

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an act (the "Act") to authorize the County of Westchester (the "County") to modify the Peekskill Sanitary Sewer District (the "District") by adding one (1) parcel of County-owned property located in the Town of Yorktown (the "Town") to the District, as well as enter into a proposed permit agreement with the Town (the "Agreement") to allow the County to connect a sanitary sewer service line from the property to the Town-owned sanitary sewer system and to accept any easements or other property interests from the Town necessary for the County to construct and maintain the sewer service connection and to have a financeable property interest in the sewer service connection for the purpose of issuing bonds. The County Executive's transmittal also recommends the adoption of a related bond act (the "Bond Act") which would authorize the County to issue bonds in the total amount of \$2,000,000 to finance Phase II of capital project SW011 – Rehabilitation of the Yorktown Maintenance Facility ("SW011").

The County's Department of Environmental Facilities (the "Department") has requested that the District be modified to add one (1) parcel of County-owned property located in the Town and more particularly described as 3840 Crompond Road, Sec. 25.20, Block 1, Lot 11 (hereinafter the "Parcel"), which Parcel is not currently in any County sewer district and has never been in any County sewer district in the past. The Parcel is the site of the Department's Yorktown Maintenance Garage. The septic system at the property is not functional and the Department desires that the Parcel be added to the District. In order for the Parcel to obtain sewer service, it must first be connected to the Town's sanitary sewer that is located in Crompond Road. The Town's sanitary sewer is located in the Town's Hunterbrook Sewer District No. 8 which is also located within the District. As noted above, the County will be required to enter into an Agreement with the Town to provide sewer service to the Parcel.

Your Committee is informed that the analysis prepared by the Department dated December 8, 2020 and attached hereto indicates that the proposed addition of the Parcel represents an increase of 0.0466% to the Equalized Full Value of the District. The addition of the Parcel will not cause any significant changes in the tax rate of the District.

According to the Department, the proposal to add the Parcel is feasible because: 1) the matter was requested by the County and the Town; 2) the facilities necessary to connect the subject property to the Town sewer system (i.e., sanitary sewer service connection), will be constructed by the County under the County's Capital Construction Program; 3) maintenance of the completed facilities necessary to connect the subject property to the Town sewer system will be the responsibility of the Department, however, maintenance of the Town sewer system will remain with the Town; 4) the Peekskill Wastewater Treatment Facility (the "Plant") has a design flow of 10 MGD and the average daily flow in 2020 was 6.1 MGD, while the maximum average daily flow the Parcel will generate after inclusion is 400 GPD, and therefore the Plant and the County Trunk Sewer have sufficient capacity to accommodate the Parcel; 5) the subject expansion will not result in any significant effect on the tax structure of the District; and 6) the Parcel proposed to be added to the District is not now in any County sewer district and will be required to pay a surcharge over a ten (10) year period.

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

Furthermore, Sections 237.131 and 237.141 of the County Administrative Code confer authority to determine what charges, if any, will be paid by the Parcel. Your Committee has been informed that the Department of Environmental Facilities recommends that an aggregate surcharge of \$19,000.00 to be paid in each of ten (10) equal annual installments of \$1,900.00, be assessed against the Parcel. This surcharge reflects capital costs incurred from inception of the District in 1970 through 2020. This formula has been used in past legislation for parcels added to a sanitary sewer district.

Your Committee is advised that pursuant to the terms of the proposed Agreement, the Town will grant the County a permit to allow the County to connect the Parcel to the Town's sanitary sewer located on Crompond Road and for the County to discharge sanitary sewage from the Parcel into the Town-owned sewer district which is tributary to the District. It should be

