

# Labor & Housing Meeting Agenda



Committee Chair: Damon Maher

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

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Monday, June 7, 2021

10:00 AM

Committee Room

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## CALL TO ORDER

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

## MINUTES APPROVAL

*Wednesday, June 2, 2021 10 AM Minutes*

### I. ITEMS FOR DISCUSSION

1. [2021-355](#) **ENV RES-187 Cottage Avenue, Mount Vernon**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the purchase of real property located at 187 Cottage Avenue, Mount Vernon, NY.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with B&A and PWT*

*Guests: Commissioner Norma Drummond- Planning*

2. [2021-356](#) **CBA-BLA05-187 Cottage Avenue, Mount Vernon**

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project BLA05 - Acquisition of 187 Cottage Avenue, Mount Vernon, NY.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with B&A and PWT*

*Guests: Commissioner Norma Drummond- Planning*

3. [2021-357](#) **BOND ACT-BLA05-187 Cottage Avenue, Mount Vernon**

A BOND ACT authorizing the issuance of ONE MILLION (\$1,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA05 - Acquisition of 187 Cottage Avenue, Mount Vernon, NY.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with B&A and PWT*

*Guests: Commissioner Norma Drummond- Planning*

4. [2021-358](#) **ACT-Purchase of Real Property-187 Cottage Avenue, Mount Vernon**

AN ACT authorizing the County of Westchester to purchase real property located at 187 Cottage Avenue in Mount Vernon, NY.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with B&A and PWT*

*Guests: Commissioner Norma Drummond- Planning*

5. [2021-345](#) **ACT-Agreement-County of Westchester & CSEA**

AN ACT approving certain financial terms and conditions of employment requiring legislative approval by law in a Collective Bargaining Agreement for those employees of Westchester County represented by the Civil Service Employees Association, Inc., Local 1000, American Federation of State, County and Municipal Employees, AFL-CIO, Westchester County Local 860, Unit 9200 for a one (1) year period commencing on January 1, 2022 and ending on December 31, 2022.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LABOR & HOUSING**

*Joint with BA*

*Guests: Labor Counsel Vince Toomey, Assistant Chief Deputy County Attorney Fred Sullivan and CSEA President Karen Pecora*

6. [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.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with BA and PWT*

*Guests: Commissioner Kathy O'Connor and First Deputy Commissioner Peter Tartaglia- Parks & Recreation; Senior Assistant County Attorney Lynne Colavita*

7. [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 for the consideration of TWENTY THOUSAND (\$20,000) DOLLARS.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

*Joint with BA and PWT*

*Guests: Commissioner Kathy O'Connor and First Deputy Commissioner Peter Tartaglia- Parks & Recreation; Senior Assistant County Attorney Lynne Colavita*

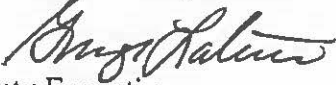
**II. OTHER BUSINESS**

**III. RECEIVE & FILE**

**ADJOURNMENT**

May 24, 2021

TO: Hon. Benjamin Boykin, Chair  
Hon. Alfreda Williams, Vice Chair  
Hon. MaryJane Shimsky, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: Message Requesting Immediate Consideration: **CBA, Bond Act –  
BLA05, and ACT – Concerning 187 Cottage Avenue, Mount Vernon.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators May 24, 2021 Agenda.

Transmitted herewith for your consideration is an Act, Bond Act-BLA05 and CBA that, if approved, would authorize the County of Westchester (the "County") to purchase real property located at 187 Cottage Avenue in Mount Vernon, New York.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for May 24, 2021 "blue sheet" calendar.

Thank you for your prompt attention to this matter.

