

Labor & Housing Meeting Agenda



Committee Chair: Damon Maher

800 Michaelan Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, September 20, 2021

10:00 AM

Committee Room

CALL TO ORDER

Meeting jointly with the Committees on Budget & Appropriations and Public Works & Transportation.

MINUTES APPROVAL

Monday, June 14, 2021 10 AM Minutes

I. ITEMS FOR DISCUSSION

1. [2021-343](#) ENV RES-Convey Real Property-Jefferson St., Town of Mamaroneck

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed conveyance of approximately 0.17 acres of real property in the Town of Mamaroneck to Calshire Tenants, Inc, its successors and/or assigns.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & BA

Guests: Lynne Colavita, Senior Assistant County Attorney & Chris Steers, Real Estate Director

2. [2021-344](#) ACT-Convey Real Property-Jefferson St., Town of Mamaroneck

AN ACT authorizing the conveyance of approximately 0.17 acres of real property in the Town of Mamaroneck, New York to Calshire Tenants, Inc., its successors and/or assigns.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & BA

Guests: Lynne Colavita, Senior Assistant County Attorney & Chris Steers, Real Estate Director

3. [2021-480](#) CBA-BPL30-41-51 Maple St., Croton-on-Hudson

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project BPL30 - New Homes Land Acquisition II.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & LH

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning

4. [2021-481](#) BOND ACT-BPL30-41-51 Maple St., Croton-on-Hudson

A BOND ACT authorizing the issuance of ONE MILLION, EIGHT HUNDRED THOUSAND (\$1,800,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - New Homes Land Acquisition II, 41-51 Maple Street, Croton-on-Hudson.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & LH

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning

5. [2021-483](#) ACT-Land Acquisition-41-51 Maple St., Croton-on-Hudson

AN ACT authorizing the County of Westchester to purchase approximately +/- 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-on-Hudson and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary to furtherance thereof, for the purpose of creating 29 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & LH

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning

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

**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, will authorize the County of Westchester (the "County") to convey certain real property located at Jefferson Street, Town of Mamaroneck (the "Town"), New York consisting of approximately 0.17 acres of vacant land designated 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, NY." 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 ("Property") to Calshire Tenants, Inc. its successors and/or assigns. This conveyance would be by a quitclaim deed for the consideration of Twelve Thousand (\$12,000) Dollars.

Your Committee has been advised that the Property, although intended for the purpose of the construction of a parkway, was never used for this purpose or ever used as a park. The County has no plans to utilize the Property for any County purpose or park purpose. The Director of Real Estate has advised that the Property was appraised and given a market valuation of \$17,600.00. However, your Committee has been further advised that, subsequent to the appraisal, the Property sustained damage to several trees on the Property.

Your Committee has been further advised that pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), before the County can convey the Property to the Purchaser, it is required to offer a right of first refusal to the City based upon certain conditions set forth in said law. In a letter, dated February 5, 2020 from the Director of Real Estate, the aforementioned right of first refusal was offered to the Town for the Property. Section 209.101(8)(b)(4) of the LWC provides that the Town has ninety (90) days to exercise its right to purchase the Property from the date of its receipt of the offer to purchase. To date the Town has not exercised its right to purchase the Property and the ninety (90) day period has expired.

In accordance with LWC Section 191.41, the Commissioner 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 consideration.

In addition, in accordance with LWC Sections 134.51(6) and 249.111(1), on March 18, 2021, the Westchester 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 need for park purposes, 2) the County Board of Legislators authorize the sale 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 resolution is attached hereto for your consideration.

The County Planning Department ("Planning") has advised that based on its review this proposed conveyance is an "Unlisted" action pursuant to Part 617 of the New York State Environmental Quality Review ("SEQR") Act. To assist your Honorable Board in fulfilling its SEQR obligations, the County Executive has transmitted a Short Environmental Assessment Form ("EAF") prepared by Planning. Your Committee has carefully considered the EAF and the applicable SEQR regulations. For the reasons set forth in the attached Short EAF, your Committee believes that this proposed action will not have any significant impact on the environment and, accordingly, recommends passage of the annexed Resolution prior to adopting the aforementioned Act.

Your Committee has been 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 annexed Act. Your Committee has carefully considered this matter and recommends favorable action upon the proposed legislation.

Dated: September 20, 2021

White Plains, New York

COMMITTEE ON

Arthur S.
 Vedat Jabli
 Margaret A. Cyio
~~Benjamin Baykin~~
 Rick Walter

Vedat Jabli
 Benjamin Baykin
 Kitty Scovill
 Rick Walter

Arthur R.
 Margaret A. Cyio
 Benjamin Baykin

Budget & Appropriations

Public Works & Transportation

Labor & Housing

Dated: September 20, 2021
White Plains, New York

The following members attended the meeting remotely, pursuant to Chapter 417 of New York State Laws of 2021, and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

Labor & Housing

Klauson R. Maher

Cheryl

Catherine F. Parker

Alfreda Willis

Ty H. C.

Budget & Appropriations

Catherine F. Parker

David A. Jabrot

Klauson R. Maher

Alfreda Willis

Cheryl

Ty H. C.

Public Works & Transportation

Mary Jane Skimsky

Catherine F. Parker

Cheryl

David A. Jabrot

Ty H. C.

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 \$ 17,600

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

Additional Appropriations Other (explain)

Identify Accounts: 263-42-T776-776V-9856-PKDS

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: Neil Squillante

Title: Chief of Operations

Department: Parks Department

Date: May 4, 2021

8/10 5/7/21
Reviewed By: 

Budget Director

Date: 5/7/21

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

FROM: David S. Kvinge, AICP, RLA, CFM
Director of Environmental Planning



DATE: May 3, 2021

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.

DSK/cnm
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Norma Drummond, Commissioner of Planning
Tami Altschiller, Assistant Chief Deputy County Attorney
Claudia Maxwell, Associate 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Disposition of Property at Jefferson Street, Mamaroneck Town			
Project Location (describe, and attach a location map): Northeasterly corner of New Jefferson Street and Madison Avenue, Town of Mamaroneck (Larchmont P.O.), Westchester County, New York			
Brief Description of Proposed Action: Conveyance of approximately 0.17 acre of vacant land by quitclaim deed to the adjoining property owner, Carlshire Tenants Inc. The property was originally acquired by the County in 1920s, along with other properties in the area, for the development of a proposed Pelham-Port Chester Parkway. The parkway was never built and the property is no longer needed for any County purpose.			
Name of Applicant or Sponsor: County of Westchester		Telephone: (914) 995-4400 E-Mail: dsk2@westchestergov.com	
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? _____ 0.17 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? _____ 0.17 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,	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 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"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: <u>Not applicable--property transfer/no development proposed.</u>	NO	YES	
	<input type="checkbox"/>	<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: _____ <u>Not applicable--property transfer/no development proposed.</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <u>Not applicable--property transfer/no development proposed.</u>	NO	YES	
	<input checked="" type="checkbox"/>	<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 type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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:		