noted that pursuant to New York State General Municipal Law §120-a, the County may enter into contracts with other municipalities for the purpose of connecting to such other municipalities' sewer outlets "upon such terms and for such consideration and length of time as may be mutually agreed upon between all the contracting municipalities." In consideration for the grant of permit, the County will pay a fee equivalent to what the County would pay the Town if the Town was able to levy a sewer tax against the Parcel. The first year charge from the Town is estimated at \$5,338.33 had an agreement been in place in 2020. In addition to the permit fee, the County would also be subject to payment of its share of debt service for any capital improvements made to the Town-owned sanitary sewer district during the term of the Agreement. The County will also be responsible for constructing the sanitary sewer line connection to the Town-owned sanitary sewer system, at the County's sole cost and expense. The cost of the construction will be paid for under capital project SW011. The County will own, operate and maintain the sanitary sewer connection and related appurtenances after construction thereof. The Town will also grant the County any easements or other real property interests necessary for the County to construct, operate and maintain the sewer service connection and to have a financeable property interest in the sewer line connection for the purpose of issuing bonds. The term of the Agreement will commence upon execution thereof by both parties and continue for a period of thirty (30) years thereafter or upon the maturity date of the bonds, whichever is greater.

The Bond Act, in the amount of \$2,000,000, which was prepared by the law firm of Norton Rose Fulbright, would provide construction funding for Phase II of the rehabilitation of the Department's Yorktown Maintenance Facility under Capital Project SW011. Phase II funding will be used to complete all exterior work, including replacing the existing septic system with a new low pressure sewer system, including a new pressurized force main from the building to the property line that will be connected to the local Yorktown sewer system. The work will also include repaving the facility's existing paved driveway and storage yard and miscellaneous site work and drainage improvements such as grading and the installation of curbs.

The Department has advised that the design for project SW011 has been completed using outside consultants. Construction of Phase I is expected to take (12) months and begin in the second Quarter of 2021. Construction of Phase II is also estimated to take twelve (12) months and will begin after the completion of Phase I.

It should be noted that your Honorable Board has previously authorized the County to issue bonds which financed Phase I of project SW011 as set forth on the attached fact sheet.

The Department of Planning has advised that based on its review, this overall project is an "Unlisted" action, pursuant to Part 617 of the New York State Environmental Quality Review Act ("SEQR"). A Resolution and a Short Environmental Assessment Form ("EAF") are attached to assist your Honorable Board in complying with SEQR. Your Committee has carefully considered the EAF and the applicable SEQR regulations. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution prior to adopting the Act to authorize the sewer district modification, the IMA and prior to enacting the Bond Act.

Based on the above facts and the Feasibility Report prepared by the Department of Environmental Facilities, your Committee concurs with the recommendation of the County Executive and recommends that this Honorable Board adopt the annexed Resolution which will authorize publication of the Legal Notice for the public hearing as required by the Administrative Code in such matters, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the addition of the Parcel to the Peekskill Sanitary Sewer District and authorizes the County to enter into the Agreement with the Town, as well as to adopt the annexed Bond Act.

It should be noted that a vote of not less than a majority of the voting strength of the Board of Legislators is required to pass the Act, while an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Bond Act.

Dated: April 26, 2021

White Plains, New York

COMMITTEE ON

Columb B
~~*Benjamin Bayliss*~~

~~*Benjamin Bayliss*~~
K. J. Carroll

Columb B
~~*Benjamin Bayliss*~~
K. J. Carroll

Budget & Appropriations

Public Works & Transportation

Environment & Health

Dated: April 26, 2021
White Plains, New York

The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

ENVIROMENT & HEALTH

Ruth Walter
Mary Jane Skimsky
Nancy E. Pan

BUDGET & APPROPRIATIONS

Vedat Galin
Ruth Walter
Margaret A. Curcio
Nancy E. Pan
Tye H. C.
Alfreda Wilkin
David A. Jabris
William R. Maher
Christy J.

PUBLIC WORKS & TRANSPORTATION

Vedat Galin
Ruth Walter
Mary Jane Skimsky
Nancy E. Pan
Tye H. C.
David A. Jabris
Christy J.

FISCAL IMPACT STATEMENT

SUBJECT: 3840 Crompond Road, Peekskill SSD, Yorktown (T)

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ 5,338.33

Total Current Year Revenue \$ 1,900.00

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

Additional Appropriations

Other (explain)

Identify Accounts: Expense 236-60-1610-5100 Revenue 236-60-1610-9012

Potential Related Operating Budget Expenses: Annual Amount \$ 5,338.33

Describe: Operating expenses related to process and treatment

plant expenses of additional flow from these parcels. Annual Intermunicipal Agreement Fee

Estimated first year fee of \$5,338.33. Fee based on Town Tax rate and Property FEV

Potential Related Operating Budget Revenues: Annual Amount \$ 1,900.00

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

for the next 10 years

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

Current Year: _____

Next Four Years: Please see descriptions above.

