

June 13, 2024

TO: Hon. Vedat Gashi, Chair
Hon. Jose Alvarado, Vice Chair
Hon. Tyrae Woodson-Samuels, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer
Westchester County Executive



RE: **Message Requesting Immediate Consideration: Act – Conveyance of
County-owned Real Property – Jefferson Street, Mamaroneck.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 17, 2024 Agenda.

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”), acting by and through its Department of Parks, Recreation and Conservation (the “Department”), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 17, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer
County Executive

June 17, 2024

Westchester County Board of Legislators
148 Martine Avenue, Room 800
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation and Conservation (the "Department"), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y." and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the "Property"), to the adjacent property owner 16 N. Chatsworth Ave. Corp., its successors and/or assigns (the "Purchaser"). The Department has advised that the Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or any County purpose. The County has no future plans to utilize the Property for any County purpose. This conveyance would be by a quitclaim deed for the consideration of Thirty Thousand (\$30,000.00) Dollars.

Pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), "real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property", subject to certain conditions set forth in said law. In a letter dated August 16, 2023, from the Director of Countywide Administrative Services, the County formally offered the Town of Mamaroneck (the "Town") the opportunity to purchase the Property. Subsequently, as a condition of not exercising its right to purchase, the Town entered into an agreement with the Purchaser wherein the parties agreed that in the event that the Purchaser purchases the Property from the County, the Purchaser would grant an easement over and under the Property to the Town, in order provide for travel across the Property to access the Town's park, and for the installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the County Clerk.

In accordance with LWC Sections 134.51(6) and 249.111(2), on April 18, 2024, the County Parks, Recreation and Conservation Board (the "Parks Board") reviewed the proposed sale and adopted a

resolution recommending the following: 1) the Property be deemed no longer needed for park purposes; 2) the County Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code; and 3) the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs. A copy of the Parks Board's resolution is attached hereto for your Honorable Board's consideration.

Further, in accordance with LWC Section 191.41, the Commissioner of the Department of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner's Report is attached hereto for your Honorable Board's consideration.

I believe that the sale of this Property is in the best interest of the County and, therefore, urge your approval of the annexed Act.

Very truly yours,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

Attachment
GL/KOC/LAC

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

Your Committee is in receipt of a communication from the County Executive recommending the approval of an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”), acting by and through the Department of Parks, Recreation and Conservation (the “Department”), to convey certain County-owned real property consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the “Property”), to the adjacent property owner 16 N. Chatsworth Ave. Corp., its successors and/or assigns (the “Purchaser”). The Department has advised that the Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or any County purpose. The County has no future plans to utilize the Property for any County purpose. This conveyance would be by a quitclaim deed for the consideration of Thirty Thousand (\$30,000.00) Dollars.

Your Committee is advised that pursuant to Section 209.101(8)(b) of the Laws of Westchester County (“LWC”), “real property of the county which is no longer required for any county purpose may not be sold to any person or private entity unless any city, town or village in the County of Westchester in which such real property is situated shall first have been offered, in writing, the opportunity to purchase such property”, subject to certain conditions set forth in said law. In a letter dated August 16, 2023, from the director of Countywide Administrative Services, the County formally offered the Town of Mamaroneck (the “Town”) the opportunity to purchase the Property. Subsequently, as a condition of not exercising its right to purchase the Property, the Town entered into an agreement with the Purchaser wherein the parties agreed that in the event that the Purchaser purchases the Property from the County, the Purchaser would grant an easement over and under the Property to the Town, in order to provide for travel across the Property to access the Town’s park, and for the installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the County Clerk.

Your Committee is also advised that, in accordance with LWC Sections 134.51(6) and 249.111(2), on April 18, 2024, the County Parks, Recreation and Conservation Board (the “Parks Board”) reviewed the proposed sale and adopted a resolution recommending the following: 1) that the Property be deemed no longer needed for park purposes; 2) that your Honorable Board authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code; and 3) the proceeds from the sale or conveyance of the Property be set aside in a segregated fund , dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs.. A copy of the Parks Board’s resolution is attached hereto for your Honorable Board’s consideration.

In accordance with LWC Section 191.41, the Commissioner of the Department of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner’s Report is attached hereto.

