



Kenneth W. Jenkins  
County Executive

October 1, 2025

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

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to convey certain County-owned real property consisting of approximately 1.859 acres located on Saw Mill River Road, in the Town of Mount Pleasant, New York, and designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant (the "Property") to the Town of Mount Pleasant (the "Town").

The conveyance would be in consideration of Ten (\$10.00) Dollar and subject to the following:

- (i) the Town using the Property for public commuter parking purposes and other public parking purposes or floodplain restoration as further described below,
- (ii) the Town conveying to the County a free, permanent and perpetual 15-foot wide sewer easement on, over, in and through the Property for the County trunk sewer ("Sewer Easement"), and
- (iii) the Town conveying a perpetual access easement over the Town-owned parcel adjacent to the Property known as Residual Parcel C, which the Town acquired through an indenture, dated April 11, 1967, recorded October 20, 1967 in Liber 6740 at page 464 in the Office of the Westchester County Clerk (the "Adjacent Town Parcel"). The Property is landlocked, and the access easement through the Adjacent Town Parcel is necessary to provide the County access to the Property ("Access Easement").

The County acquired the Property for the construction of the Saw Mill River parkway by an indenture dated April 8, 1925 and recorded in Liber 2564 at page 189 in the Office of the Westchester County Clerk, which indenture was corrected by an indenture, dated October 11, 1927, and recorded in Liber 2811 at page 189 in the Office of the Westchester County Clerk (the "1927 Indenture"). The Property is part of Parcel No. 1 of Sheet No. 27 in the 1927 Indenture as shown on Map 3919 filed in the Office of the Westchester County Clerk on November 5, 1932.

In 1960, the East Hudson Parkway Authority was established to take over the Westchester County Parkway System pursuant to Chapter 649 of the Laws of 1960. In February 1961, the County entered into "a certain instrument in writing to carry out the intents and purposes of Chapter 649 of the Laws of 1960, and did by said instrument grant and release unto the [People of the State of New York] certain lands and premises" comprising the Westchester County Parkway System consisting of the Hutchinson River Parkway, Saw Mill River Parkway and Cross County Parkway (the "1961 Agreement").

The 1961 Agreement was never recorded, however, so in 1968 the County and the People of the State of New York (the "State") executed an indenture, dated April 17, 1968 (the "1968 Indenture"), recorded in the Office of the Westchester County Clerk in Liber 6775 at page 198, documenting the transfer of lands comprising the Saw Mill River Parkway to the East Hudson Parkway Authority. Through the 1968 Indenture, the County conveyed the Property to the People of the State of New York as part of Plot No. 54 on Map Sheet No. 29 filed as Map Number 14263 in the Office of the Westchester County Clerk.

The County was advised by the State that for a number of years the State had allowed the Town to operate a commuter parking lot for the Hawthorne Train Station on the Property. The State was interested in conveying the Property to the Town, however, because the County trunk sewer runs through a portion of the Property, the State instead conveyed the Property to the County so that the County could convey the Property to the Town for public commuter parking purposes and other public parking purposes and simultaneously reserve an easement right for the County trunk sewer. Thereafter, the State conveyed the Property to the County through an indenture, dated February 15, 2024, and recorded on April 4, 2024 at Control No. 631843355 in the Office of the Westchester County Clerk.

The County now wishes to convey the Property to the Town through a Bargain and Sale Deed without Covenants against Grantor's Acts subject to the Town using the Property for public commuter parking purposes and other public parking purposes through the insertion of the following reverter clause in the deed:

That the part of the second part [Town] shall use the said premises solely and exclusively for public commuter parking purposes and other public parking purposes or to introduce vegetation and other natural features that may alter or remove the existing parking lot as part of any action to contribute to floodplain restoration and same shall not be conveyed, transferred, or assigned by the party of the second part without the consent of the party of the first part. In the event that the premises so conveyed are put to another use than herein mentioned or conveyed, transferred, or assigned by the party of the second part without the consent of the party of the first part, then the land hereby conveyed and any and all improvements thereon or thereto shall revert to the party of the first part herein or its successors, and all right, title and interest of the party of the second part shall be forfeited and the title to said premises shall revert to the party of the first part or its successors without the necessity of re-entry by the party of the first part, hereby creating as to said premises a determinable fee, to be terminated upon breach of the conditions herein set forth.

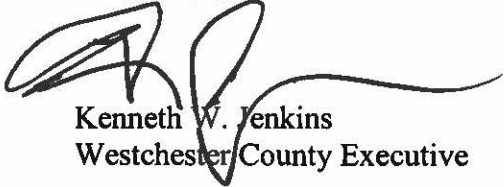
The County's conveyance to the Town is also subject to the Sewer Easement and Access Easement described above.

According to County Director of Real Estate, the County has no plans to utilize this Property for any County purpose.