George Latimer  
County Executive

May 21, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your consideration is an act (the "Act") that, if approved, would authorize the County of Westchester (the "County") to purchase real property located at 187 Cottage Avenue in Mount Vernon, New York. The property, identified by tax map designation as Section 165.47 Block 1159, Lot 17, consists of a residential building with approximately 5,548 square feet of space. The future use of the building is to be determined. I am also transmitting a proposed act to amend the 2021 Capital Budget in the amount of \$1,000,000 (the "Capital Budget Amendment") and a bond act (the "Bond Act") to authorize the issuance of up to \$1,000,000 in County bonds to finance the \$800,000.00 purchase price of the property, closing costs and costs to secure the building.

The Planning Department has advised that based on its review, the proposed purchase constitutes an "Unlisted" action pursuant to Part 617 of the State Environmental Quality Review Act ("SEQRA"). A Resolution, along with a Short Environmental Assessment Form prepared by the Planning Department, is attached to assist your Honorable Board in complying with SEQRA. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment, it must approve the Resolution adopting a Negative Declaration prior to enacting the proposed Act. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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 to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. Accordingly, the necessary Planning Board Resolution approved on May 4, 2021, is herewith attached.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914) 995-2900 E-mail: ceo@westchestergov.com

Based on the importance of this project to the County, favorable action on the proposed Act, Capital Budget Amendment and Bond Act is respectfully requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

GL/HJG/dlv

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt the attached act (the “Act”) that would authorize the County of Westchester to purchase real property located at 187 Cottage Avenue in Mount Vernon, New York. The property, identified by tax map designation as Section 165.47 Block 1159, Lot 17, consists of a residential building with approximately 5,548 square feet of space. The future use of the building is to be determined. The County Executive also requests the adoption of an act amending the 2021 Capital Budget in the amount of \$1,000,000 (the “Capital Budget Amendment”). The Capital Budget Amendment is needed to create the project entitled BLA05 – Acquisition of 187 Cottage Ave, Mt Vernon. The County Executive further requests the adoption of a bond act (the “Bond Act”) that would authorize the issuance of up to \$1,000,000 in County bonds to finance the \$800,000.00 purchase price of the property, closing costs and costs to secure the building.

The Department of Planning has advised that based on their review, this project falls within the definition of an “Unlisted” Action under Article 8 of the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations 6 NYCRR Part 617, which requires an assessment of environmental impacts. Your Committee has reviewed the attached Short Environmental Assessment Form (“EAF”) and the applicable SEQRA regulations and 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. Accordingly your Committee recommends passage of the annexed Resolution prior to enacting the Act authorizing the County to purchase 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 to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. Accordingly, the necessary Planning Board Resolution approved on May 4, 2021, is herewith attached.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Act to authorize the purchase of the property, amend the County's Capital Budget, as well as to adopt the related Bond Act.

Your Committee has carefully considered the Resolution, proposed Act, Capital Budget Amendment as well as the related Bond Act and recommends approval noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment.

Dated: \_\_\_\_\_, 2021


White Plains, New York

**COMMITTEE ON**

c/dlv 5-21-2021



TO: David Vutera, Associate County Attorney  
Department of Law

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

DATE: May 21, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BLA05 ACQUISITION OF 187 COTTAGE AVENUE, MT. VERNON**

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The Planning Department has reviewed capital project BLA05- Acquisition of 187 Cottage Avenue, Mt. Vernon (Fact Sheet ID: 1683) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

This project falls within the definition of an Unlisted action pursuant to SEQR. Coordinated review was not undertaken since the County is the only involved agency. A Short Environmental Assessment Form has been prepared for the project and is attached 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  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an Act to authorize the County of Westchester to purchase real property located at 187 Cottage Avenue in Mount Vernon, New York; and

**WHEREAS**, this Honorable Board has determined that the proposed property purchase 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 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 the only involved agency and, therefore, is assuming the role of Lead Agency; 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 action; 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.