The Department of Planning (“Planning”) has advised that based on its review, the proposed conveyance has been classified as an “Unlisted” action pursuant to Part 617 of the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (“SEQRA”). Planning has advised that uncoordinated review has been conducted as permitted for “Unlisted” actions pursuant to Section 617.6(b)(4) of the implementing regulations. Accordingly, Planning has prepared a Short Environmental Assessment Form (“EAF”) which is annexed hereto for your Honorable Board’s consideration. Your Committee has carefully considered the EAF and the applicable SEQRA regulations. For the reasons set forth in the EAF, your Committee believes that this proposed action will not result in any significant adverse impact on the environment, and therefore, recommends passage of the annexed Resolution prior to adopting the aforementioned Act.

Based on the foregoing, your Committee believes that the annexed Act is in the best interest of the County and therefore recommends its adoption. Your Committee is advised that, pursuant to LWC Section 104.11(2), an affirmative two-thirds vote of all the members of your Honorable Board is required to adopt the Act.

Dated: _____, 2024
White Plains, New York

COMMITTEE ON:
c/lac/6.5.24

FISCAL IMPACT STATEMENT

SUBJECT: Jefferson Street Mamaroneck 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 \$ 30,000

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

Additional Appropriations

Other (explain)

Identify Accounts: 263-42-T776-776Z-9856-GRNT

Potential Related Operating Budget Expenses: Annual Amount _____

Describe: _____

Potential Related Operating Budget Revenues: Annual Amount _____

Describe: _____

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

Current Year: _____

Next Four Years: _____

Prepared by: William Bland 

Title: Deputy Commissioner

Reviewed By: 

Department: Parks Department

Budget Director

Date: 6/10/24

Date: 6/10/24



TO: Lynne Colavita, Senior Assistant County Attorney
Department of Law

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

A handwritten signature in blue ink, appearing to read "DK", located to the right of the "FROM:" line.

DATE: June 7, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR DISPOSITION OF
PROPERTY AT JEFFERSON STREET, TOWN OF MAMARONECK**

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

The proposed property disposition has been classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Short Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

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

Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Blanca P. Lopez, Commissioner of Planning
Tami Altschiller, Assistant Chief Deputy County Attorney
Claudia Maxwell, Associate Environmental Planner

RESOLUTION ___ - 2024

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to execute a Quitclaim Deed to 16 N. Chatsworth Ave. Corp., its successors and/or assigns, for certain real property owned by the County of Westchester (the “County”) consisting of approximately 0.19 acres, known as a portion of Jefferson Street, Town of Mamaroneck, New York, and identified as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission “Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.” and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the “Property”), for the purchase price of Thirty Thousand (\$30,000.00) Dollars; and

WHEREAS, this Honorable Board has determined that the proposed conveyance would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action”, which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; 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 the proposed action will have a significant 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 the Honorable Board's review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the proposed conveyance; and be it further

RESOLVED, the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the attached Short Environmental Assessment Form, which Form is made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; 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 the Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