In accordance with Laws of Westchester County Section 191.41, the Commissioner of Planning has provided a report recommending the disposition of the real property. A copy of the Commissioner's Report is attached hereto for your consideration.

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

Very truly yours,

A handwritten signature in black ink, appearing to be 'KWJ', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins  
Westchester County Executive

Attachment  
KWJ/ran

**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 County-owned real property consisting of approximately 1.859 acres located on Saw Mill River Road, in the Town of Mount Pleasant, New York and designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant (the "Property") to the Town of Mount Pleasant (the "Town").

The conveyance would be in consideration of Ten (\$10.00) Dollar and subject to the following:

- (i) the Town using the Property for public commuter parking purposes and other public parking purposes or for floodplain restoration as described below,
- (ii) the Town conveying to the County a free, permanent and perpetual 15-foot wide sewer easement on, over, in and through the Property for the County trunk sewer (the "Sewer Easement"), and
- (iii) the Town conveying a perpetual access easement over the Town-owned parcel adjacent to the Property known as Residual Parcel C, which the Town acquired through an indenture, dated April 11, 1967, recorded October 20, 1967 at Liber 6740 page 464 in the Office of the Westchester County Clerk (the "Adjacent Town Parcel"). The Property is landlocked, and the access easement through the Adjacent Town Parcel is necessary to provide the County access to the Property ("Access Easement").

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In 1960, the East Hudson Parkway Authority was established to take over the Westchester County Parkway System pursuant to Chapter 649 of the Laws of 1960. In February 1961, the County entered into "a certain instrument in writing to carry out the intents and purposes of Chapter 649 of the Laws of 1960, and did by said instrument grant and release unto the [People of the State of New York] certain lands and premises" comprising the Westchester County Parkway System consisting of the Hutchinson River Parkway, Saw Mill River Parkway and Cross County Parkway (the "1961 Agreement").

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through a portion of the Property, the State instead conveyed the Property to the County so that the County could convey the Property to the Town for public commuter parking purposes and other public parking purposes and simultaneously reserve an easement right for the County trunk sewer. Thereafter, the State conveyed the Property to the County through an indenture, dated February 15, 2024, and recorded on April 4, 2024 at Control No. 631843355 in the Office of the Westchester County Clerk.

The County now wishes to convey the Property to the Town through a Bargain and Sale Deed without Covenants against Grantor's Acts subject to the Town using the Property for public commuter parking purposes and other public parking purposes through the insertion of the following reverter clause in the Bargain and Sale Deed:

That the part of the second part [Town] shall use the said premises solely and exclusively for public commuter parking purposes and other public parking purposes or to introduce vegetation and other natural features that may alter or remove the existing parking lot as part of any action to contribute to floodplain restoration, and same shall not be conveyed, transferred, or assigned by the party of the second part without the consent of the party of the first part. In the event that the premises so conveyed are put to another use than herein mentioned or conveyed, transferred, or assigned by the party of the second part without the consent of the party of the first part, then the land hereby conveyed and any and all improvements thereon or thereto shall revert to the party of the first part herein or its successors, and all right, title and interest of the party of the second part shall be forfeited and the title to said premises shall revert to the party of the first part or its successors without the necessity of re-entry by the party of the first part, hereby creating as to said premises a determinable fee, to be terminated upon breach of the conditions herein set forth.

The County's conveyance to the Town will be also subject to Town Sewer Easement and Access Easement described above.



According to County Director of Real Estate, the County has no plans to utilize this Property for any County purpose.

In accordance with LWC Section 191.41, the Commissioner of Planning has provided a report recommending the disposition of the real property. A copy of the Commissioner's Report is attached hereto for your consideration.

The Department of Planning has advised your Committee that based on its review, the conveyance of approximately 1.859 acres of County-owned real property located on Saw Mill River Road, in the Town of Mount Pleasant, New York and designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant (the "Property") to the Town of Mount Pleasant (the "Town") may be classified as an "Unlisted" action under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQRA"). A Resolution, along with a Short Environmental Assessment Form ("EAF"), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQRA. 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 enacting the Act authorizing the conveyance of the Property.

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: \_\_\_\_\_, 2025  
White Plains, New York

**COMMITTEE ON**  
C/ran



# FISCAL IMPACT STATEMENT

SUBJECT: Conveyance of SMR Road Parcel

☒ NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

☒ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ -

Total Current Year Revenue \$ -

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

☐ Additional Appropriations

☐ Other (explain)

Identify Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses:

Annual Amount 0

Describe: Conveyance of SMR Road Parcel(1.859 acres) to Town of Mt Pleasant, subject to the  
Town using the property for public commuter parking purposes and other public parking purposes  
and subject to the Town conveying to the County a sewer easement and access easement.