Prepared by: Marian Pompa, Jr. P.E. 

Title: Associate Engineer

Department: Environmental Facilities


Date: December 10, 2020

Reviewed By: 

Budget Director

Date: 4/2/21

TO: Jeffrey Goldman, Senior Assistant County Attorney
Department of Law

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

DATE: March 22, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
DEPARTMENT OF ENVIRONMENTAL FACILITIES
YORKTOWN MAINTENANCE FACILITY**

In response to a request by the Department of Environmental Facilities for an environmental review of the above referenced subject matter, the Planning Department has prepared the attached documentation.

The action involves capital project SW011- Rehabilitation of the Yorktown Maintenance Facility (ID# 1622), as well as modification of the Peekskill Sanitary Sewer District and an intermunicipal agreement with the Town of Yorktown in order to connect the maintenance facility to the sewer system.

The overall action 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
Vincent Kopicki, Commissioner of Environmental Facilities
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Analyst
Anthony Zaino, Assistant Commissioner
Michelle Greenbaum, Assistant County Attorney
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

PUBLIC NOTICE

NOTICE OF HEARING: MODIFICATION TO THE PEEKSKILL SANITARY SEWER DISTRICT BY THE ADDITION OF ONE (1) PARCEL OF COUNTY-OWNED PROPERTY IN THE TOWN OF YORKTOWN; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE DAY OF _____, 2021 AT ____ P.M. IN THE CHAMBERS OF THE WESTCHESTER COUNTY BOARD OF LEGISLATORS, 8TH FLOOR, 148 MARTINE AVENUE, WHITE PLAINS, NEW YORK FOR THE PURPOSE OF HEARING PERSONS OR PARTIES INTERESTED IN THE PROPOSED ADDITION TO THE PEEKSKILL SANITARY SEWER DISTRICT OF LAND IN THE TOWN OF YORKTOWN IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED DECEMBER 8, 2020, OF THE PARCEL LISTED BELOW BY STREET ADDRESS AND TAX MAP DESIGNATION.

3840 CROMPOND ROAD, SEC. 25.20, BLOCK 1, LOT 11

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

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

Dated: _____, 2021
White Plains, New York

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



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

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

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, September 24, 2019.

WHEREAS:

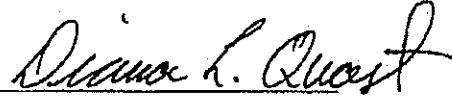
1. The Town received a request from the Westchester County Department of Environmental Facilities to connect a County-owned parcel located at 3840 Crompond Road to Town sewer. The County operates a maintenance garage at the subject site. The only wastewater generated is from floor drains and a bathroom in the building, which is currently served by a subsurface sewage disposal system, i.e. septic system. The current system is very old and in failing condition.
2. According to the Engineering report prepared for the County, there will be a maximum sewer use of 400 gallons per day from this site. Although the Hunterbrook PS is currently operating close to full capacity, this amount of wastewater flow is minimal and will not have any impact on current pump station operation.
3. The Town sewer in this area runs along the south side of Route 202/Crompond Road and is a low-pressure sewer pipe, meaning all connections to the sewer main line must be via pumped systems. Wastewater flow from the Route 202/Crompond Road area is conveyed to the Hunterbrook Pump Station, where it is then pumped via a force main to County trunk lines and treated at the County-owned Peekskill Wastewater Treatment Plant.
4. All costs and expenses associated with the construction of the new low-pressure sewer line shall be at the sole responsibility of the County. This includes the need for micro-tunneling to bring the sewer line under Route 202/Crompond Road as will be required for a NYSDOT road crossing.
5. In support of their application to the Town, the County submitted the following documents:
 - A sewer map showing the proposed parcel being added to the Town sewer district. See Attachment #1.
 - A petition for the proposed addition of the subject parcel to the Peekskill Sanitary Sewer District and to the Hunterbrook Sewer District. See Attachment #2.
 - A draft Intermunicipal Agreement (IMA) to allow for the Town to collect the equivalent amount of sewer taxes as the County would be tax-exempt otherwise. See Attachment #3.
6. The Town Engineer has reviewed the submitted documentation and discussed with the Town Attorney and Assessor. We recommend the Board allow inclusion of this parcel into the Peekskill Sanitary Sewer District, subject to the terms and conditions as stated in the IMA.