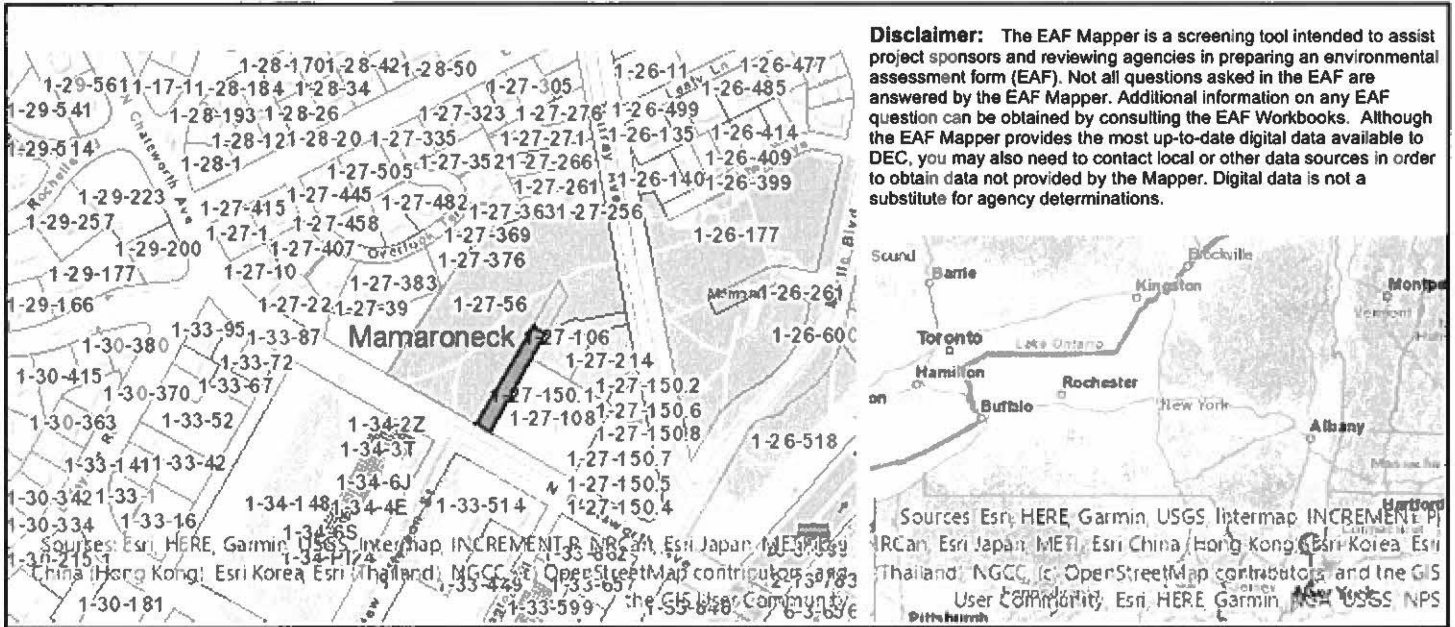
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Disposition of Jefferson Street Parcel, Town of Mamaroneck			
Project Location (describe, and attach a location map): North Chatsworth Avenue, Town of Mamaroneck			
Brief Description of Proposed Action: Disposition of an approximately 0.19-acre parcel of County-owned land, known as Jefferson Street, Town of Mamaroneck, which was acquired in connection with the proposed development of the Pelham-Port Chester Parkway. The parkway was never constructed and this property is no longer needed for any County purpose. The parcel, located along North Chatsworth Avenue, will be sold to the adjacent private landowner who has expressed interest in acquiring said property. The parcel is also adjacent to a Town-owned park, and a deed will be filed granting an easement in favor of the Town to continue to provide access to the park and municipal services.			
Name of Applicant or Sponsor: County of Westchester		Telephone: (914) 995-4400 E-Mail: dsk2@WestchesterCountyNY.gov	
Address: 148 Martine Avenue			
City/PO: White Plains		State: NY	Zip Code: 10601
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.19 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.19 acres			NO <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ Not applicable--property transfer/no development proposed.	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not applicable--property transfer/no development proposed.	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Not applicable--property transfer/no development proposed.	NO	YES	
	<input type="checkbox"/>	<input 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"/>	
	<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 checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Although the EAF Mapper checked YES, a review of the Environmental Site Remediation Database revealed only 2 sites (C360132, C360139), which are over 700 and 1000 feet from the subject property, separated in between by substantial development.</small>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: County of Westchester		Date: June 7, 2024
Signature: <u>Dark Kuisge</u>		Title: Assistant Commissioner, Dept. of Planning



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:	Jefferson St, Mamaroneck Town
Date:	June 2024

**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:		
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: Jefferson St, Mamaroneck Town

Date: June 2024

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 action entails the disposition of a parcel of land that had been acquired in the 1920s by the County, acting by and through the Westchester County Park Commission, for the proposed development of a Pelham-Port Chester Parkway that was never constructed. The property is no longer needed for parkway purposes and has never been used as a park or for any County purpose.

The subject property is a narrow strip of land, 35 feet wide and 254 feet long, developed as a street with parallel parking but does not connect to another street, functioning solely to access a parking area for two multifamily buildings at 14 and 16 North Chatsworth Avenue adjacent to the subject site. Due to its size, configuration and setting, the property is not suitable for any County purpose. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property, although an easement will be placed in favor of the Town for access to the Town’s park adjacent to the site and for the installation, maintenance, repair, replacement or reconstruction of municipal services.

As the action consists only of the transfer of the land with no associated construction, development, alteration, or other disturbance, there will be no impact on the environment. The property is located in the Town's R-TA Tower Apartment zoning district. As previously indicated, no further development is anticipated. Nevertheless, any future use of the property will be subject to local zoning and land use regulations, as well as any further environmental review as required by SEQRA.

- 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

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk to the Board of Legislators

Title of Responsible Officer

Dark Kusge

Signature of Preparer (if different from Responsible Officer)

TO: Honorable George Latimer
County Executive

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



DATE: June 10, 2024

SUBJECT: Disposition of Jefferson Street Property, Town of Mamaroneck

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed disposition of the property owned by Westchester County, located at Jefferson Street in the Town of Mamaroneck that is no longer needed for any County purpose. The property consists of 0.19 acres of vacant land designated as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commissioner "Map of Lands to be Acquired for the Pelham-Port Chester Parkway, Westchester County, N.Y."