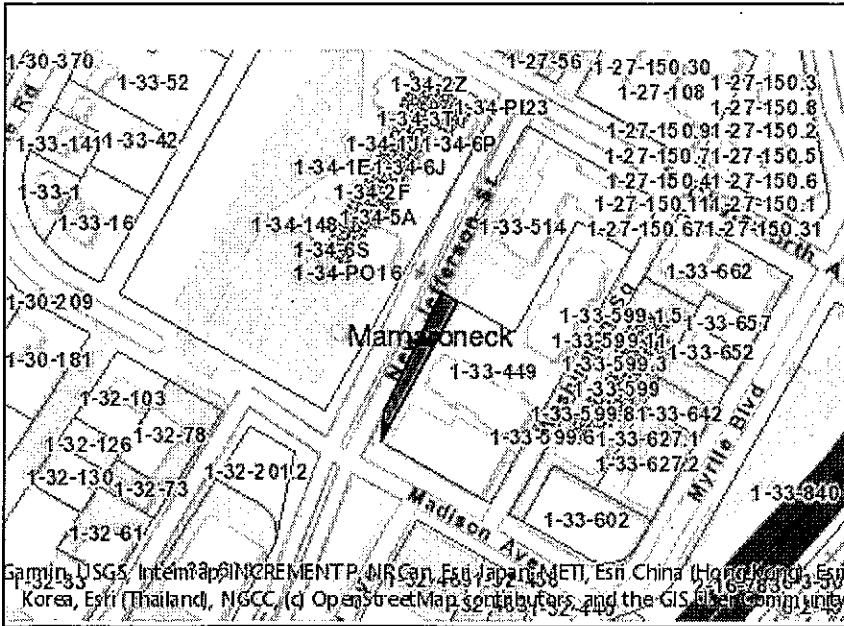
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

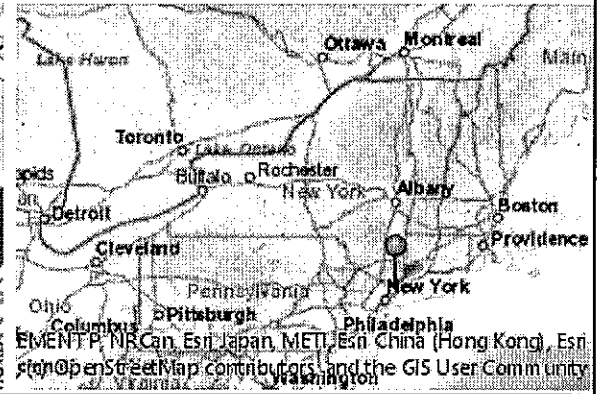
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>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.</p> <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>May 3, 2021</u></p> <p>Signature: <u></u> Title: <u>Director of Environmental Planning</u></p>		

PRINT FORM



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.



Map data © OpenStreetMap contributors, and the GIS User Community

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:	May 2021

**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: May 2021

**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 other County purpose.

The subject property is a narrow strip of land, ranging from 8.9 feet to 35 feet wide and 250 feet long, that borders what is now New Jefferson Street. It is surrounded by tower apartment complexes. Due to its configuration and setting, the property is not suitable for any County purposes. The Town of Mamaroneck was given the right of first refusal and did not exercise its right to acquire the property.

The property is currently comprised of pavement and lawn with several trees and a chain-link fence running through it. The property is being conveyed to Carlshire Tenants, Inc., which is the owner of the cooperative apartment complex adjoining the southeast side. This residential complex currently has minimal yard area to the rear property line. The acquisition of this property will provide additional yard space for the benefit of its tenants.

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 and B-R Business-Residential zoning districts. 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

Signature of Preparer (if different from Responsible Officer)

Dark Kidge

PRINT FORM

TO: Honorable George Latimer
County Executive

FROM: Norma Drummond
Commissioner



DATE: April 30, 2021

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 0.17 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 not suitable for affordable housing as it is a narrow and irregularly shaped lot which would require multiple zoning variances to allow residential development.

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
William Brady, 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 0.17 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, while an actual deed to the Property has not been located, 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; and

WHEREAS, Calshire Tenants, Inc. is the owner of the adjacent property located at 1-3 Washington Square, Larchmont, 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, "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, 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.

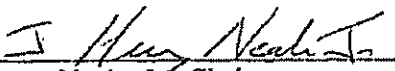
NOW, THEREFORE BE IT

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 MARCH, 2021



J. Henry Neale, Jr., Chairman
Westchester County Parks, Recreation and Conservation Board

RESOLUTION ___ - 2021

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester (the “County”) to convey certain real property located at Jefferson Street, Town of Mamaroneck (“Town”), New York consisting of approximately 0.17 acres of vacant land designated 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.” 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 (“Property”) to Calshire Tenants, Inc.; 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 (“SEQR”) Act; and

WHEREAS, pursuant to SEQR 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 is the only involved agency for this action, and, therefore, is assuming the role of Lead Agency; and

WHEREAS, in accordance with SEQR 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 an effect upon the environment.

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

RESOLVED, that based upon this 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 SEQR 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 this Resolution shall take effect immediately.

ACT NO. - 2021

AN ACT authorizing the conveyance of approximately 0.17 acres of real property in the Town of Mamaroneck, New York to Calshire Tenants, Inc., its successors and/or assigns.

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

Section 1. The County of Westchester (the “County”) is hereby authorized to convey approximately 0.17 acres of real property located at Jefferson Street, Town of Mamaroneck, New York consisting of 0.17 acres of vacant land designated 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” 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 by quitclaim deed for the consideration of Twelve Thousand (\$12,000) Dollars.

§ 2. The County Executive or his authorized designee is hereby empowered to execute all instruments and take such action as may be reasonably necessary to effectuate the purposes hereof.

§ 3. This Act shall take effect immediately.

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

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

Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 2.4 acres of real property located at 41-51 Maple Street (the “Property”) in the Village of Croton-On-Hudson (the “Village”) to Regan Development Corp., its successors or assigns, (the “Developer”) as part of the County’s program to support the creation of affordable housing units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”), prepared by the firm of Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$1,757,576 as a part of Capital Project BPL30 New Homes Land Acquisition II. The Department of Planning (“Planning”) has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$1,757,576 to purchase the Property from the current owner to create twenty-nine (29) Affordable AFFH Units for rent including one superintendent’s unit. Upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to households earning at or below 30% and up to 80% of the Westchester County area median income and will remain affordable for a period of not less than fifty (50) years noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

Capital Budget Amendment. An Act authorizing an amendment of the County’s 2021 Capital Budget (the “CBA”) by increasing the amount authorized for BPL30 by \$1,800,000 as part

of the County's program to ensure the development of new affordable AFFH housing units. This CBA is necessary to use BPL30 to pay for the acquisition of the land and settlement costs

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to Regan Development Corp. (the "Developer"), its successors or assigns, for ONE DOLLAR (\$1.00) to construct the twenty-nine (29) Affordable AFFH Units including one superintendent's unit. The Village currently owns the land and once the Developer owns the Property it will construct two new two-story buildings with approximately fifty-four (54) parking spaces for use by the residents.

Your Committee has been advised that additional funds for the Development are anticipated to be provided from Low Income Housing Tax Credits allocated by New York State Homes and Community Renewal ("HCR"), HCR Subsidy and a conventional bank loan for an estimated total development cost of approximately \$14.87 Million.