NOW, THEREFORE BE IT RESOLVED, that the Town Board does hereby request that the County of Westchester incorporate the land listed below into the Peekskill Sanitary Sewer District.

County of Westchester

3840 Crompond Road

25.20-1-11



Diana L. Quast, Town Clerk
Town of Yorktown
Certified Municipal Clerk

Date: September 26, 2019

To: Ilan D. Gilbert, Town Supervisor

cc: Richard Abbate, Town Attorney
Patricia Caporale, Town Comptroller
Kim Adams Penner, Sole Assessor
file

COUNTY OF WESTCHESTER

DEPARTMENT OF ENVIRONMENTAL FACILITIES

December 8, 2020

FEASIBILITY REPORT
IN THE MATTER OF

THE ENLARGEMENT FOR A CERTAIN PARCEL

IN THE

PEEKSKILL SANITARY SEWER DISTRICT

TOWN OF YORKTOWN

MP

Vincent F. Kopicki (for)

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

The County of Westchester Department of Environmental Facilities (WCDEF) has petitioned that one (1) property currently not included in the Peekskill Sanitary Sewer District be added to the Peekskill Sanitary Sewer District.

A. The identification of the one (1) parcel not currently within the boundaries of the Peekskill Sanitary Sewer District and to be added is is not currently in any County Sanitary Sewer District, and has never been in any County Sewer District in the past. The one (1) parcel to be added is located at 3840 Crompond Road, Section 25.20, Block 1, Lot 11. The parcel is parcel is the site of WCDEF's Yorktown Maintenance Garage. This facility is currently under renovation under County Capital Project # 18-516 & 18-517. The septic system at the property is currently not functional and the County DEF desires to connect to the Town of Yorktown Sanitary Sewer that is located in Crompond Road. This sewer system was constructed in about the year 2009 and is located within the Peekskill Sanitary Sewer district. The Town Sewer district is known as Hunterbrook Sewer district No. 8. The County of Westchester will be required to enter into an intermunicipal agreement with the Town of Yorktown to provide sewer service to the subject property.

B. Full Equalized Valuations, which are assessed values adjusted for equalization rates, form the basis on which the sewer district tax levies are apportioned by the County Board of Legislators. The following are the full equalized valuations in the 2020 tax levy pertinent to the subject parcel:

Full Value of District

| <u>CITIES/TOWNS</u> | <u>ASSESSED VALUE</u> | <u>EQ. PERCENT</u> | <u>FULL VALUE</u> |
|---------------------|-----------------------|--------------------|-------------------|
| Cortlandt | \$ 14,104,173 | 1.56% | \$ 904,113,654 |
| Peekskill | 122,526,171 | 3.18 | 3,853,024,245 |
| Somers | 28,947,635 | 11.97 | 241,834,879 |
| Yorktown | 46,304,566 | 2.24 | 2,067,168,125 |
| Total | | | \$7,066,140,903 |

(Town of Yorktown) Total Value of the
Parcel to be added + 3,294,643

Total Full Value of District as Amended: \$7,069,435,546

* represents a 0.0466% increase in the FEV of the District

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

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

A = added area's f.e.v., 2020 Rolls

D = District f.e.v., 2020 rolls, before proposed additions

and E = District equity in existing facilities or the total of debt service and advances from district levies to pay the capital costs of those facilities, from 1970 through 2020.

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

$$e = \frac{3,294,643}{7,066,140,903 + 3,294,643} \times 40,866,305$$

$$e = \frac{3,294,643}{7,069,435,546} \times 40,866,305$$

$$e = .000466 \times \$40,866,305$$

$$e = \$19,043.70 \text{ (rounded to } \$19,000.00)$$

and:

in each of 10 annual installments, a total surcharge of \$1,900.00 is to be collected from the added property and credited to the remaining properties of all Municipalities in the District, in each of the ten years.

