

**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 (the "County") to sell County property located at 25 Moore Avenue, Village of Mount Kisco, New York, consisting of approximately 35,567 square feet, identified as Section 80.41, Block 3, Lot 14 on the Tax Maps of the Village/Town of Mount Kisco (the "County Property").

Your Committee is advised that the Department of Health ("Department") used the County Property for the operation of its environmental health and welfare activities. The Department recently consolidated its office space from leased properties, located at 145 Huguenot Avenue, New Rochelle and 10 County Center, White Plains, and County properties located at the County Airport and at the County Property, into a single newly leased space located at 11 Martine Avenue, White Plains, New York. As such, the County no longer needs the County Property for environmental health and welfare purposes or for any other purpose.

Your Committee is also advised that on October 3, 1960, pursuant to Act No. 23-1960 (the "1960 Act"), your Honorable Board authorized the County's Board of Acquisition and Contract ("Board of Acquisition and Contract") to acquire, by condemnation proceedings against Hachma Realty Co., Inc. ("Hachma Realty"), title to a portion of the County Property consisting of approximately 24,650 square feet situated in the Village of Mount Kisco, New York ("Hachma Property"). Subsequently, on October 6, 1960, the Board of Acquisition and Contract duly adopted a resolution authorizing the County Attorney to institute condemnation proceedings against Hachma Realty to acquire title to the Hachma Property. In accordance thereof, the County acquired title to the Hachma Property pursuant to condemnation proceedings instituted by the County Attorney against Hachma Realty under Index No. 8241-1960, in order to construct a County Health Center thereon.

Your Committee is further advised that on July 7, 1969, your Honorable Board, pursuant to Act No. 44-1969 (the "1969 Act"), further authorized the Board of Acquisition and Contract to also acquire, by condemnation proceedings against Beatrice Vivien Barnard ("Beatrice Barnard"), title to another portion of the County Property, adjacent to the Hachma Property, consisting of

approximately 12,586 square feet, formerly known as 31 Moore Avenue, Mount Kisco, New York (“Barnard Property”). Subsequently, on December 4, 1969, the Board of Acquisition and Contracts further authorized the County Attorney to institute condemnation proceedings against Beatrice Barnard to acquire title to the Barnard Property. In accordance thereof, the County acquired title to the Barnard Property pursuant to condemnation proceedings instituted by the County Attorney against Beatrice Barnard under Index No. 12648-1969, in order to enlarge the County Health and Welfare Center.

Your Committee is further advised that the attached proposed Act would authorize the sale of the County Property to Kasinathan International Group, Inc. for \$2,525,000.00. This amount meets the fair market value of the County Property.

Pursuant to Section 209.101(8) of the Laws of Westchester County, the County may not sell any surplus real property to a person or private entity unless the city, town or village in which such property is situated has been given an opportunity to purchase it for park and recreation purposes for \$1.00, or for other municipal purposes at the current appraised value determined by your Honorable Board, or for no more than the price being offered by a person or private entity. The County gave the Village/Town of Mount Kisco written notice of the pending sale on December 15, 2025. Pursuant to a letter from the Village/Town of Mount Kisco Manager, dated March 3, 2026, the Village/Town of Mount Kisco has informed the County that it has waived its right to purchase the Property for park and recreational purposes.

In addition, your Committee is advised that a Report from the Department Commissioner, required pursuant to Section 191.41 of the Laws of Westchester County, recommending disposition of the County Property, is attached hereto for your consideration.


Your Committee has been advised by the Department of Planning that the proposed sale 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 (“SEQR”). A Resolution and a Full Environmental Assessment Form (“EAF”), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQR. 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 by which this Board would issue a Negative Declaration for this proposed action prior to enacting the Act authorizing the sale of the Property.

Your Committee has been informed that, pursuant to Section 104.11(2) of the Laws of Westchester County, an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Act to authorize the sale of the Property to Kasinathan International Group, Inc.

Your Committee has carefully considered the sale of the County Property and recommends approval of the proposed Act.

Dated: **April 6**, 2026  
White Plains, New York

  
Louis Billione  
Member  
Anast Mauer

**COMMITTEE ON**

c/cmc.03.10.2026

**Budget & Appropriations**

Dated: April 6, 2026  
White Plains, New York

*The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.*

**Budget & Appropriations**

A handwritten signature in black ink, appearing to read "Jeff Rein". The signature is written in a cursive style with a large initial "J" and "R".

# FISCAL IMPACT STATEMENT

SUBJECT: Sale of Property-25 Moore Ave

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 \$ 1,858,195

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

Additional Appropriations

Other (explain)

Identify Accounts: 101 52 1000 9599 Sale of Property - Purchase price \$2,525,000 less \$101,000

transaction fee AND \$565,805 debt service set aside B077E to Fund 319 Balance Sheet Account 6102

Potential Related Operating Budget Expenses: Annual Amount \_\_\_\_\_

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

Potential Related Operating Budget Revenues: Annual Amount 1,858,195.00

Describe: Sale of county property located at 25 Moore Avenue, Mt. Kisco, NY  
\_\_\_\_\_  
\_\_\_\_\_

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

Current Year: No Impact to Department Operations.