## Short Environmental Assessment Form

### Part 1 - Project Information

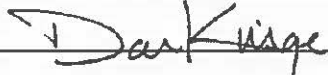
#### Instructions for Completing

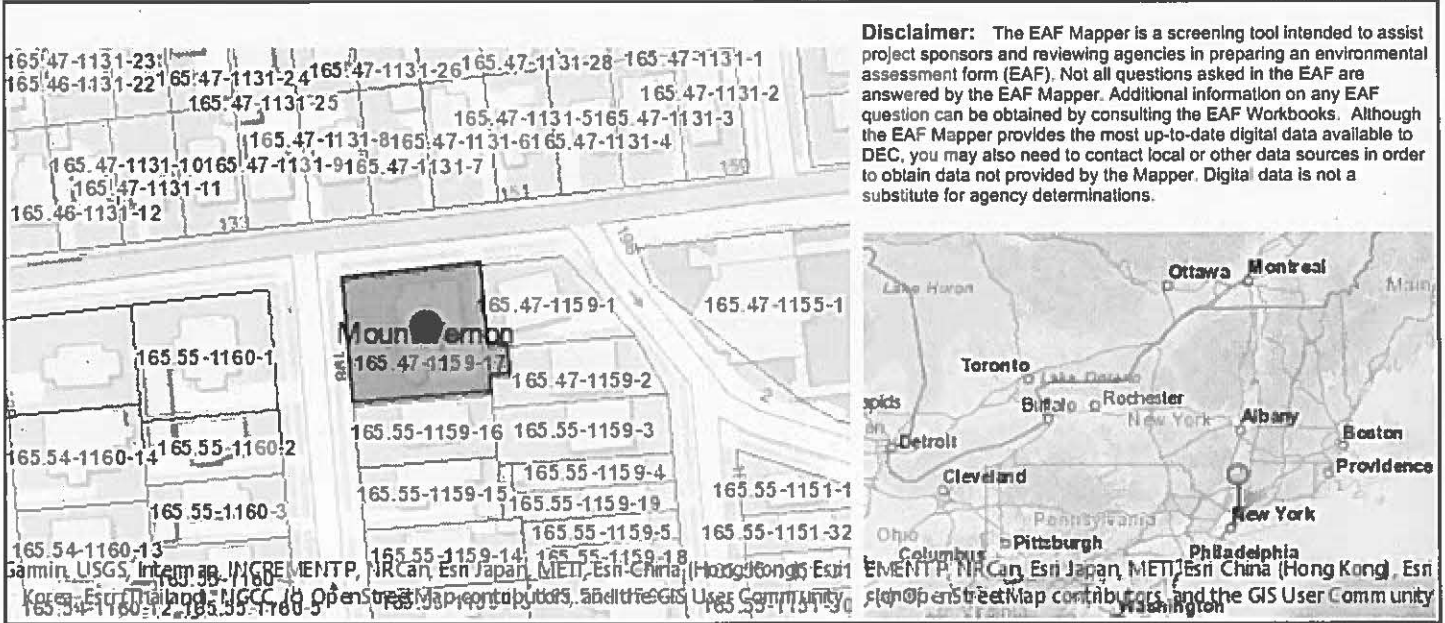
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
Name of Action or Project: Acquisition of 187 Cottage Avenue, Mount Vernon (BLA05)			
Project Location (describe, and attach a location map): 187 Cottage Avenue, Mount Vernon (Section 165.47, Block 1159, Lot 17), Westchester County, New York			
Brief Description of Proposed Action: The County proposes to purchase a vacant residential property, approximately 0.26-acre in size, containing approximately 5,548 square feet of building space. Other than minor work to secure the building from further deterioration and vandalism, no improvements or uses are proposed at this time.			
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? _____ 0.26 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 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): School <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 <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? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: <u>N/A - Only acquisition is proposed at this time.</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Existing connection to public water supply. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Existing connection to public sewers. _____	NO <input type="checkbox"/>	YES <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?  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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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? If Yes,	NO	YES
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: <hr/> Only acquisition is proposed at this time; there will be no changes to existing runoff.		
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>May 21, 2021</u>
Signature: <u></u>		Title: <u>Director of Environmental Planning</u>



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: 187 Cottage Ave, MTV (BLA05)

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>



**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.

Since the action only provides for the purchase of real property and minor work that is immediately necessary to protect the building from further deterioration and vandalism, there will be no environmental impacts.