D. Summary and Recommendations.

The proposed Peekskill Sanitary Sewer District Addition is feasible because:

1. The matter was requested by the County of Westchester Department of Environmental Facilities and the Town of Yorktown.
2. The facilities necessary to connect the subject property to the Town sewer system ultimately tributary to County facilities (i.e. Sanitary Sewer Service Connection) will be constructed by the County under the County's Capital Construction Program.
3. Maintenance of the completed facilities necessary to connect the subject property to the Town sewer system will be the responsibility of the County of Westchester Department of Environmental Facilities. Maintenance of the Town Sewer System will remain with the Town of Yorktown.
4. The Peekskill Wastewater Treatment Facility has a design flow of 10 MGD and the average daily flow in 2020 was 6.1 MGD. The daily flow the parcel will generate after inclusion is 400 gallons per day. The Plant and the County Trunk Sewer have sufficient capacity to accommodate these parcels.
5. The subject expansion will not result in any significant effect on the tax structure of the district.
6. The Territory proposed to be added to the Peekskill Sanitary Sewer District is not now in any County Sewer District and will be required to pay a surcharge over a ten year period.

File Name: FEAS_Yorktown Maintenance Garage_Updated.docx

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to modify the Peekskill Sanitary Sewer District by the addition of one (1) parcel of County-owned property (the "Parcel") in the Town of Yorktown (the "Town"), as well as to enter into a permit agreement with the Town to allow the County to connect a sanitary sewer service line from the Parcel to the Town-owned sanitary sewer system and to accept any easements or other real property interests from the Town, and a Bond Act to authorize the County of Westchester to finance Phase II of Capital Project SW011 (collectively the "Project"); and

WHEREAS, this Honorable Board has determined that the Project would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act ("SEQRA"); and

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

WHEREAS, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with 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 this 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, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the Project and be it further

