Kenneth W. Jenkins
Westchester County Executive

January 16, 2026

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

Dear Honorable Members of the Board of Legislators:

As your Honorable Board is aware, to encourage the development of affordable housing that will affirmatively further fair housing ("AFFH") in Westchester County (the "County"), the County has established New Homes Land Acquisition III (2024-33) ("NHLA" or "Capital Project BPL37") to provide funds to assist in the acquisition of property for affordable housing purposes.

Transmitted herewith for your review and approval please find the following:

1. Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York ("Village"), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the "Property"), to Interfaith Council for Action, Inc., its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer"), as part of the County's program to support of the construction and expansion of affordable rental housing units that affirmatively further fair housing in Westchester County. The Property is improved with a three–story building with 25 housing units (the "Affordable AFFH Units") and 35 parking spaces (the "Development"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

   Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households earning at or below 50% and up to 60% of the Westchester County area median income ("AMI"). The AFFH Units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

   In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One ($1.00) Dollar to assist the Developer with the purchase of the Property

Office of the County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601 Telephone: (914)995-2900 Email: ceo@westchestercountyny.gov

in order to make available the Affordable AFFH Units for affordable housing purposes. The Development will include 11 one-bedroom, 11 two-bedroom and 3 three-bedroom units and other related improvements.

2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act") to authorize the issuance of bonds of the County, in a total amount not to exceed $6,040,000, as part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). The Department of Planning has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed $6,000,000 (the "NHLA Amount") to purchase the Property from the current owner(s) of record for affordable housing purposes and $40,000 for County administrative costs.

It should be noted that the total acquisition cost of the Property is in excess of the NHLA Amount. The Department of Planning has advised that additional funding for the acquisition of the Property, with an estimated total cost of approximately $8,698,200, is anticipated to be provided through a First Mortgage from a conventional bank.

The Department of Planning has further advised that Section 167.131 of the Laws of Westchester County ("LWC") 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. On November 5, 2025, the Planning Board adopted Resolution No. 25-30 which recommended the County provide NHLA funding respectively in connection with this project, which resolution is annexed hereto for your Honorable Board's information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board's consideration.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County of Westchester, your favorable action on the annexed Acts is respectfully requested.

Sincerely,

Kenneth W. Jenkins
Westchester County Executive

KWJ/BPL/LG/CC
Attachments

HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER

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

1. Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York ("Village"), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the "Property") to Interfaith Council for Action, Inc., its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer"), as part of the County's program to support of the construction and expansion of affordable rental housing units that affirmatively further fair housing in Westchester County. The Property is improved with a three–story building with 25 housing units (the "Affordable AFFH Units") and 35 parking spaces (the "Development"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

   Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households earning at or below 50% and up to 60% of the Westchester County area median income ("AMI"). The AFFH Units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

   In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One ($1.00) Dollar to assist the Developer with the purchase of the Property in order to make available the Affordable AFFH Units for affordable housing purposes. The Development will include 11 one-bedroom, 11 two-bedroom and 3 three-bedroom units and other related improvements.

2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act"), which was prepared by the law firm Hawkins, Delafield and Wood, LLP, to authorize the issuance of bonds of the County, in a total amount not to exceed $6,040,000, as part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). The Department of Planning has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed $6,000,000 (the "NHLA Amount") to purchase the Property from the current owner(s) of record for affordable housing purposes and $40,000 for County administrative costs.

Your Committee is advised by the Department of Planning that the total acquisition cost of the Property is in excess of the NHLA Amount. The Department of Planning has advised your Committee that additional funding for the acquisition of the Property, with an estimated total cost of approximately $8,698,200, is anticipated to be provided through a First Mortgage from a conventional bank.

The Department of Planning has further advised that Section 167.131 of the Laws of Westchester County ("LWC") 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. On November 5, 2025, the Planning Board adopted Resolution No. 25-30 which recommended the County provide NHLA funding respectively in connection with this project, which resolution is annexed hereto for your Honorable Board's information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board's consideration.

The Department of Planning has advised your Committee that based on its review, the proposed acquisition and conveyance of the Property 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 and Short Environmental Assessment Form ("EAF"),

prepared by the Department of Planning, are attached to assist your Honorable Board in complying with the requirements of 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 Land Acquisition Act and the NHLA Bond Act.

Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that both the Land Acquisition Act and the NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: , 2026
White Plains, New York

COMMITTEE ON:
c/cmc/01.09.2026

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL37 ☐ **NO FISCAL IMPACT PROJECTED**

SECTION A - CAPITAL BUDGET IMPACT
To Be Completed by Budget

☒ GENERAL FUND ☐ AIRPORT FUND ☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one): ☒ Current Appropriations
☐ Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS
To Be Completed by Finance

Total Principal $ 6,040,000 **PPU** 30 **Anticipated Interest Rate** 4.07%

Anticipated Annual Cost (Principal and Interest): $ 352,637

Total Debt Service (Annual Cost x Term): $ 10,579,110

Finance Department: Interest rates from January 13, 2026 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)
To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): $ -

Potential Related Revenues (Annual): $ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT
As per federal guidelines, each $92,000 of appropriation funds one FTE Job

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

Prepared by: Blanca P. Lopez
Title: Commissioner
Department: Planning
Date: 1/13/26

Reviewed By: [signature]
Budget Director
dc 1/14/26
CO 1/14/26
Date: 1/14/26

WESTCHESTER COUNTY

Memorandum
Department of Planning

TO: Leonard Gruenfeld, Program Director
Division of Housing and Community Development

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

DATE: January 5, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR BPL37 NEW HOMES LAND ACQUISITION III**
80 Main Street, Village of Ossining

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

The action involves the provision of County funding under capital project BPL37 – New Homes Land Acquisition III (Fact Sheet ID# 3070) to support the creation of 25 affordable units at 80 Main Street in the Village of Ossining. Funds from BPL37 will be applied towards the purchase of approximately 1.4 acre of property, consisting of a three-story building and 35 parking spaces, upon which the County will file a restrictive covenant that will require all of the proposed apartments to be marketed and leased to households meeting certain income thresholds for a period of not less than 50 years.

The Property was developed and completed as a market rate rental residential building. The Village of Ossining Planning Board served as lead agency over the environmental review of the overall project and issued a negative declaration pursuant to SEQR on April 24, 2012. However, the building has been unable to obtain a certificate of occupancy from the Village for a number of years following the failure of the retaining wall at the rear of the property that collapsed onto adjacent property. The current owner, per the sale agreement, will rebuild the retaining wall to the satisfaction of the Village prior to the property transfer.

The County of Westchester was not an involved agency at the time of the Village's review of the proposed development. The County's acquisition and sale of the property to facilitate affordable housing is an Unlisted action pursuant to section 617.4(b)(5) under SEQR. Consequently, a Short Environmental Assessment Form has been prepared and is attached for consideration by the Board of Legislators.

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

DSK/oav
Att.
cc: Blanca Lopez, Commissioner, Department of Planning
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Obed Varughese, Associate Environmental Planner
Douglas Wessells, Planner

Memorandum

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

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: January 13, 2026

SUBJECT: Acquisition of Real Property – 80 Main Street – Village of Ossining

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York (the "Village"), identified on the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the "Property") for the purpose of making available 25 affordable housing units (the "Affordable AFFH Units") that will affirmatively further fair housing (the "Development").

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed $6,000,000, as a part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to Interfaith Council for Action, Inc. (the "Developer"), its successors or assigns, for One ($1.00) Dollar in order to make available the Affordable AFFH Units for affordable housing purposes.

The Development consists of one existing three-story building that will include a mix of affordable one, two and three-bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income. The Development will also provide approximately 35 parking spaces for residents.

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

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in ***Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning***, adopted May 6, 2008, and

amended January 5, 2010, and the recommended strategies set forth in ***Patterns for Westchester: The Land and the People***, adopted December 5, 1995;

3. The Development includes green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources;
4. The Development is consistent with the land use policies and regulations of the Village of Ossining; and
5. On November 5, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase of the Property in order to make available the Affordable AFFH Units for affordable housing purposes.

BPL/lg

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

RESOLUTION 25-30

WESTCHESTER COUNTY PLANNING BOARD

New Homes Land Acquisition II
Capital Project Funding Request
80 Main Street,
Village of Ossining

WHEREAS, the County of Westchester (the "County") has established Capital Project BPL37 New Homes Land Acquisition III ("NHLA") to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, Interfaith Community For Action ("IFCA") (the "Developer"), its successors or assigns, desires to acquire/develop the real property located at 80 Main Street in the Village of Ossining (the "Village"), identified on the tax maps as Section 97.7, Block 2, Lot: 1 & 5 (the "Property") to create 25 affordable residential units that will further fair housing (the "Affordable Units") and approximately 35 parking spaces (collectively the "Development"); and

WHEREAS, the County proposes to contribute $6,000,000 towards the purchase of the Property from the owner of record with funds from NHLA and subsequently convey the Property to the Developer for One ($1.00) Dollar to underwrite the cost of the land and the existing building; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable Units constructed on the Property be leased to households who earn at or below 50% and up to 60% of the Westchester County Area Median Income ("AMI"); and