As your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review ("SEQR") Act have been met. Planning has advised that the Village classified the proposed Development as an Unlisted action pursuant to 6 NYCRR Part 617, the implementing regulations of SEQR. Planning has further advised that the Village of Croton-On-Hudson Board of Trustees served as lead agency and issued a Negative Declaration for the Development on May 17, 2021. Your Committee has been advised that because the Village undertook a coordinated review pursuant to SEQR and the County was included in the process, no further environmental review is required by the County. Your Committee has reviewed the attached analysis prepared by Planning and concurs with this conclusion

Your Committee has been further advised that on July 6, 2021, the Westchester County Planning Board (the "Planning Board") adopted Resolution No. 21-16 that recommends funding for the purchase and conveyance of the Property. In addition, Section 167.131 of the County Charter mandates that a Capital Budget Amendment that introduces a new capital project or

changes the location, size or character of an existing capital project be accompanied by a report of the Planning Board with respect to the physical planning aspects of the project. Accordingly, the necessary Planning Board report for BPL30 has been annexed. In addition, the report of the Commissioner of Planning is annexed pursuant to Section 191.41 of the Westchester County Charter.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County, your favorable action on the annexed Acts is respectfully requested, noting that the Land Acquisition Act and the NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: 9/20, 2021
White Plains, New York

Dedat Jashi
Margaret A. Cyio
Benjamin Boyfrost
Ruth Walker
Akhin R

Dedat Jashi
Benjamin Boyfrost
K. H. Scott
Ruth Walker

Margaret A. Cyio
Benjamin Boyfrost
Akhin R

COMMITTEE ON
C;lac4.9.21.

Budget &
Appropriations

Public Works
& Transportation

Labor &
Housing

Dated: September 20, 2021
White Plains, New York

The following members attended the meeting remotely, pursuant to Chapter 417 of New York State Laws of 2021, and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

Labor & Housing

William R. Maher

Catherine F. Parker

Alfred Willis

Ty H. C.

Budget & Appropriations

Catherine F. Parker

David A. Jablonski

William R. Maher

Alfred Willis

Ty H. C.

Public Works & Transportation

Mary Jane Skimsky

Catherine F. Parker

David A. Jablonski

Ty H. C.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL30

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

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,800,000 PPU 30 Anticipated Interest Rate 1.25%

Anticipated Annual Cost (Principal and Interest): \$ 71,735

Total Debt Service (Annual Cost x Term): \$ 2,152,050

Finance Department: Interest rates from July 19, 2021 Bond Buyer - ASBA

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

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

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

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Norma V. Drummond

Title: Commissioner

Department: Planning

Date: 7/26/21

Reviewed By: 

Budget Director

Date: 7/26/21

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

TO: Honorable George Latimer
County Executive

FROM: Norma V. Drummond
Commissioner

DATE: July 28, 2021

SUBJECT: Acquisition of Real Property-41-51 Maple Street-Village of Croton-On-Hudson

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-On-Hudson, identified on the Village tax maps as Section 78, Block 12, Lot 3.3 (the "Property") for the purpose of creating 29 affordable housing units (the "Affordable AFFH Units"), including one superintendent's unit that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 54 parking spaces for residents.

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed \$1,757,576 as a part of Capital Project BPL30 New Homes Land Acquisition II. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to Regan Development Corp. (the "Developer"), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to construct two new two-story buildings on the Property that will include a mix of affordable one, two and three bedroom rental apartments that will be leased to households who earn at or below 30% and up to 80% of the area median income (collectively the "Development").

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

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning


Board as set forth in *Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;

3. The Development is proposed to include green technology, such as high efficiency windows; an airtight envelope; energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. Electric from solar will be used to offset the electric demand for the elevators, common area lighting, site lighting and common area HVAC. The Development is designed to meet the green building standards of LEEDS Silver, Energy Star Multifamily New Construction and NYSERDA Multifamily New Construction, Tier III.;
4. The Development is consistent with the land use policies and regulations of the Village of Croton-On-Hudson; and
5. On July 6, 2021, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

NVD/lg

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

TO: Leonard Gruenfeld
Program Administrator

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: July 22, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
BPL30 NEW HOMES LAND ACQUISITION II
41-51 MAPLE STREET, CROTON-ON-HUDSON**

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

The action involves the provision of County funding under capital projects BPL30 – New Homes Land Acquisition II to facilitate the development of affordable housing at 41-51 Maple Street in the Village of Croton-on-Hudson. Funds from BPL30 funds will be applied towards the purchase of approximately 2.4 acres of property, upon which the County will file a restrictive covenant that will require 29 of the proposed 33 residential units to be marketed and leased to households meeting certain income thresholds for a period of not less than 50 years.

This project is classified as an Unlisted action pursuant to SEQR. The proposed housing development is part of a larger project—including parking, a playground and a public pocket park—which was reviewed by the Village of Croton-on-Hudson. On March 4, 2021, the Village Board of Trustees issued a notice of intent to serve as lead agency for the environmental review of the overall project and issued a Negative Declaration for the project on May 17, 2021. Since the County of Westchester was included as an involved agency in the Town's review, no further environmental review is required by the County.

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

DSK/cnm

Att.

cc: Norma Drummond, Commissioner, Department of Planning
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

RESOLUTION 21- 16

WESTCHESTER COUNTY PLANNING BOARD

**New Homes Land Acquisition II
Capital Project Funding Request
41-51 Maple Street, Village of Croton-On-Hudson**

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

WHEREAS, Regan Development Corporation, its successors or assigns, (the "Developer") desires to develop the real property located at 41-51 Maple Street in the Village of Croton-On-Hudson (the "Village"), identified on the Village tax maps as Section 78; Block 12; Lot 3.3 (the "Property") to create 33 residential units and 54 parking spaces for the exclusive use of the residents (the "Development"). Twenty-nine (29) of the units will be affordable residential units that will affirmatively further fair housing ("AFFH"; collectively the "Affordable AFFH Units"); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$1,757,576 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed on the Property be leased to households who earn at or below 30% and up to 80% of the Westchester County Area Median Income ("AMI"); and

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

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL30 NHLA II to add the Property, 41-51 Maple Street, Village of Croton-On-Hudson, and authorize bonding in a not to exceed amount of \$1,757,576 to develop the Property; and

WHEREAS, the Development is subject to approvals by the Village of Croton-On-Hudson; and

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

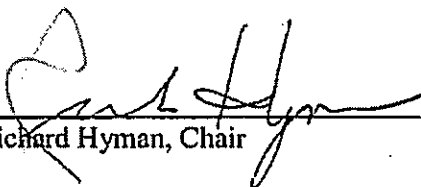
WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

WHEREAS, the staff of the County Department of Planning note that with the funding required for both this development and a portion of the recently approved resolution with the funding recommendation for the 26 Garden Street development in the City of New Rochelle, the funding in BPL30 has been depleted and funding in the Capital Project needs to be increased, including \$4,486,350 for the balance needed for 26 Garden Street and \$1,757,576 for this development for a total of \$6,243,926; thus a request is included here to increase BPL30 by \$6.3 Million;

NOW THEREFORE BE IT RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable AFFH Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$1,757,576 from BPL30 NHLA II for property acquisition; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2021 Capital Project requests to include 41-51 Maple Street in the Village of Croton-On-Hudson, as a new component project in Capital Project BPL30 under the heading of Buildings, Land and Miscellaneous and adds \$6.3 Million to the FY 2021 appropriation; and

Adopted this 6th day of July 2021.