Potential Related Operating Budget Revenues:

Annual Amount 0

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Current Year: \_\_\_\_\_

Next Four Years: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by: Ugochukwu Chibuikem

Title: Asst. Budget Analyst

Department: Budget

Date: September 29, 2025

Reviewed By: 

Budget Director

Date: 9/30/25

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an Act to authorize the County of Westchester to convey certain County-owned real property consisting of approximately 1.859 acres located on Saw Mill River Road, in the Town of Mount Pleasant, New York and designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant (the "Property") to the Town of Mount Pleasant (the "Town"); 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 New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this conveyance 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 for the environmental review of this project; and

**WHEREAS**, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

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

**RESOLVED**, that based upon the Honorable Board's review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the proposed conveyance of certain County-owned real property consisting of approximately 1.859 acres located on Saw Mill River Road, in the Town of Mount Pleasant, New York and designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant (the "Property") to the Town of Mount Pleasant (the "Town"); and be it further

**RESOLVED**, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the Short Environmental Assessment Form, which 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.



Memorandum  
Department of Planning

TO: Rachel Noe, Associate County Attorney

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

A handwritten signature in blue ink, appearing to be "DSK", written over the name David S. Kvinge.

DATE: September 4, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR LAND TRANSFER –  
BROADWAY COMMUTER PARKING LOT, TOWN OF MOUNT  
PLEASANT**

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The Planning Department has reviewed the above referenced action in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

Pursuant to SEQR, this project is an Unlisted action. The Department of Planning has prepared the attached Short Environmental Assessment Form for the project on behalf of the Board of Legislators, with uncoordinated review as permitted by SEQR.

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

Att.

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

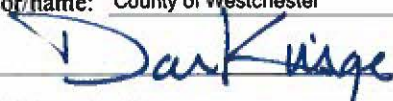
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

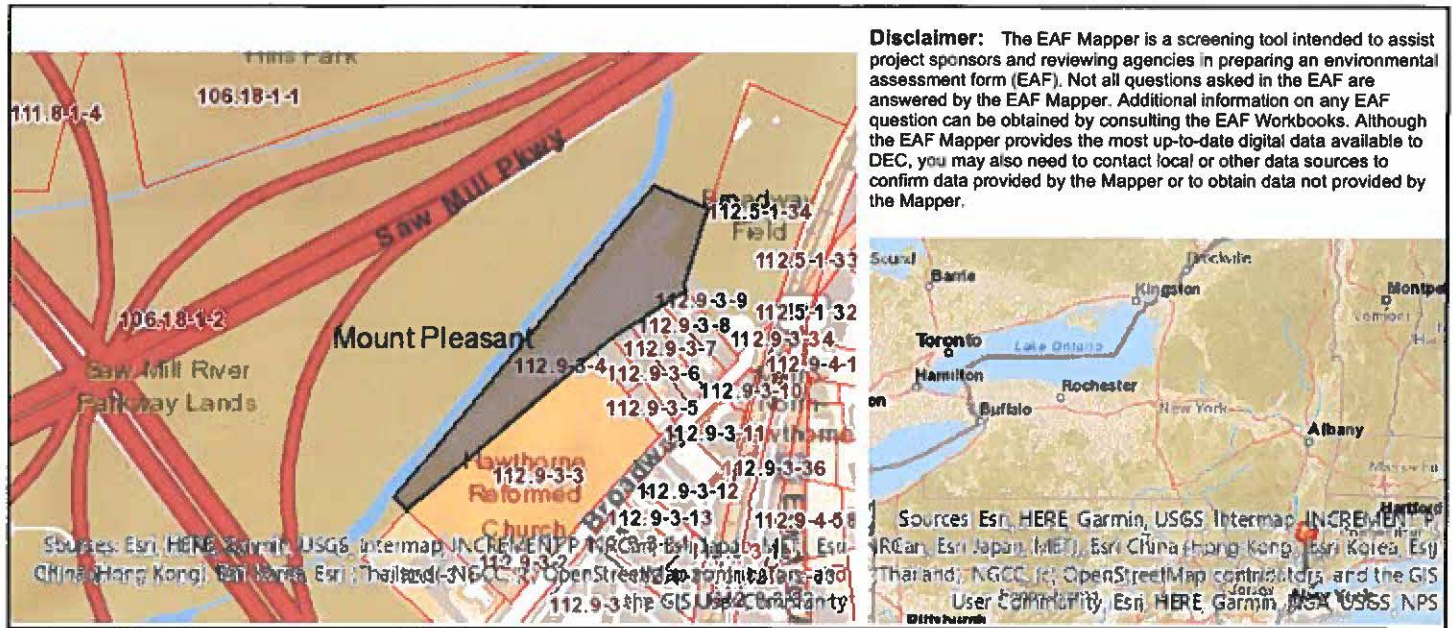
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
<b>Name of Action or Project:</b> Boradway Field Parking Lot Land Transfer							
<b>Project Location (describe, and attach a location map):</b> Broadway, Hawthorne, Town of Mount Pleasant							
<b>Brief Description of Proposed Action:</b> The County will convey an approximately 1.9-acre portion of a parcel (Tax ID 106.18-1-2) located adjacent to the Saw Mill River and Saw Mill River Parkway to the Town of Mount Pleasant for its continued use as a commuter parking lot or for future floodplain restoration and other flood mitigation purposes. The County will retain an easement over a portion of the property and gain an easement over additional property in order to access and maintain a County-owned sanitary sewer line. The property was originally owned by the County of Westchester and conveyed to the State of New York for the construction of the Saw Mill River Parkway. The property is located in proximity to the Hawthorne Train Station, and the state permitted the Town of Mount Pleasant to operate a commuter parking lot on the parcel for many decades through the issuance of various use & occupancy permits. Pursuant to New York State Transportation Law §71(7), the property reverted to the County from the State in 2024. The County now wishes to convey the parcel to the Town for continued use as a public commuter parking lot subject to certain conditions.							
<b>Name of Applicant or Sponsor:</b> County of Westchester		<b>Telephone:</b> 914-995-4400 <b>E-Mail:</b>					
<b>Address:</b> 148 Martine Avenue							
<b>City/PO:</b> White Plains		<b>State:</b> NY	<b>Zip Code:</b> 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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: Town Board, Town of Mount Pleasant (agreement to receive parcel)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <span style="float: right;">+/- 1.9 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">+/-166 acres</span>							
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 checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Transportation <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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 If Yes, identify: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input type="checkbox"/>	YES <input checked="" 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 <input type="checkbox"/>	YES <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: _____ _____ _____			