WHEREAS, the County will transfer ownership of the Property to the Developer to acquire one building with a mix of one, two and three-bedroom units to be leased to eligible households, pursuant to an approved Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL37 NHLA III to add the Property, 80 Main Street; Village of Ossining, and authorize bonding in a not to exceed amount of $6,040,000 ($40,000 for County Administrative Fee) to develop the Property; and

WHEREAS, the Development is subject to approvals by the Village of Ossining; and

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

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

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of $6,040,000 from BPL37 NHLA III for property acquisition and County administrative costs; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 80 Main Street in the Village of Ossining, as a new component project in Capital Project BPL37 under the heading of Buildings, Land and Miscellaneous.

Adopted this 5th day of November 2025.

Bernard Thombs, Chair

BPL37 New Homes Land Acquisition III (2024-33)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Approp-riated	2025	2026	2027	2028	2029	Under Review
Gross	150,,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	150,,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

PROJECT DESCRIPTION

New Homes Land Acquisition (NHLA) provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development.

In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities.

Between 2019 and 2024, 2,569 units of fair and affordable housing have been completed, are under construction or approved for funding by the Board of Legislators on property acquired through the New Homes Land Acquisition program.

This 2025 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for $6,040,000 is to fund affordable housing at 80 Main Street in the Village of Ossining. For more information, please see Executive Summary for this project attached to this report.

APPROPRIATION HISTORY

Year	Amount	Description
2024	25,000	Funds this project
2025	25,000	Continuation of this project
Total	50,000	

PROJECT JUSTIFICATION

The New Homes Land Acquisition Fund III will provide the County with funding to acquire land that is suitable for fair and affordable housing and needed to assist with meeting the County's goals of developing of fair and affordable housing units in Westchester County. Further, the funds are instrumental in leveraging funding for the construction of fair and affordable housing county-wide, thus creating new jobs and related economic benefits in the county.

The New Homes Land Acquisition Fund addresses the need to supplement fair and affordable housing resources and to provide new housing units. Together with BPL01 Housing Implementation Fund, BPL1A Housing Implementation Fund II and BPL50 Fair and Affordable Housing, this funding provides a significant mechanism to fulfill the affordable housing goals of Westchester County.

CONSISTENCY WITH PLANS AND PROGRAMS

The project is consistent with the policies of ***"Westchester 2025"***, the County's long-range land use policies, in that it supports the development of fair and affordable housing.

PLANNING BOARD RECOMMENDATIONS

☒ The Planning Board recommends this 2025 Capital Budget Amendment for 80 Main Street in the Village of Ossining per resolution number 25-30 signed on the following date: 11/5/2025. The Planning Board designates this project as **PL2**.

COMMENTS

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of ***"Westchester 2025"*** continue to be met.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
80 Main Street Ossining Affordable Housing

Project Location (describe, and attach a location map):
80 Main Street, Ossining, Westchester County, New York

Brief Description of Proposed Action:
The action involves the provision of County funding to support the creation of 25 affordable units at 80 Main Street in the Village of Ossining. Funds will be applied towards the purchase of approximately 1.4 acre of property, consisting of a three-story building and 35 parking spaces upon which the County will file a restrictive covenant that will require all of the proposed apartments to be marketed and leased to households meeting certain income thresholds for a period of not less than 50 years.

Name of Applicant or Sponsor:	Telephone: 914-995-4400
County of Westchester	E-Mail:

Address:
148 Martine Avenue

City/PO:	State:	Zip Code:
White Plains	NY	10601

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? +/- 1.4 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? +/- 1.4 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other(Specify): Railroad
   ☑ 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?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	☐	☑
	NO	YES
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?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: The Development will be constructed with energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operations and maintenance costs, minimize energy consumption and conserve natural resources. The Development will provide all electric, high performance heating/cooling/domestic hot water equipment.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES
	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES
	☐	☑
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? Calvary Baptist Church and Annex, Downtown Ossining Historic District	NO	YES
	☐	☑
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?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☐	☑
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:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
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? Atlantic Sturgeon, Shortnos...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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:	☑	☐
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: Village of Ossining North Water Street Organic Transfer Station is located approximately 0.1 miles north west of the proposed action	☐	☑
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: Site Codes: 360172, C360172, V00568, C360065, 546031, C360091, C360263	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