Any subsequent action that provides for physical improvements or new uses of the residential property will be reviewed for compliance with SEQR.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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	Date
_____	Clerk of the Board of Legislators
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	<i>Dark K. Widge</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

An Act amending the 2021 County  
 Capital Budget Appropriations for  
 Capital Project BLA05 - Acquisition of  
 187 Cottage Avenue, Mt Vernon

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	\$0	\$1,000,000	\$1,000,000


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	\$0	\$1,000,000	\$1,000,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$0</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>

Section 3. The ACT shall take effect immediately.

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BLA05</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input type="checkbox"/> Current Appropriations	
		<input checked="" type="checkbox"/> Capital Budget Amendment	
<b>SECTION B - BONDING AUTHORIZATIONS</b> To Be Completed by Finance			
Total Principal	\$	1,000,000	PPU 30 Anticipated Interest Rate
Anticipated Annual Cost (Principal and Interest):		\$	40,752
Total Debt Service (Annual Cost x Term):		\$	1,222,560
Finance Department:	Rates from Bond Buyer 5/20/21 - maab		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> 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):			
_____			
_____			
<b>SECTION D - EMPLOYMENT</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:			
<b>SECTION E - EXPECTED DESIGN WORK PROVIDER</b>			
<input type="checkbox"/> County Staff	<input type="checkbox"/> Consultant	<input checked="" type="checkbox"/> Not Applicable	
Prepared by:	<u>Gideon Grande</u>	Reviewed By:	
Title:	<u>Deputy Director</u>		<b>Budget Director</b>
Department:	<u>Budget</u>	Date:	<u>5/21/21</u>
Date:	<u>5/21/21</u>		

ACT NO. - 20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE ACQUISITION OF A PARCEL OF LAND LOCATED AT 187 COTTAGE AVENUE, IN THE CITY OF MT. VERNON, ALONG WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,000,000 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 to the provisions of other laws applicable thereto, \$1,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the acquisition of a parcel of land located at 187 Cottage Avenue, in the city of Mt. Vernon (Section: 165.47, Block: 1159, Lot: 17), along with all improvements thereon and appurtenances thereto; all as 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, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said specific

object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,000,000. The plan of financing includes the issuance of \$1,000,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness of the specific object or purpose for which the bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 21(a) of the Law, is thirty (30) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements 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 Act, in the maximum amount of \$1,000,000. 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 \$1,000,000 as the estimated total cost of the aforesaid specific 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 §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§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, or 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 respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or 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 §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 or 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\_\_.

(SEAL)

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



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 \$1,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE ACQUISITION OF A PARCEL OF LAND LOCATED AT 187 COTTAGE AVENUE, IN THE CITY OF MT. VERNON, ALONG WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,000,000 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 acquisition of a parcel of land located at 187 Cottage Avenue, in the city of Mt. Vernon (Section: 165.47, Block: 1159, Lot: 17), along with all improvements thereon and appurtenances thereto; all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued  
and period of probable usefulness: \$1,000,000; 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

<b>Project ID:*</b> BLA05	<input checked="" type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 05-05-2021
<b>Fact Sheet Year:*</b> 2021	<b>Project Title:*</b> ACQUISITION OF 187 COTTAGE AVENUE, MT. VERNON	<b>Legislative District ID:</b> 13,
<b>Category*</b> BUILDINGS, LAND & MISCELLANEOUS	<b>Department:*</b> PLANNING	<b>CP Unique ID:</b> 1683

**Overall Project Description**

This project is for the acquisition of the property at 187 Cottage Avenue, Mount Vernon.