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

RESOLVED, that the Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

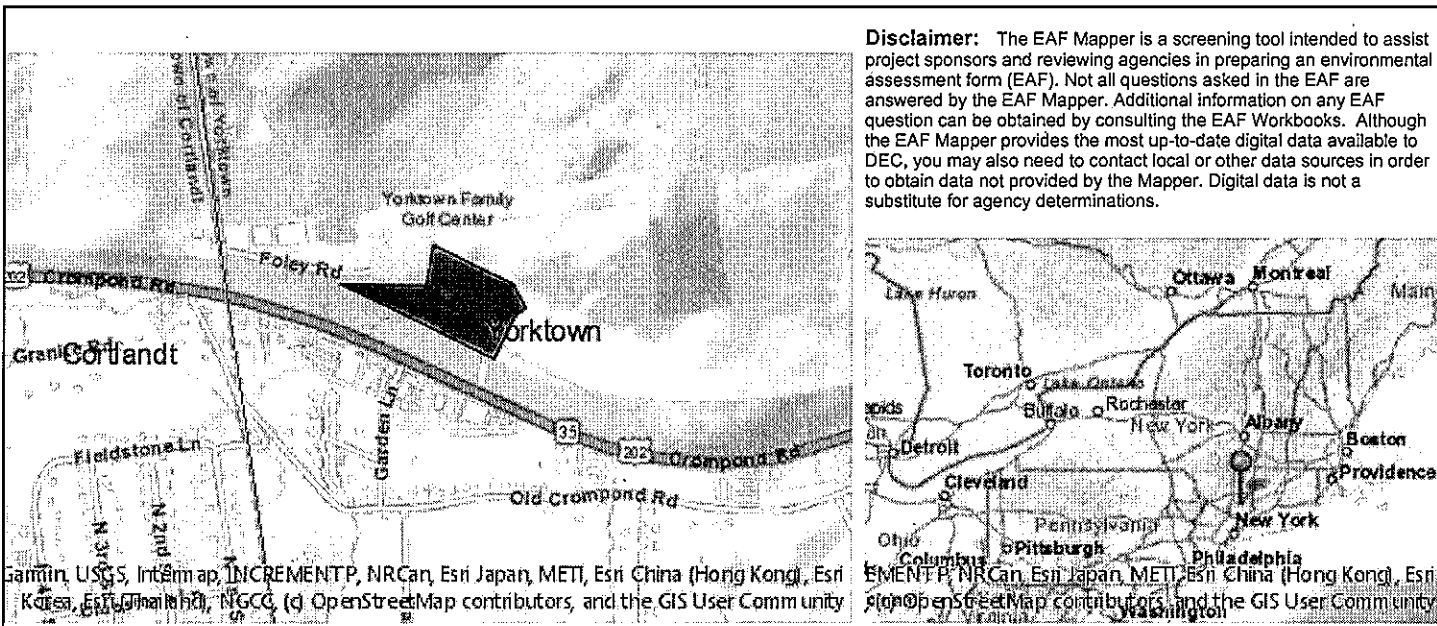
Instructions for Completing

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

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

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|--|
| Name of Action or Project: Rehabilitation of the Yorktown Maintenance Facility (SW011) | | | |
| Project Location (describe, and attach a location map): 3840 Crompond Road, Mohegan Lake (Town of Yorktown), Westchester County, NY | | | |
| Brief Description of Proposed Action: The project provides for the rehabilitation of the exterior components of the existing maintenance facility, which serves the County's Department of Environmental Facilities, along with the installation of a new sewer connection to replace a failing septic system. Scope of work will include installation of concrete landings atop existing asphalt, repaving of the facility's existing driveway and area surrounding the building, associated site work and drainage improvements such as grading and the installation of curbs. The sewer connection involves the installation of a new low pressure sewer line from the building to the existing Yorktown sewer main, located on the south side of Crompond Road, which eventually leads to the Peekskill Water Resource Recovery Facility. The new sewer line will include a grinder pump and a 1,000-gallon oil/water interceptor tank to prevent oil from entering the sanitary sewer system. The project will require an intermunicipal agreement with Town for connection to the local sewer, which is part of the Town's Hunterbrook Sanitary Sewer District, as well as modification of the County's Peekskill Sanitary Sewer District to include the parcel in the County sewer district. | | | |
| 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 checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Yorktown Town Board for IMA to connect to local sewer NYSDOT Highway Work Permit | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | approx. 10 acres | |
| b. Total acreage to be physically disturbed? | | approx. 1.2 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 35.7 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input checked="" type="checkbox"/> Parkland | | | |

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



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

Project: SW011 Yorktown Maintenance Facility

Date: March 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: | SW011 Yorktown Maintenance Facility |
| Date: | March 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.

Originally developed for use by an automobile dealership, a portion of the site currently serves as a maintenance facility for the Westchester County Department of Environmental Facilities(DEF). The facility was constructed adjacent to New York State designated freshwater wetlands. The driveway crosses between the wetlands and over a small stream via a culvert. However, the driveway area is not included in the NYS wetlands inventory.

The sewer line is being installed in order to convey sewage from the maintenance facility to the Peekskill Water Resource Recovery Facility (WRRF). The existing septic system serving the facility currently does not provide an adequate level of service and must be serviced often. The sewer installation involves minor trenching and pipe-laying within and next to the driveway, outside the limits of the NYS designated wetlands. The pipeline will go under the culvert and will be hand dug at this location to prevent impacts to the stream. Directional drilling will be employed to install the sewer pipe under Crompond Road, so there will be no disruption to traffic. Erosion and sediment controls during construction will comply with NYS Standards and Specifications for same and will include silt fencing, stone and block drop inlet protection, as well as tree protection for existing trees along the driveway.

The project will replace deteriorated pavement and will not add impervious surfaces. All maintenance activities occur inside the building, which has an interior drainage system that will pass through a new 1,000 gallon oil/water interceptor tank prior to entering the sewer system. Chemicals are stored inside with 110% containment. As such, there will be no significant impact to the sewer system nor will there be any new impacts to the surrounding environment.

There will be no significant impact on the Town and County sewer districts, as both have the capacity to handle the facility’s estimated maximum contribution of 400 gallons of sewage per day. The Peekskill WWRF has a design flow of 10 million gallons per day (MGD), but the average daily flow in 2020 was 6.1 MGD. The sewer connection will benefit the environment and the public by eliminating a potential source of contamination to the adjoining wetlands, which is within the Croton Watershed, which is part of the New York City drinking water supply.

- 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 of the Board of Legislators

Title of Responsible Officer

Dark Kisse

Signature of Preparer (if different from Responsible Officer)