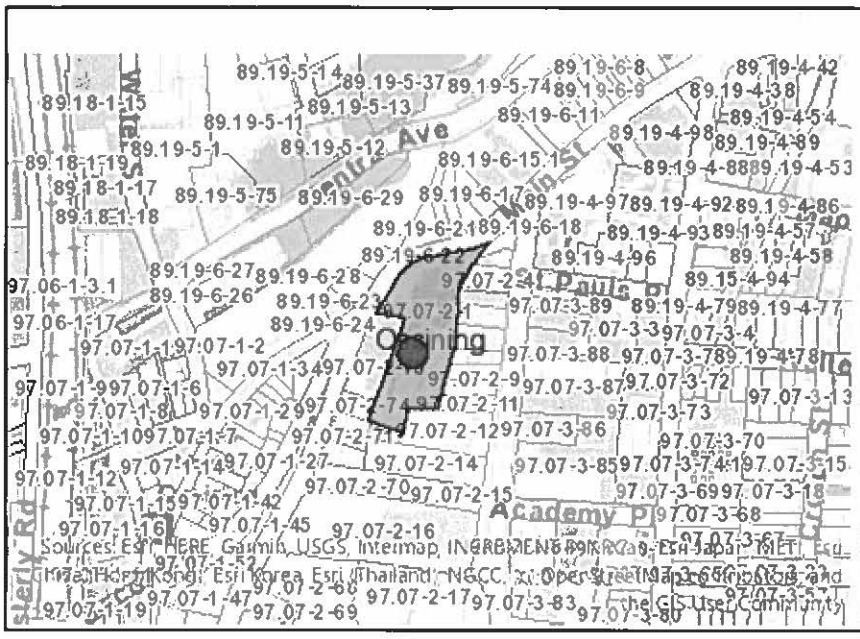
Applicant/sponsor/name: County of Westchester Date: January 5, 2026

Signature: Dan Kruge Title: Assistant Commissioner of Planning

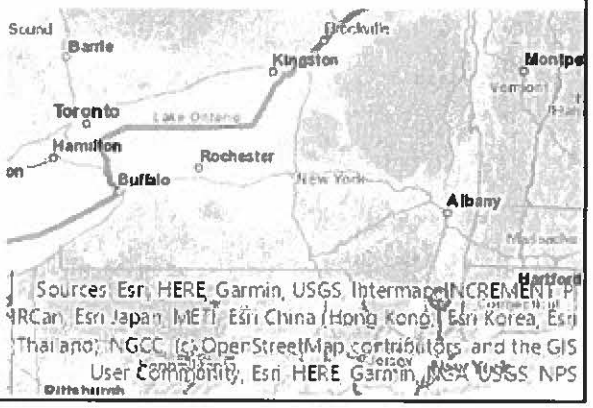
PRINT FORM

EAF Mapper Summary Report

Tuesday, December 23, 2025 5:08 PM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, 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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Agency Use Only [If applicable]

Project: 80 Main Street OSV

Date: January 2026

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

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Agency Use Only [If applicable]

Project: 80 Main Street OSV

Date: January 2026

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 project will not have significant adverse impact as the property is already developed and there will be no further land disturbance.

The Hudson River, its islands, and underwater land and all shore lands within the cultural boundaries of its shoreline has been designated a Critical Environmental Area by Westchester County. The Hudson River shoreline was designated due to it's ecological value and important water recreation assets. The proposed action is limited to purchase of real property over 1,000 feet away from the shoreline and will not have adverse impact on the designated Critical Environmental Area.

The proposed action is also near the Downtown Ossining Historic District and Calvary Baptist Church which are on the National Register of Historic Places. The closest historic structure is over 300 feet away and there is no physical disturbance in conjunction with the action. As such, the project will not have adverse impact on the area's historic character.

The site is located near several properties that have been the subject of remediation (ongoing and completed) for hazardous waste. However, these properties are located over 200 feet away from the subject parcel which is already developed. As such, project will not have adverse impact in connection with hazardous waste remediation associated with the aforementioned sites.

☐ 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	Date
Malika Vanderburg	Clerk to the Board of Legislators
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Dan Kisge
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to acquire and convey real property located at 80 Main Street in the Village of Ossining, New York ("Village"), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5, for the creation of 25 affordable rental units that will affirmatively further fair housing in Westchester County and to remain affordable for a period of not less than 50 years; and

WHEREAS, this Honorable Board has determined that the proposed real property acquisition and 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 project is classified as an "Unlisted action," which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

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

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

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in

Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if 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 acquisition and conveyance of real property located at 80 Main Street in the Village of Ossining in support of acquiring the Property in order to make available 25 affordable rental units that will affirmatively further fair housing; 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.