- |  |  |   |
|--|--|---|
| <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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	1,000	0	0	0	0	0	0	1,000
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	1,000	0	0	0	0	0	0	1,000

**Expended/Obligated Amount (in thousands) as of : 0**

**Current Bond Description:** This project will fund the acquisition of 187 Cottage Avenue, Mount Vernon. The property is identified as Section 165.47, Block 1159, Lot 17. The future use of the property is to be determined. Funding will include acquisition, closing costs and costs to secure the building.

**Financing Plan for Current Request:**

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

**SEQR Classification:**  
UNLISTED

**Amount Requested:**  
1,000,000

**Comments:**

A Capital Budget Amendment (CBA) is requested to create this project and to authorize the County to purchase the property at 187 Cottage Avenue, Mount Vernon for an amount not to exceed \$800,000. An existing two-story residential structure at the site will be secured as part of this project. The future use of the property is to be determined.

**Energy Efficiencies:**

**Total Financing History:**  
0

**Recommended By:**

**Department of Planning**  
DSK2

**Date**  
05-21-2021

**Department of Public Works**  
RJB4

**Date**  
05-21-2021

**Budget Department**  
LMY1

**Date**  
05-21-2021

**Requesting Department**  
DSK2

**Date**  
05-21-2021

ACT NO. \_\_\_\_\_ - 2021

AN ACT authorizing the County of Westchester to purchase real property located at 187 Cottage Avenue in Mount Vernon, New York.

**NOW, THEREFORE, 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 purchase real property located at 187 Cottage Avenue in Mount Vernon, New York.

**§2.** The amount to be paid for the purchase of the subject property shall not exceed EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00).

**§3.** The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to effectuate the purposes hereof.

**§4.** This Act shall take effect immediately.

George Latimer  
County Executive

May 18, 2021

Honorable Westchester County Board of Legislators  
County of Westchester  
800 Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Re: Approval of Agreement between the County of Westchester and the Civil Service Employees Association, Inc., Local 1000, American Federation of State, County and Municipal Employees, AFL-CIO, Westchester County Local 860, Unit 9200

Dear Members of the Honorable Board of Legislators:

This is to advise you that the Administration and the Civil Service Employees Association, Inc., Local 1000, American Federation of State, County and Municipal Employees, AFL-CIO, Westchester County Local 860, Unit 9200 ("CSEA" or "the Union") have, subject to the approval of your Honorable Board, reached an agreement on a one (1) year contract commencing on January 1, 2022 and ending on December 31, 2022 ("Agreement"). A copy of the Agreement is attached. All other provisions of the prior collective bargaining agreement shall remain in full force and effect except as agreed to be modified by the provisions contained in the Agreement.

In accordance with the Agreement, I request that this matter be placed on the Board's agenda for a regularly scheduled meeting, as soon as practicable. Upon approval, all terms and conditions of the Agreement shall be implemented as soon as practicable, except those that may have an implementation date that occurs at a specific period within the Agreement period. All terms and conditions that have no specific implementation date shall become effective on the first day of the Agreement.

The provisions of the Agreement that require your consideration and approval in compliance with the Public Employees' Fair Employment Act ("Taylor Law") are outlined below:

1. Wages

Effective January 1, 2022, each step in the salary schedule in effect on December 31, 2021 shall be increased by 2.00%.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Email: CE@westchestergov.com  
Telephone: (914)995-2900

westchestergov.com

2. Holidays With Pay

Effective January 1, 2021, the nineteenth day of June, known as Juneteenth, shall be considered a holiday with pay for all employees regularly scheduled to work on that date. All employees required to work on the nineteenth of June will receive their regular straight time pay for the day and will be granted an additional day off (hour for hour). The additional time off shall be taken with the approval of the employee's Department, in accordance with the procedures and policies in effect in their respective Departments.