Richard Hyman, Chair

An Act amending the 2021 County
 Capital Budget Appropriations for
 Capital Project BPL30 - New Homes
 Land Acquisition II

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

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$47,700,000	\$1,800,000	\$49,500,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$47,700,000	\$1,800,000	\$49,500,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$47,700,000</u>	<u>\$1,800,000</u>	<u>\$49,500,000</u>

Section 3. The ACT shall take effect immediately.

Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Development:	41-51 Maple Street, Croton-On-Hudson, New York 10520
Applicant:	Regan Development Corporation 1055 Saw Mill River Road Ardsley, New York 10502
Development Overview:	<p>Regan Development Corporation, its successors or assigns, (the “Developer”) proposes to construct two new buildings on the approximately 2.4 acre site at 41-51 Maple Street in the Village of Croton-On-Hudson (the “Property”). This Developer will construct 33 residential units with approximately 54 parking spaces (the “Development”).</p> <p>The Development will include 11 one-bedroom, 11 two-bedroom and 11 three-bedroom units. Twenty-nine (29) of the units will be available to eligible households that earn at or below 30% and up to 80% of Westchester County Area Median Income (“AMI”) and these units will affirmatively further fair housing (“AFFH”) (collectively the “Affordable AFFH Units”). One unit will be a superintendent’s unit. Four units will be unrestricted and are expected to be rented at market rate. The Development will include a community room, management office and laundry facilities. A children’s play area will also be constructed on site for the residents. Approximately 54 parking spaces will be located on grade in front of the two buildings.</p> <p>The Property is currently vacant and owned by the Village of Croton-On-Hudson. The Village, through a request for proposals process selected the Developer, Regan Development Corporation. As part of their proposal, the Developer has agreed to build a public park with benches, landscaping and stone walkways at the corner of Maple Street and Municipal Place. Site plan approval from the Village of Croton-On-Hudson Planning Board is expected in August.</p> <p>The Developer has completed Phase I and Phase II environmental studies that document that the only environmental issue near the site was the existence of a dry cleaner across Maple Street. A passive vapor system will be installed as a precaution. With no known environmental issues, construction of the two-story buildings with a total of approximately 42,000 square feet can commence once all the financing is in place.</p> <p>The Development’s design will incorporate high efficiency windows; an airtight envelope; energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. Electric from solar will be used to offset the electric demand for the elevators, common area lighting, site lighting and common area HVAC. The Development is designed to meet the green building standards of LEEDS Silver, Energy Star Multifamily New Construction and NYSERDA Multifamily New Construction, Tier III.</p>

Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



To support the creation of the Affordable AFFH Units, Westchester County (the "County") will provide a total not to exceed amount of \$1,757,576 through Capital Project BPL30 New Homes Land Acquisition II ("NHLA II") to fund a portion of the acquisition costs.

The County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units be marketed and leased pursuant to an approved affirmative fair housing marketing plan to households earning at or below 30% and up to 80% of AMI and will remain affordable for a minimum of 50 years. The average affordability of the units will be approximately 56.55% of AMI.

The Developer is finalizing its financing with New York State Homes and Community Renewal ("HCR"), and it will likely be funded with federal and state low income housing tax credits, HCR subsidy loans and a construction and permanent loan. The total Development cost is estimated to be approximately \$14.87 million.

County Funds Requested:	Program	Amount	Per AFFH Unit Cost
	BPL30 New Homes Land Acquisition II (NHLA)	<u>\$1,757,576</u>	<u>\$60,606</u>
	TOTAL:	\$1,757,576	\$60,606
Proposed Total Funding:	Sources	Total Project	Per Affordable Unit
	Construction Lender First Mortgage	\$1,540,000	\$53,103
	Federal Low Income Housing Tax Credits	\$6,090,591	\$210,020
	State Low Income Housing Tax Credit	\$1,276,841	\$44,029
	NYS HTF Subsidy	\$3,400,000	\$117,241
	NYS MIHP Subsidy	\$560,000	\$19,310
	Westchester County New Homes Land Acquisition II	\$1,757,576	\$60,606
	Deferred Developer Fee	\$246,698	\$8,507
	Total Sources	\$14,871,706	\$512,817
	Uses	Total Project	Per Affordable Unit
	Acquisition Cost	\$2,000,000	\$68,966
	Hard Construction Costs	\$8,599,500	\$296,534
	Soft Costs	\$2,506,866	\$86,444
	Reserves and Escrows	\$120,685	\$4,162
	Developer Fee	\$1,644,655	\$56,712

Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Total Uses	\$14,871,706	\$512,817
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Universal Design:	The Affordable AFFH Units will comply with the Universal Design Requirements as identified in Board of Legislators Act #2011-93.		
Proposed Rents:	Affordable Units - Income Levels	Number of Units	Expected Monthly Rent/Unit
	1-Bedroom @ 30% AMI	1	\$717
	2-Bedroom @ 30% AMI	2	\$861
	3-Bedroom @ 30% AMI	1	\$994
	1 Bedroom @ 50% AMI	3	\$1,116
	2 Bedroom @ 50% AMI	2	\$1,195
	3 Bedroom @ 50% AMI	3	\$1,435
	1-Bedroom @ 60% AMI	5	\$1,339
	2-Bedroom @ 60% AMI	3	\$1,434
	3-Bedroom @ 60% AMI	4	\$1,722
	1-Bedroom @ 80% AMI	1	\$1,913
	2-Bedroom @ 80% AMI	1	\$2,296
	3-Bedroom @ 80% AMI	2	\$2,652
	Superintendent @ 80% AMI	1	\$0
Total AFFH Units 30%-80%:	29		
\$			
Access to Recreation, Shopping, Transportation and Public Schools	<p>The Development site is conveniently located within a short walk of neighborhood services affording residents' access to retail, government offices, educational and healthcare facilities. The Development is located near major roadways including the Croton Expressway (U.S. Route 9) and the Taconic State Parkway. The Croton Harmon Train Station, located approximately one mile from the Development, provides service via the MTA Metro-North Railroad Hudson Line and the Amtrak Empire Corridor Service Trains. Local transit is provided by the Westchester County Bee-Line Bus System. Several Bee Line bus routes make stops in front of the Development including Route 10 (Croton Commuter), and Route 14 (southbound to White Plains, Northbound to Peekskill/Mohegan Lake).</p> <p>The Development is located within walking distance to Duck Pond Park. The Village of Croton-on-Hudson Department of Parks and Recreation maintains several nearby parks and open spaces and offers a variety of programs for seniors, adults and children.</p> <p>The Development is located in the Croton-Harmon School District. The district has two elementary, one middle and one high school. A number of day care and nursery schools are located in the immediate area.</p>		
Tax Map ID:	Section 78, Block 12; Lot: 3.3		
Zoning:	The Development sits in the Municipal Gateway Overlay District and the C-2 district (permits multifamily development).		

Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520

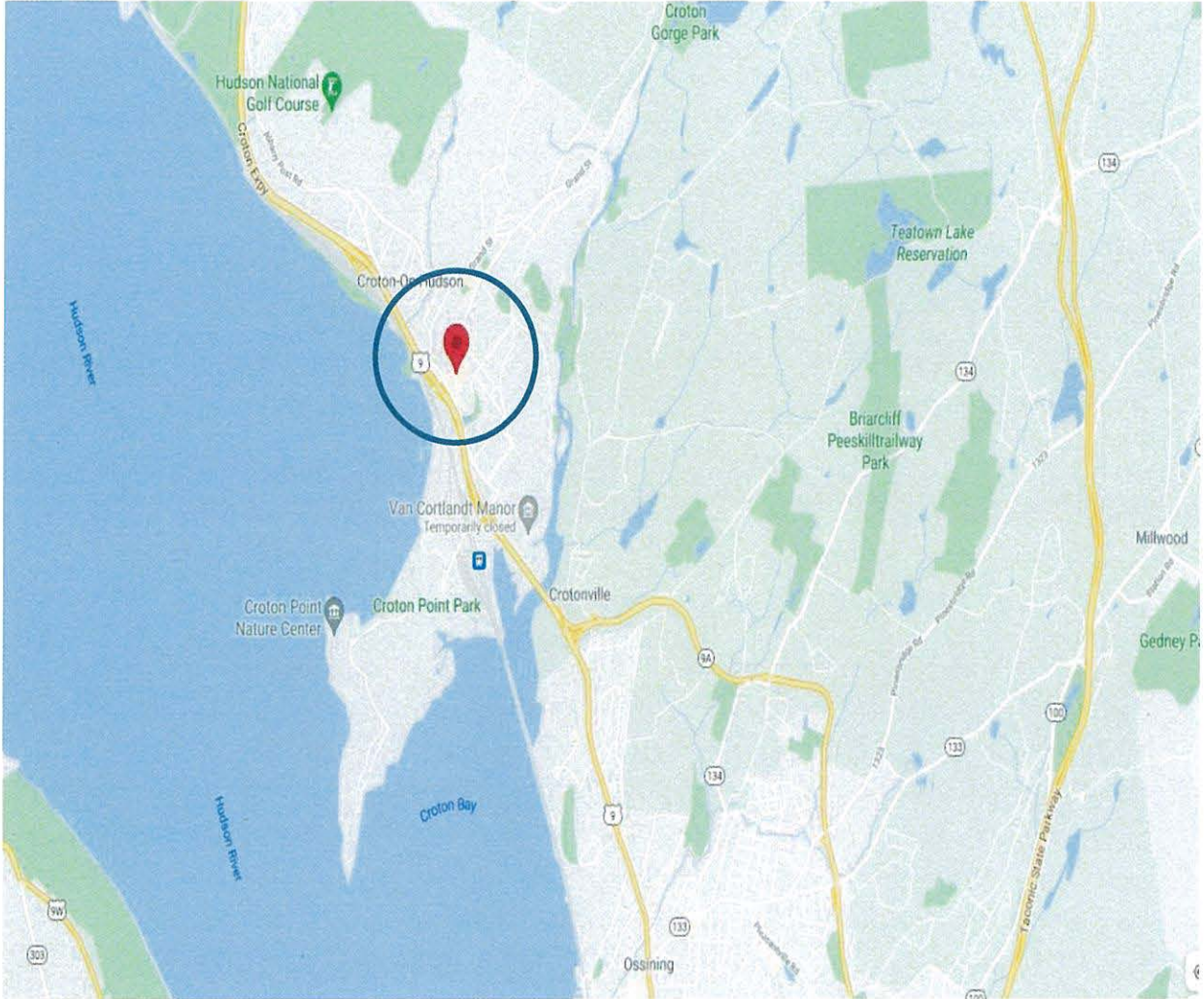


Variance/Zoning Change:	N/A	
Site Plan Approval:	Site Plan approval pending with the Village of Croton-on-Hudson Planning Board.	
SEQRA:	The Village of Croton-On-Hudson Board of Trustees classified the Proposed Development as an Unlisted action and issued a Negative Declaration for the Development on May 17, 2021.	
Flood Plain:	This Development is not located in a designated flood zone, per FEMA FIRM Map #36119C0109F, effective September 28, 2007.	
Site Control:	The Village of Croton-on-Hudson is the owner of the property.	
Appraised Value:	An appraisal, certified to the County, will be completed shortly.	
Purchase Price:	\$1,757,576	
Development Site Owner:	Village of Croton-on-Hudson	
Development Team:	Developer:	Architect/Engineer:
	Regan Development Corporation. 1055 Saw Mill River Road Ardsley, New York 10502 914-693-6613	Coppola Associates 6 Old North Plank Rd Suite 101 Newburgh, New York 12550 845-561-3559
	Attorney:	Marketing Consultant:
	Cannon Heyman & Weiss, LLP 54 State St. Albany, New York 12207 518-465-1500	Housing Action Council, Inc. 55 South Broadway Tarrytown, New York 10591 Rosemarie Noonan, Executive Director 914-332-4144

Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



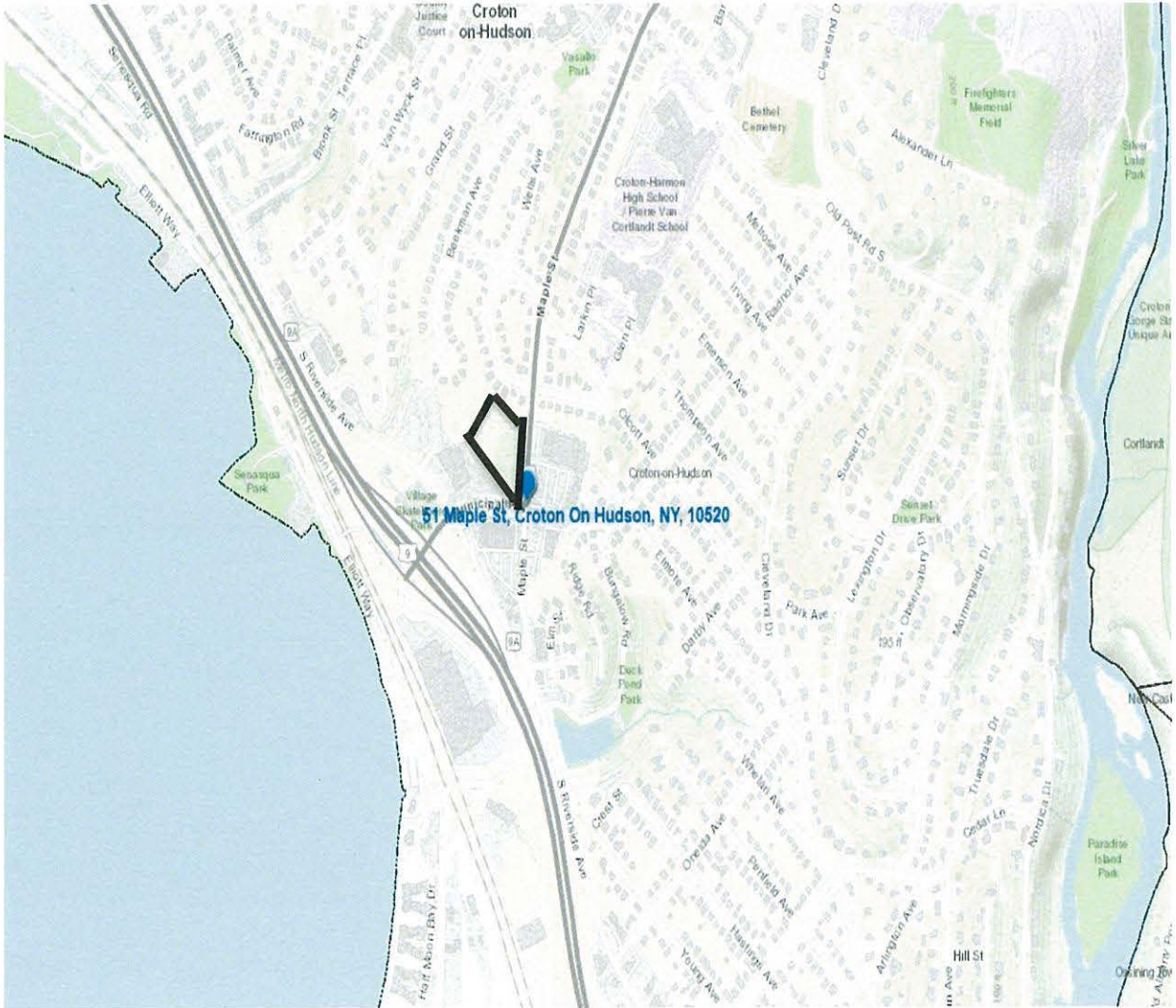
Location Map



Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Location Map



Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Existing Conditions



Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Existing Conditions



Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Site Plan



Executive Summary
41-51 Maple Street
Croton-On-Hudson, New York 10520



Elevation



ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,800,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 41-51 MAPLE STREET, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”) PURSUANT TO THE COUNTY’S NEW HOMES LAND ACQUISITION II CAPITAL PROJECT (BPL30); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,800,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,800,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted , 20__)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the “Law”), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and other laws applicable thereto, bonds of the County in the aggregate amount of \$1,800,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 2.4 acres of real property located at 41-51 Maple Street, in the Village of Croton-on-Hudson (the “AFFH Property”) at a cost of \$1,800,000, including acquisition and settlement costs,

in order to support the construction of affordable housing units that will affirmatively further fair housing (“AFFH”); the County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 29 affordable AFFH rental units and 54 parking spaces for residents at the aggregate estimated maximum cost of \$1,800,000 for said land acquisition. Such property shall be acquired by the County, subjected to a declaration of restrictive covenants and subsequently conveyed to Regan Development Corp. (the “Developer”), its successors or assigns. The Developer will construct 29 affordable AFFH rental units and 54 parking spaces for residents on the AFFH Property (the “Development”). The County’s acquisition of the AFFH Property is set forth in the County’s Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the Current Year Capital Budget of the County and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$1,800,000. The plan of financing includes the issuance of \$1,800,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$1,800,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose for which bonds are herein authorized, which costs are

reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Bond Act, in the maximum amount of \$1,800,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$1,800,000 as the estimated maximum cost of the aforesaid object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, and the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by section 52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds and the renewals of said

notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

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

I HEREBY CERTIFY that I have compared the foregoing Act No. -20___ 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 , 20___ and approved by the County Executive on , 20___.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this day of , 20___.

Clerk and Chief Administrative Officer of the County Board of Legislators of the County of Westchester, New York

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20__ and approved by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution. Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,800,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 41-51 MAPLE STREET, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING ("AFFH") PURSUANT TO THE COUNTY'S NEW HOMES LAND ACQUISITION II CAPITAL PROJECT (BPL30); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,800,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,800,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20__)

Object or purpose: to finance the cost of the purchase of approximately 2.4 acres of real property located at 41-51 Maple Street, in the Village of Croton-on-Hudson (the "AFFH Property") at a cost of \$1,800,000, including acquisition and settlement costs, in order to support the construction of affordable housing units that will affirmatively further fair housing ("AFFH"); the County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 29 affordable AFFH rental units and 54 parking spaces for residents at the aggregate estimated maximum cost of \$1,800,000 for said land acquisition. Such property shall be acquired by the County, subjected to a declaration of restrictive covenants and subsequently conveyed to Regan Development Corp. (the "Developer"), its successors or assigns. The Developer will construct 29 affordable AFFH rental units and 54 parking spaces for residents on the AFFH Property (the "Development"). The County's acquisition of the AFFH Property is set forth in the County's Current Year Capital Budget, as amended.

Amount of obligations to be issued
and period of probable usefulness: \$1,800,000 - thirty (30) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board
of Legislators of the County of Westchester, New York

Capital Project Fact Sheet Form

Project ID:*
BPL30

Fact Sheet Year*
2021

Category*
BUILDINGS, LAND &
MISCELLANEOUS

CBA

Project Title:*
NEW HOMES LAND
ACQUISITION II

Fact Sheet Date:*
07/08/2021

Legislative District ID:
9

Department*
PLANNING

Unique Identifier
1717

Overall Project Description

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

- Best Management
- Life Safety
- Security
- Energy Efficiencies
- Project Labor Agreement
- Other
- Infrastructure
- Revenue
- Other Details**

Five Year Capital Program (in Thousands)

	Estimate d Ultimate Total Cost	Prior Appropriation	2021	2022	2023	2024	2025	Under Review
Gross	74,500	37,700	10,000	5,000	5,000	5,000	5,000	6,800
Less Non- County Shares	0	0	0	0	0	0	0	0
Net	74,500	37,700	10,000	5,000	5,000	5,000	5,000	6,800

Expended Obligated Amount (in thousands)
35,964

Current Bond Request / Description:

Bonding is requested to finance the acquisition of approximately 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-On-Hudson and identified on the tax maps as Section 78; Block 12; Lot 3.3 (the "Property") in order to construct 29 units of rental housing (includes one employee unit) that will Affirmatively Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 54 parking spaces for residents.

Financing Plan for Current Request:

Bond/Notes: 1,800,000
 Cash: 0
 Non-county Shares: 0
 Total: 1,800,000

SEQR Classification
 UNLISTED

Amount Requested
 1,800,000

PPU		
Description	Amount	Years

Comments

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL30 and to authorize the County to purchase the vacant land from the current owner for an amount not to exceed \$1,800,000 to support the construction of 2 two story residential buildings with 29 Affordable AFFH rental units (including one employee unit) and 54 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 30% and up to 80% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to Regan Development Corp. (the "Developer") its successors or assigns for one dollar (\$1.00). A CBA is also requested to add \$1,800,000 to BPL30 to provide funds for this development. These funds are shown as added to Under Review.