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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>September 4, 2025</u>		
Signature: <u></u> Title: <u>Assistant Commissioner of Planning</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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

## 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: Broadway Field Parking Lot Land Transfer

Date: September 2025

### 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 involves the conveyance of a certain County-owned real property consisting of approximately 1.9 acres located on Saw Mill River Road in the Town of Mount Pleasant, New York. The approximately 1.9-acre area to be conveyed is designated as a portion of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant.

The site is located adjacent to the Taconic State Parkway, which includes elements that are on the National Register of Historic Places. The closest historic features to the subject parcel are two bridges which span over the Saw Mill River Parkway. They are identified as BIN 5502091 and 5502092 respectively and are over 500 feet from the proposed action. Furthermore, the action only involves conveyance of a property and does not include any physical disturbance. As such, the project will not adversely impact the closest identified features' historic character or the community's historic character.

Graham Hills Park is a designated Critical Environmental Area located nearby. All County park lands were designated Critical Environmental Areas as they possess recreational, educational, social, cultural and ecological values for residents and visitors. The action will not impact the values provided by Graham Hills Park as no physical alterations are proposed.

The project site is located within the 100-year floodplain. No floodplain impacts are anticipated as the conveyed portion will continue its use as a commuter parking lot. In addition, no physical disturbance is proposed in association with the action. As such, existing stormwater flow patterns or amounts will not change as a result of the action.

- ☐ 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

Sunday Vanderburg

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)


PRINT FORM



Kenneth W. Jenkins, County Executive  
Blanca P. Lopez, Commissioner  
Department of Planning

Memorandum  
Department of Planning

TO: Honorable Kenneth W. Jenkins  
County Executive

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

DATE: August 1, 2025

SUBJECT: Disposition of real property on Saw Mill River Road, Town of Mount Pleasant

Pursuant to Section 191.41 of the County Charter, submitted is the required report of the Commissioner of Planning on the proposed disposition of real property on Saw Mill River Road, owned by Westchester County, currently identified as part of Section 106.18, Block 1 and Lot 2 on the Official Tax Maps of the Town of Mount Pleasant.

The County originally acquired the property for the construction of the Saw Mill River Parkway. The County then conveyed the property to the State of New York and the State permitted the Town to operate a commuter parking lot for the Hawthorne Train Station on the property through the issuance of various use and occupancy permits. The State then conveyed the property to the County pursuant to an Indenture, dated February 15, 2024. The property was never used for the purpose of the construction of a parkway.

The County's conveyance to the Town would be subject to the Town conveying to the County a free, permanent and perpetual 15-foot-wide sewer easement on, over, in and through the property for the County trunk sewer located through the property, and the Town conveying a perpetual access easement over the Town-owned parcel adjacent to the property known as Residual Parcel C, which the Town acquired through an indenture, dated April 11, 1967, recorded October 20, 1967 at Liber 6740 page 464 in the Office of the Westchester County Clerk.

Based on this record, I recommend the disposition of this property owned by Westchester County.

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