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

Prepared by: Ugochukwu Chibuikem

Title: Asst. Budget Analyst

Department: Budget

Date: January 6, 2026

<sup>uc</sup>  
Reviewed By:   
NY 1/6/25 Budget Director

Date: 1/7/26

To: Honorable Ken Jenkins  
County Executive

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

Date: March 13, 2026

Re: **Disposition of 25 Moore Avenue, Mount Kisco, New York**

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Pursuant to Section 191.41 of the County Charter, this is the required report of the Commissioner of Planning on the proposed disposition of County Property located at 25 Moore Avenue in the Village of Mount Kisco, New York.

The property is identified as Section 80.41, Block 3, Lot 14 comprising of .82 acres of land, which is improved with a two-story building with a building size of 24,193 square feet in the Village/Town of Mount Kisco. The building is located in the OC (Cottage Office) Zoning District. The zone allows for business, office and commercial properties and its most appropriate use is to remain as such.


The County Director of Real Estate has determined that ownership of the property is no longer in the interest of the County. The Department of Health used the County Property for the operation of its environmental health and welfare activities. The recent consolidation of the Department's office space from leased properties, located at 145 Huguenot Avenue, New Rochelle and 10 County Center, White Plains, and County properties located at the County Airport and at 25 Moore Avenue, into a single newly leased space located at 11 Martine Avenue in White Plains, allows for the County to no longer need the 25 Moore Avenue property for environmental health and welfare purposes or for any other purpose.

Furthermore, pursuant to the requirements of Section 209.101(8) of the Laws of Westchester County, the Village of Mount Kisco was given an opportunity to purchase this property for park and recreation purposes, or for other municipal purposes. The Village, after completing its due diligence and review of the Property, waived its right to do so.

Based on this record, I have no objection to the disposition of this parcel.

cc: John Nonna, County Attorney  
Tami Altschiller, Deputy County Attorney  
Emily Saltzman, Director of Operations  
Christopher Steers, Director of Real Estate  
Susan Darling, Chief Planner

TO: Carla Chaves, Senior Assistant County Attorney  
Department of Law

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

DATE: January 15, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR DISPOSITION OF  
25 MOORE AVENUE, MOUNT KISCO**

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In response to your request for an environmental review of the above referenced action, the Planning Department has prepared the attached documentation.

The proposed disposition of land is an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). As such, a Short Environmental Assessment Form has been prepared for consideration by the Board of Legislators.

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

DSK/cnm

Att.

cc: Joan McDonald, Director of Operations  
Lawrence Soule, Budget Director  
Christopher Steers, Director of Countywide Administrative Services  
Steven Bass, Director of Intergovernmental Relations  
Emily Saltzman, Assistant Director of Operations  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Blanca P. Lopez, Commissioner of Planning  
Susan Darling, Chief Planner  
Claudia Maxwell, Principal Environmental Planner

## RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorized the County to sell County property located at 25 Moore Avenue, Village of Mount Kisco, New York (the "Property") to Kasinathan International Group, Inc., its successor or assignee for \$2,525,000.00; and

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

WHEREAS, pursuant to SEQRA and its implementing regulations (6 New York Code of Rules and Regulations Part 617), this project is classified as an "Unlisted" action, requiring this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

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

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached Environmental Assessment Form and the criteria set forth in Section 617.7 of the regulations of the NYSDEC and has identified the relevant areas of environmental concern, as described in the attached Environmental Assessment Form, to determine if this proposed action will have an effect upon the environment.

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

RESOLVED, that based upon the Honorable Board's review of the Environmental Assessment Form and the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment in connection with the proposed action; and be it further

RESOLVED, the Clerk of the Board of Legislators, as responsible office in Lead Agency, is authorized and directed to sign the Determination of Significance in the attached Environmental

Assessment Form, which Form is made a part hereof; to issue this "Negative Declaration" on behalf of this Board pursuant to Article 8 of the Environmental Conservation Law; and to immediately transmit same to the Commissioner of Planning to be filed, published and make available pursuant to the requirements of Part 617 of New York Code of Rules and Regulations; and be it further

RESOLVED, that the Resolution shall take effect immediately.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