Energy Efficiencies:

THE BUILDING IS DESIGNED TO MEET THE GREEN BUILDING STANDARDS OF LEEDS SILVER, ENERGY STAR MULTIFAMILY NEW CONSTRUCTION AND NYSEDA MULTIFAMILY CONSTRUCTION, TIER III.

Appropriation History		
Appropriation Year	Amount	Description
2014	5,000,000	CONTINUATION OF THIS PROJECT
2016	2,500,000	CONTINUATION OF THIS PROJECT
2017	7,200,000	

Appropriation History

Appropriation Year	Amount	Description
		LAND ACQUISITION FOR MT HOPE PLAZA FOR MT HOPE COMMUNITY REDEVELOPMENT CORP, LOCATED AT 65 LAKE ST. WHITE PLAINS AND CONTINUATION OF THIS PROJECT.
2018	8,000,000	CONTINUATION OF THIS PROJECT.
2019	5,000,000	CONTINUATION OF THIS PROJECT
2020	10,000,000	CONTINUATION OF THIS PROJECT
2021	10,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
47,700,000

Financing History				
Year	Bond Act #	Amount	Issued Amount	Description
15	240	0	0	
15	235	1,840,000	1,830,000	ACQUISITION OF 80 BOWMAN AVENUE, VILLAGE OF RYE BROOK
15	204	460,000	460,608	147, 165 AND 175 RAILROAD AVENUE, BEDFORD HILLS ACQUISITION
15	267	284,000	284,375	ACQUISITION OF 322 KEAR STREET, YORKTOWN HEIGHTS
16	59	210,800	211,079	5 STANLEY AVE - OSSINING
16	50	228,800	207,286	112 VILLAGE RD YORKTOWN
16	53	219,050	0	18 MINKEL RD OSSINING
16	56	400,220	388,541	9 WATSON ST-CORTLANDT
16	24	353,000	290,732	104 PINE STREET, CORTLANDT- COST OF ACQUISITION
16	231	2,009,980	1,999,980	200 READER'S DIGEST ROAD CHAPPAQUA AFFIRMATIVELY FURTHERING AFFORDABLE HOUSING AMEND
16	18	385,000	0	164 PHYLLIS COURT, YORKTOWN - COST OF ACQUISITION
16	21	197,000	191,659	27 WALDEN COURT, UNIT #M YORKTOWN - COST OF ACQUISITION
17	142	2,600,000	0	ACQUISITION OF LAND LOCATED ON ROUTE 22 IN LEWISBORO
17	209	0	0	PURCHASE OF LAND AT 501 BROADWAY IN VILLAGE OF BUCHANAN
17	172	1,250,000	1,250,000	ACQUISITION OF LAND AT 1847 CROMPOND ROAD PEEKSKILL
18	77	2,100,000	1,443,000	PURCHASE OF LAND LOCATED AT 65 LAKE STREET IN WHITE PLAINS FOR FAIR HOUSING
18	123	787,500	814,196	PURCHASE PROPERTY AT 5 HUDSON STREET IN YONKERS TO PRESERVE AFFORDABLE AFFH RENTAL UNITS
18	155	0	0	PURCHASE PROPERTY TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
18	159	1,000,000	1,000,000	PURCHASE OF PROPERTY LOCATED AT HALSTEAD AVENUE TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING
18	186	3,000,000	3,000,000	PURCHASE OF REAL PROPERTY AT 25 SOUTH REGENT STREET IN PORT CHESTER TO FURTHER FAIR HOUSING
19	68	1,765,000	1,765,000	PURCHASE AND SUBSEQUENT CONVEYANCE OF PROPERTY LOCATED AT 227 ELM STREET IN YONKERS
19	70	5,225,000	5,225,000	PURCHASE PROPERTY TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE
19	150	2,340,000	2,419,325	PURCHASE OF REAL PROPERTY LOCATED AT 645 MAIN STREET IN PEEKSKILL, FOR FAIR HOUSING
19	182	1,375,000	0	
19	171	306,000	0	FINANCE THE PURCHASE OF REAL PROPERTY, INCLUDING THREE UNIT RENTAL BUILDING AT 162 LINCOLN
20	206	5,000,000	0	AFFORDABLE HOUSING DEVELOPMENT 62 MAIN STREET, TARRYTOWN

Cash History

Year	Amount	Description
Financing History Total		
	33,336,350	

Recommended By:

Department of Planning
WBB4

Date
07/13/2021

Department of Public Works
RJB4

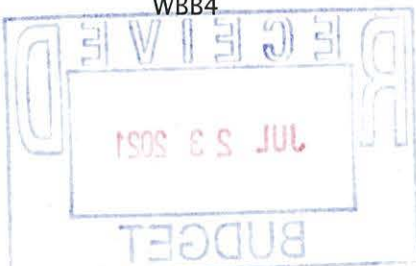
Date
07/16/2021

Budget Department
LMY1

Date
07/16/2021

Requesting Department
WBB4

Date
07/19/2021



CAPITAL PROJECT FACT SHEET

Project ID:* BPL30	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 07-08-2021
Fact Sheet Year:* 2021	Project Title:* NEW HOMES LAND ACQUISITION II	Legislative District ID: 9
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PLANNING	CP Unique ID: 1717

Overall Project Description

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
Gross	74,500	37,700	10,000	5,000	5,000	5,000	5,000	6,800
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	74,500	37,700	10,000	5,000	5,000	5,000	5,000	6,800

Expended/Obligated Amount (in thousands) as of : 35,964

Current Bond Description: Bonding is requested to finance the acquisition of approximately 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-On-Hudson and identified on the tax maps as Section 78; Block 12; Lot 3.3 (the "Property") in order to construct 29 units of rental housing (includes one employee unit) that will Affirmatively Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 54 parking spaces for residents.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,800,000
Cash:	0
Total:	\$ 1,800,000

SEQR Classification:

UNLISTED

Amount Requested:

1,800,000

Comments:

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL30 and to authorize the County to purchase the vacant land from the current owner for an amount not to exceed \$1,800,000 to support the construction of 2 two story residential buildings with 29 Affordable AFFH rental units (including one employee unit) and 54 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 30% and up to 80% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to Regan Development Corp. (the "Developer") its successors or assigns for one dollar (\$1.00). A CBA is also requested to add \$1,800,000 to BPL30 to provide funds for this development. These funds are shown as added to Under Review.

Energy Efficiencies:

THE BUILDING IS DESIGNED TO MEET THE GREEN BUILDING STANDARDS OF LEEDS SILVER, ENERGY STAR MULTIFAMILY NEW CONSTRUCTION AND NYSERDA MULTIFAMILY CONSTRUCTION, TIER III.