I recommend approval of the Agreement reached between the Administration and the CSEA, for the period commencing on January 1, 2022 and ending on December 31, 2022.

Respectfully submitted,

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

George Latimer  
County Executive

HONORABLE BOARD OF LEGISLATORS

WESTCHESTER COUNTY

Your Committee is in receipt of a communication from the County Executive pertaining to approval of the Agreement between the County of Westchester and the Civil Service Employees Association, Inc., Local 1000, American Federation of State, County and Municipal Employees, AFL-CIO, Westchester County Local 860, Unit 9200 (“CSEA” or “the Union”) on a one (1) year contract commencing on January 1, 2022 and ending on December 31, 2022 (“Memorandum of Agreement” or “Agreement”). A copy of the Agreement is attached. All provisions of the prior collective bargaining agreement shall remain in full force and effect except as agreed to be modified by the provisions contained in the Memorandum of Agreement.

Upon approval, all terms and conditions of the Agreement shall be implemented as soon as practicable, except those that may have an implementation dates that occurs at a specific period within the Agreement period. All terms and conditions that have no specific implementation date shall become effective on the first day of the Agreement.

The provisions of the Agreement that require this Honorable Board’s consideration and approval in compliance with the Public Employees’ Fair Employment Act (“Taylor Law”) are outlined below:

1. Wages

Effective January 1, 2022, each step in the salary schedule in effect on December 31, 2021 shall be increased by 2.00%.

2. Holidays With Pay

Effective January 1, 2021, the nineteenth day of June, known as Juneteenth, shall be considered a holiday with pay for all employees regularly scheduled to work on that date. All

employees required to work on the nineteenth of June will receive their regular straight time pay for the day and will be granted an additional day off (hour for hour). The additional time off shall be taken with the approval of the employee's Department, in accordance with the procedures and policies in effect in their respective Departments.

Your Committee has carefully considered the subject matter, the Agreement, and the attached Act and recommends approval of the Agreement. An affirmative vote of a majority of the Board is required to pass this legislation.

Dated: White Plains, New York  
\_\_\_\_\_, 2021

COMMITTEE ON



## MEMORANDUM OF AGREEMENT

Memorandum of Agreement by and between the County of Westchester (the "County") and Civil Service Employees Association, Inc., Local 860, Local 1000, Unit 9200, AFSCME, AFL-CIO (the "CSEA") dated this 3rd day of March 2021.

WHEREAS, the County and CSEA are parties to a collective bargaining agreement which is scheduled to expire on December 31, 2021; and

WHEREAS, authorized representatives for the County and the CSEA met in good faith to negotiate a successor agreement and have done so in accordance with their statutory obligations; and

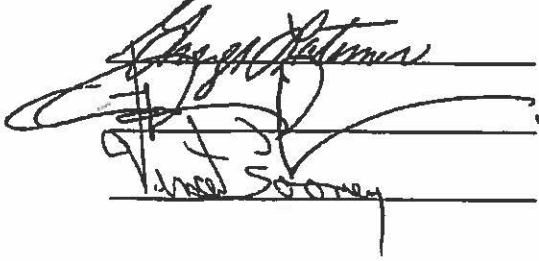
WHEREAS, the parties have reached a tentative agreement, which is subject to ratification by the membership of the CSEA and approval by the Westchester County Board of Legislators; it is stipulated and agreed as follows:

1. The duration of the agreement shall be from January 1, 2022 through December 31, 2022.
2. All provisions of the collective bargaining agreement which will expire on December 31, 2021 shall be incorporated into a successor agreement except as modified by this Memorandum of Agreement.
3. Wages  
Effective January 1, 2022, each step in the salary schedule in effect on December 31, 2021 shall be increased by 2.00%.
4. Holidays With Pay  
Effective January 1, 2021, the nineteenth day of June, known as Juneteenth, shall be considered a holiday with pay for all employees regularly scheduled to work on that date.  
All employees required to work on the nineteenth of June will receive their regular

straight time pay for the day and will be granted an additional day off (hour for hour).

