposed to be added to

the District are 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 Laws of Westchester County (“LWC”) 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, LWC Sections 237.131 and 237.141 confer authority to determine what charges, if any, will be assessed against the Parcels. Your Committee has been informed that the Department recommends that an aggregate surcharge of \$401,827.00 to be paid in each of ten equal annual installments of \$40,182.70, be assessed against the Parcels. This surcharge reflects capital costs incurred by the District from 1970 through 2025. 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 a component of a residential townhouse development project, known as Trailside Estates. Pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”), the Town Planning Board classified the overall development project as a Type I action, served as lead agency, conducted coordinated review and issued a Negative Declaration for the project on February 13, 2025. Since the County 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 the proposed sewer district modification.

Your Committee has reviewed the attached SEQR documentation prepared by the Planning Department and concurs with this conclusion.

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

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 Laws of Westchester County in such matters, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the addition of the Parcels to the District.

Dated: February 2nd, 2026
White Plains, New York

Vedat Gedhi
Z. O. J.

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Anant Nandian

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William J. ...

[Handwritten signature]
Vedat Gedhi
Z. O. J.
Anant Nandian

Budget & Appropriations

Infrastructure & Housing

COMMITTEE ON

Dated: February 2, 2026
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.

Infrastructure & Housing

A handwritten signature in cursive script, appearing to read "J. Holstein".

Budget & Appropriations

A handwritten signature in cursive script, appearing to read "J. Holstein".

FISCAL IMPACT STATEMENT

SUBJECT: 0 Route 6 , Peekskill SSD, Town of Somers

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 \$40,182.70

Describe: "Buy-in" revenue for the 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: _____

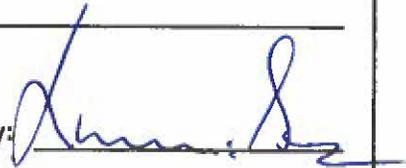
Next Four Years: Please see description above

Prepared by: Steve Elie-pierre

Title: Director

Department: Maintenance

Date: Tuesday, January 6, 2026

WJ
Reviewed By: 

Budget Director

Date: 1/12/26

TO: Vincent Kopicki, Commissioner
Department of Environmental Facilities

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

DATE: October 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR PEEKSKILL
SANITARY SEWER DISTRICT EXPANSION – 0 ROUTE 6, SOMERS**

In response to your request, the Planning Department has reviewed the above referenced action with respect to the State Environmental Quality Review Act and it's implementing regulations 6 NYCRR Part 617 (SEQR).

The proposed expansion of the County's Peekskill Sanitary Sewer District to add two parcels located in the Town of Somers (Tax Map ID 4.20-1-12 and 15.08-1-4) is a component of a residential townhouse development project, known as Trailside Estates.

Pursuant to SEQR, the Town of Somers Town Board classified the overall project as a Type I action, served as lead agency, conducted coordinated review and issued a Negative Declaration for the project on February 13, 2025. Since the County 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 the proposed sewer district modification.

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

BPL/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Aviva Meyer, Director of Policy and Programs, Health and Infrastructure
Tami Altschiller, Assistant Chief Deputy County Attorney
David Kvinge, Assistant Commissioner
Steve Elie-Pierre, P.E., Director of Maintenance
Sean Curtin, Assistant County Attorney
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

TEL: 914-277-3323
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y., 10589

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute and the submission of the petition be made to the Board of Legislators of the County of Westchester to consider the extension and enlargement of the Peekskill Hollow Sewer District to include the boundaries of the Parkview extension area as outlined in the petition pursuant to Article 5-A of the County Law.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Work Session/Regular Meeting held on February 13, 2025.

Dated: February 19, 2025

Patricia Kalba

Town Clerk

Ec: Supervisor
Director of Finance
Planning

COUNTY OF WESTCHESTER
DEPARTMENT OF ENVIRONMENTAL FACILITIES

September 15, 2025

FEASIBILITY REPORT
IN THE MATTER OF

THE ENLARGEMENT FOR A CERTAIN PROPERTY

IN THE

PEEKSKILL SANITARY SEWER DISTRICT

TOWN OF SOMERS



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

The Town of Somers has petitioned that two (2) properties 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 Somers. Said properties are not currently in any County Sanitary Sewer District, and has never been in any County Sewer District in the past. The properties are known as 0 Route 6, designated as Section 4.20, Block 1, Lot 12, and Section 15.08, Block 1, Lot 4.

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 2025 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	\$ 15,089,194	1.18%	\$1,278,745,254
Peekskill	123,943,198	2.37	5,229,670,801
Somers	34,606,268	9.78	353,847,321
Yorktown	52,874,476	1.77	2,987,258,531
Total			\$ 9,849,521,908
(Town of Somers) Total Value of the parcel to be added			+ <u>74,150,000</u>
Total Full Value of District as Amended:			\$ 9,923,671,908

* represents a 0.75% increase in the FEV of the District

C. The Surcharge Calculation for the properties 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., 2025 Rolls

D = District f.e.v., 2025 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 1970 through 2025.

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

$$e = \frac{74,150,000}{9,849,521,908 + 74,150,000} \times 53,577,052$$

$$e = \frac{74,150,000}{9,923,671,908} \times 53,577,052$$

$$e = 0.0075 \times \$53,577,052$$

$$e = \$401,827.89 \text{ (rounded to } \$401,827.00)$$

and: in each of 10 annual installments, a total surcharge of \$40,182.70 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 Somers.
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 Somers.
3. Maintenance of the completed facilities will be the responsibility of the Town of Somers 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 25,200 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.

ACT NO. 2026 -

AN ACT to Modify the Peekskill Sanitary Sewer District by the Addition of two (2) Parcels of Property Located in the Town of Somers.

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

Section 1. The following properties known and designated as 0 Route 6, Sec. 4.20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4 (the "Parcels") on the assessment maps of the Town of Somers (the "Town") are 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 Parcels the aggregate sum of Four Hundred One Thousand Eight Hundred Twenty-Seven and 00/100 (\$401,827.00) Dollars which amount shall be payable in ten equal annual installments of Forty Thousand One Hundred Eighty-Two and 70/100 (\$40,182.70) Dollars 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.