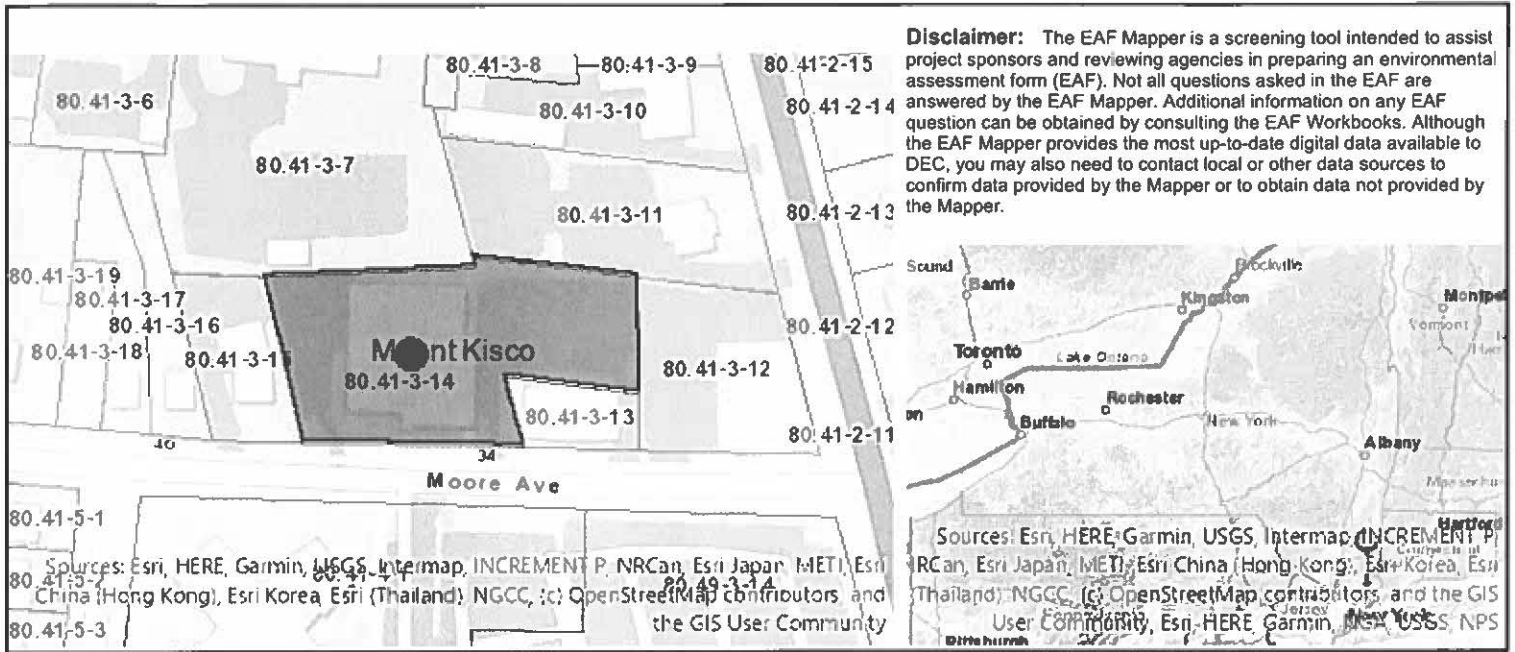
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Disposition of 25 Moore Avenue Property			
Project Location (describe, and attach a location map): 25 Moore Avenue, Mount Kisco, Westchester County, NY			
Brief Description of Proposed Action: The sale of an approximately 0.8-acre parcel of land (Section 80.41 - Block 3 - Lot 14) containing a 2-story office building and paved parking areas. The property was acquired by the County in the 1960s and was used by the County Department of Health and other County departments as administrative offices. The County Department of Health has recently consolidated office space from this and other properties throughout the county into a centralized space in White Plains. Other County departments have similarly consolidated administrative locations. As such, this property is no longer needed by the County for use as office space or any other purpose.			
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400 E-Mail: dsk2@westchestercountyny.gov	
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? _____ 0.8 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? _____ 0.8 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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 checked="" type="checkbox"/> Other(Specify): Institutional (hospital) <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>The proposed action is the disposition of the property to a new land owner. Any redevelopment of the property will comply with new energy code standards and requirements per the state and local municipal building code and related ordinances.</u> _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	NO <input 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: _____ _____	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?  Per CRIS, the site does not contain nor is contiguous to any registered or eligible historic resources.  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 type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

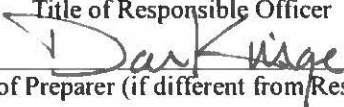
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering 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.

There will be no environmental impact as the action consists solely of the disposition of a County-owned parcel to a new land owner, with no physical changes. The property is already fully developed with a 2-story office building and paved parking areas, with existing pedestrian access and stormwater management. The property is no longer needed by the County for any purpose and is considered surplus property. The Village was offered the opportunity to acquire the property, but declined. As such, no other impacts are anticipated from the transfer of this property to private ownership. The west side of the property is located in the Village's OC - Cottage Office zoning district and the east side of the property is located in the OD - Low Intensity Office district. Any future changes in use or improvements will be subject to all applicable regulations, including local land use approvals and SEQR compliance.

<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
Malika Vanderberg	Clerk of the Board of Legislators
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
	

**PRINT FORM**