The additional time off shall be taken with the approval of the employee's Department, in accordance with the procedures and policies in effect in their respective Departments.

For the County

  
\_\_\_\_\_

For the CSEA

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ACT NO. \_\_\_\_\_ 2021

AN ACT approving certain financial terms and conditions of employment requiring legislative approval by law in a Collective Bargaining Agreement for those employees of Westchester County represented by the Civil Service Employees Association, Inc., Local 1000, American Federation of State, County and Municipal Employees, AFL-CIO, Westchester County Local 860, Unit 9200 for a one (1) year period commencing on January 1, 2022 and ending on December 31, 2022.

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

**Section 1.** All provisions of the prior collective bargaining agreement shall remain in full force and effect except as agreed to be modified by the provisions contained in the Memorandum of Agreement for the term commencing on January 1, 2012 and ending on December 31, 2021.

**Section 2. Compensation:**

Effective January 1, 2022, each step in the salary schedule in effect on December 31, 2021 shall be increased by 2.00%.

**Section 3. Holidays With Pay:**

Effective January 1, 2021, the nineteenth day of June, known as Juneteenth, shall be considered a holiday with pay for all employees regularly scheduled to work on that date. All employees required to work on the nineteenth of June will receive their regular straight time pay for the day and will be granted an additional day off (hour for hour). The additional time off shall be taken with the approval of the employee's Department, in accordance with the procedures and policies in effect in their respective Departments.

**Section 4.** This Act shall take effect immediately.



George Latimer  
County Executive

May 10, 2021

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 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, 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., its successors and/or assigns. The conveyance would be by a quitclaim deed for the consideration of Twenty Thousand (\$20,000) Dollars.

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 this Property for any County or park purpose. The Director of Real Estate has advised that the Property was appraised and given a market valuation of Seventeen Thousand Six Hundred (\$17,600) Dollars.

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 Town 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 for the Property was offered to the Town.

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 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.

Office of the County Executive  
Michaechan Office Building  
148 Martine Avenue  
White Plains, New York 10601

Email: [CE@westchestergov.com](mailto:CE@westchestergov.com)  
Telephone: (914)995-2900

[westchestergov.com](http://westchestergov.com)

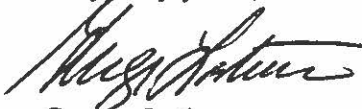
In accordance with LWC Section 191.41, the Commissioner of Planning has provided a report concluding that the County no longer has any need for the Property. A copy of the Commissioner's Report is attached hereto for your consideration.

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 needed for park purposes, 2) the County Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code, and 3) the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for use by the County for the purposes of improvements to County parks and park facilities and programs. A copy of the Parks Board's resolution is attached hereto for your consideration.

The Planning Department has advised that based on its review, the proposed conveyance constitutes an "Unlisted" action pursuant to Part 617 of the State Environmental Quality Review ("SEQR") Act. A Resolution, along with a Short Environmental Assessment Form prepared by the Planning Department, is attached to assist your Honorable Board in complying with SEQR. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment, it must approve the Resolution adopting a Negative Declaration prior to enacting the proposed Act. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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,



George Latimer  
County Executive

Attachment  
GL/KOC/LAC

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

Your Committee is in receipt of a communication from the County Executive recommending the approval of an Act, which, if adopted by your Honorable Board, 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 Twenty Thousand (\$20,000) 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.