This property was purchased by Westchester County in 1926 for the Pelham-Port Chester Parkway and was never used for the purpose of the construction of a parkway or for any other County purpose. The parcel is not needed for any County purpose now or in the future.

The parcel is located on the east side of North Chatsworth Avenue adjacent to a Town-owned park and is a paved roadway with two-way travel and parallel on-street parking. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property, although an easement will be placed in favor of the Town for access to the Town's park and for municipal services.

The parcel is not suitable for affordable housing as it is a narrow and irregularly shaped lot which would require multiple zoning variances to allow residential development. It also is a paved access drive with on-street parking and is the only access to a parking area for residential and mixed use buildings adjacent to the site along North Chatsworth Avenue, which the parcel will be conveyed to.

Based on this record, I have no objection to the disposition of the parcel owned by Westchester County, currently located at Jefferson Street in the Town Mamaroneck, and is no longer needed for any County purpose.

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

WESTCHESTER COUNTY PARKS, RECREATION AND CONSERVATION BOARD

RE: Recommending that the County of Westchester ("County") declare that the real property located at Jefferson Street, in the Town of Mamaroneck being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands To Be Acquired for the Pelham Port Chester Parkway, Westchester County, N.Y.", made by Charles A. Hollister, Civil Engineer & Surveyor, dated May 17, 1926 and filed in the Westchester County Clerk's Office, Division of Land Records, on August 16, 1926 as Map No. 2744 (the "Property") is no longer required for park purposes and further recommending the sale of the Property in accordance with the provisions of the County Charter and Administrative Code;

WHEREAS, the Property, approximately 0.19 acres of vacant land, is one of several parcels that were to be acquired by the County for the purposes of constructing the Pelham Port Chester Parkway as depicted on the aforesaid map; and

WHEREAS, All New York Title Agency, Inc. has certified that the County is the owner of the Property; and

WHEREAS, the subject Property, although intended for the purpose of the construction of the Pelham Port Chester Parkway, was never used for this purpose or ever used as a park or for any County purpose; and

WHEREAS, 16 N. Chatsworth Ave. Corp. ("Prospective Purchaser") is the owner of the adjacent property located at 16 N. Chatsworth Avenue, Town of Mamaroneck, New York, and has expressed an interest in purchasing the Property; and

WHEREAS, pursuant to Section 249.111(1) of the Laws of Westchester County ("LWC"), "the County, upon recommendation of the Parks, Recreation and Conservation board, is authorized to convey, by public or private sale, any real estate which may have been acquired for park purposes, and which is determined the County Board to be no longer required for such purposes, or to grant rights or interests in, over, under and across any real estate acquired for park purposes, such sale and conveyance or grant to be in accordance with the provisions of the County Charter and Administrative Code" and

WHEREAS, in accordance with Section 209.1018(b) of the LWC, the County offered the Property to the Town of Mamaroneck ("Town"); and

WHEREAS, the Town, as a condition of not exercising its right of first refusal, entered into an agreement with the Prospective Purchaser wherein the parties agreed that in the event that the Prospective Purchaser purchases that Property, it would grant an easement over and under the Property to provide for travel across the Property to access the Town's park, and for the

installation, maintenance, repair, replacement or reconstruction of municipal services, which easement shall be recorded in the Office of the Westchester County Clerk; and

WHEREAS, it is the desire of this Parks Board to recommend that the County Board determine that the Property is no longer needed for park purposes; and

WHEREAS, it is the desire of this Parks Board to also recommend the sale or conveyance of the Property in accordance with the provisions of the County Charter and Administrative Code.

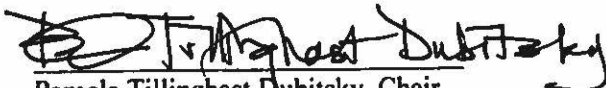
NOW, THEREFORE BE IT

RESOLVED, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(1) of the Laws of Westchester County, that the real property at Jefferson Street, Town of Mamaroneck, County of Westchester and State of New York (the "Property"), be deemed no longer needed for park purposes; and be it further

RESOLVED, that the Westchester County Parks, Recreation and Conservation Board recommends, in accordance with Section 249.111(1) of the Laws of Westchester County, that the County Board authorize the sale of the Property, in accordance with the provisions of the County Charter and Administrative Code; and be it further

RESOLVED, that the Westchester County Parks, Recreation and Conservation Board recommends that the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs.

Adopted this 18th day of April, 2024.


Pamela Tillinghast Dubitsky, Chair
Parks, Recreation and Conservation Board