Appropriation History:

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

Total Appropriation History:

47,700,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
15	240	0	0	
15	235	1,840,000	1,830,000	ACQUISITION OF 80 BOWMAN AVENUE, VILLAGE OF RYE BROOK
15	204	460,000	460,608	147, 165 AND 175 RAILROAD AVENUE, BEDFORD HILLS ACQUISITION
15	267	284,000	284,375	ACQUISITION OF 322 KEAR STREET, YORKTOWN HEIGHTS
16	59	210,800	211,079	5 STANLEY AVE - OSSINING
16	50	228,800	207,286	112 VILLAGE RD YORKTOWN
16	53	219,050	0	18 MINKEL RD OSSINING
16	56	400,220	388,541	9 WATSON ST-CORTLANDT
16	24	353,000	290,732	104 PINE STREET, CORTLANDT-COST OF ACQUISITION
16	231	2,009,980	1,999,980	200 READER'S DIGEST ROAD CHAPPAQUA AFFIRMATIVELY FURTHERING AFFORDABLE HOUSING AMEND
16	18	385,000	0	164 PHYLLIS COURT, YORKTOWN - COST OF ACQUISITION
16	21	197,000	191,659	27 WALDEN COURT, UNIT #M YORKTOWN - COST OF ACQUISITION
17	142	2,600,000	0	ACQUISITION OF LAND LOCATED ON ROUTE 22 IN LEWISBORO
17	209	0	0	PURCHASE OF LAND AT 501 BROADWAY IN VILLAGE OF BUCHANAN
17	172	1,250,000	1,250,000	ACQUISITION OF LAND AT 1847 CROMPOND ROAD PEEKSKILL
18	77	2,100,000	1,443,000	PURCHASE OF LAND LOCATED AT 65 LAKE STREET IN WHITE PLAINS FOR FAIR HOUSING
18	123	787,500	814,196	PURCHASE PROPERTY AT 5 HUDSON STREET IN YONKERS TO PRESERVE AFFORDABLE AFFH RENTAL UNITS
18	155	0	0	PURCHASE PROPERTY TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE
18	159	1,000,000	1,000,000	PURCHASE OF PROPERTY LOCATED AT HALSTEAD AVENUE TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING
18	186	3,000,000	3,000,000	PURCHASE OF REAL PROPERTY AT 25 SOUTH REGENT STREET IN PORT CHESTER TO FURTHER FAIR HOUSING
19	68	1,765,000	1,765,000	PURCHASE AND SUBSEQUENT CONVEYANCE OF PROPERTY LOCATED AT 227 ELM STREET IN YONKERS
19	70	5,225,000	5,225,000	PURCHASE PROPERTY TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING UNITS IN NEW ROCHELLE
19	150	2,340,000	2,419,325	PURCHASE OF REAL PROPERTY LOCATED AT 645 MAIN STREET IN PEEKSKILL, FOR FAIR HOUSING
19	182	1,375,000	0	
19	171	306,000	0	FINANCE THE PURCHASE OF REAL PROPERTY, INCLUDING THREE UNIT RENTAL BUILDING AT 162 LINCOLN

20	206	5,000,000	0	AFFORDABLE HOUSING DEVELOPMENT 62 MAIN STREET, TARRYTOWN
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Total Financing History:
33,336,350

Recommended By:

Department of Planning
WBB4

Date
07-13-2021

Department of Public Works
RJB4

Date
07-16-2021

Budget Department
LMY1

Date
07-16-2021

Requesting Department
WBB4

Date
07-19-2021

NEW HOMES LAND ACQUISITION II (BPL30)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	72,700	37,700	23,654	10,000	5,000	5,000	5,000	5,000	5,000
Non County Share			(289)						
Total	72,700	37,700	23,365	10,000	5,000	5,000	5,000	5,000	5,000

Project Description

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

Current Year Description

The current year request funds the continuation of this project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2021	10,000,000			10,000,000

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2014	5,000,000	Continuation of this project	IN PROGRESS
2016	2,500,000	Continuation of this project	IN PROGRESS
2017	7,200,000	Land acquisition for Mt Hope Plaza for Mt Hope Community Redevelopment Corp, located at 65 Lake St. White Plains and continuation of this project.	IN PROGRESS
2018	8,000,000	Continuation of this project.	IN PROGRESS
2019	5,000,000	Continuation of this project	IN PROGRESS
2020	10,000,000	Continuation of this project	PARTIALLY IN PROGRESS
Total	37,700,000		

**NEW HOMES LAND ACQUISITION II
(BPL30)**

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	37,700,000	22,780,784	14,919,216
Others		289,010	(289,010)
Total	37,700,000	23,069,794	14,630,206

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
204 15	460,000	12/15/17	388,647	(609)
		12/15/17	71,360	
		12/15/17	603	
235 15	1,840,000	12/15/16	1,830,000	10,000
240 15				
267 15	284,000	12/15/17	239,947	(376)
		12/15/17	44,057	
		12/15/17	372	
18 16	385,000			385,000
21 16	197,000	12/15/16	191,659	5,341
24 16	353,000	12/15/16	290,732	62,268
56 16	400,220	12/15/17	327,838	11,679
		12/15/17	60,194	
		12/15/17	509	
59 16	210,800	12/15/17	178,102	(279)
		12/15/17	32,701	
		12/15/17	276	
50 16	228,800	12/15/17	174,902	21,513
		12/15/17	32,114	
		12/15/17	271	
53 16	219,050			219,050
231 16	2,009,980	12/15/16	1,999,980	10,000
142 17	2,600,000			2,600,000
172 17	1,250,000	12/10/18	1,250,000	
209 17				
77 18	2,100,000	12/10/19	1,205,036	657,000
		12/10/19	237,964	
123 18	787,500	10/28/20	690,728	(26,696)
		10/28/20	96,780	
		10/28/20	26,688	
155 18				
159 18	1,000,000	12/10/19	835,090	
		12/10/19	164,910	

**NEW HOMES LAND ACQUISITION II
(BPL30)**

186	18	3,000,000	12/10/19	2,505,271	
			12/10/19	494,729	
68	19	1,765,000	12/10/19	1,473,935	
			12/10/19	291,065	
70	19	5,225,000	12/10/19	4,363,348	
			12/10/19	861,652	
150	19	2,340,000	10/28/20	2,052,449	(79,325)
			10/28/20	287,575	
			10/28/20	79,302	
171	19	306,000			306,000
182	19	1,375,000			1,375,000
206	20	5,000,000			5,000,000
Total		33,336,350		22,780,785	10,555,565

ACT NO. _____ - 2021

AN ACT authorizing the County of Westchester to purchase approximately +/- 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-On-Hudson and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 29 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

NOW, THEREFORE, BE IT ENACTED by the members of the Board of Legislators of the County of Westchester as follows:

SECTION 1. The County of Westchester (the "County") is hereby authorized to purchase from the current owner(s) of record approximately +/- 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-On-Hudson, (the "Property") to construct 29 affordable rental housing units including one superintendent's unit that will affirmatively further fair housing (the "Affordable AFFH Units") as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property for an amount not to exceed ONE MILLION SEVEN HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED SEVENTY SIX DOLLARS (\$1,757,576).

§3. The County is hereby authorized to convey the Property to Regan Development Corp., its successors or assigns, for One Dollar (\$1.00) to construct the 29 Affordable AFFH Units including one superintendent's unit that will be marketed and leased to households earning at or below 30% and up to 80% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved affirmative fair housing marketing plan, noting that the income limits

are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

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

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

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

§7. This Act shall take effect immediately.