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: \_\_\_\_\_, 2021  
White Plains, New York

COMMITTEE ON

# 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

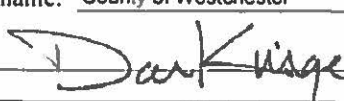
#### Instructions for Completing

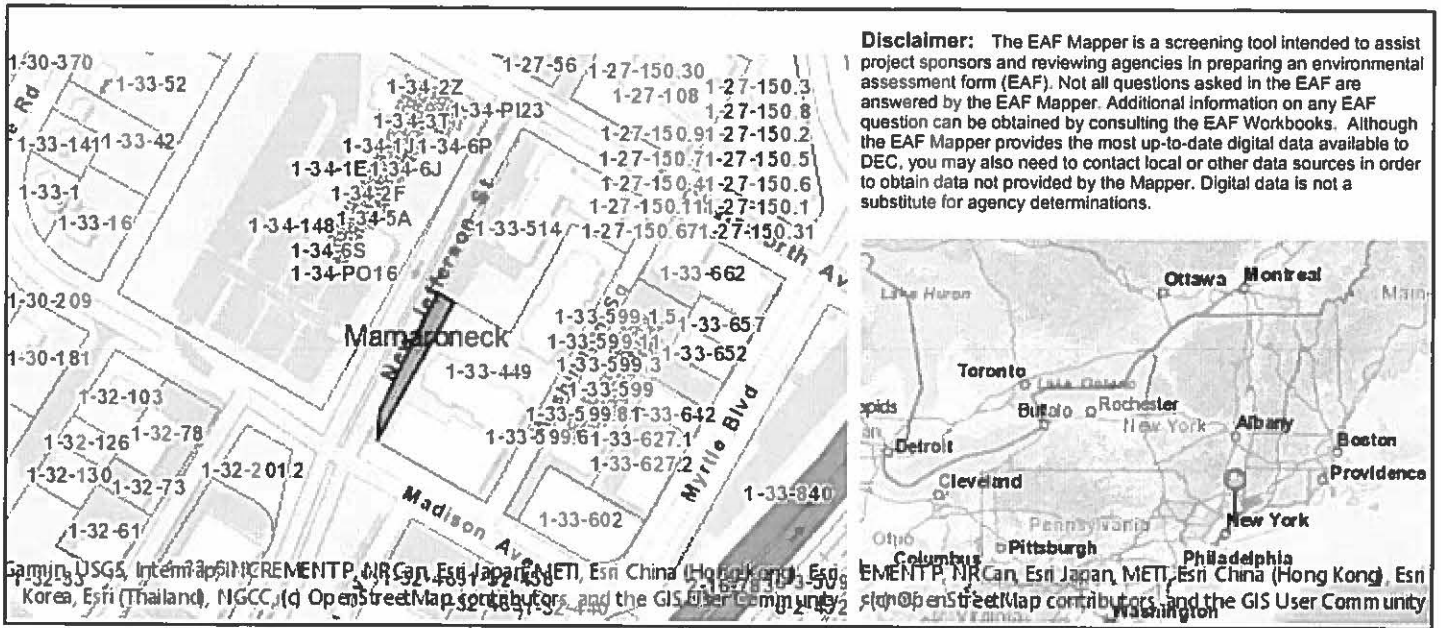
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>				
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 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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.17 acres 0 acres 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				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Not applicable--property transfer/no development proposed.</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <u>Not applicable--property transfer/no development proposed.</u>	NO	YES	
	<input checked="" 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"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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)? 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Although the EAF Mapper checked YES, a review of the Environmental Site Remediation Database revealed only 2 sites (C360132, C360139), which are over 700 and 1000 feet from the subject property, separated in between by substantial development.</small>		
<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>May 3, 2021</u>		
Signature: <u></u> Title: <u>Director of Environmental Planning</u>		



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"/>

**PRINT FORM**

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 18<sup>th</sup> 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., its successors and/or assigns for the consideration of Twenty Thousand (\$20,000) Dollars; and

**WHEREAS**, this Honorable Board has determined that the proposed conveyance would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review (“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 for the consideration of \$20,000

**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 ("Town"), 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 ("Property") by quitclaim deed for the consideration of Twenty Thousand (\$20,000) 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.