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

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

WHEREAS:

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

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

County of Westchester

3840 Crompond Road

25.20-1-11



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

Date: September 26, 2019

To: Ilan D. Gilbert, Town Supervisor

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

COUNTY OF WESTCHESTER
DEPARTMENT OF ENVIRONMENTAL FACILITIES

December 8, 2020

FEASIBILITY REPORT
IN THE MATTER OF

THE ENLARGEMENT FOR A CERTAIN PARCEL
IN THE
PEEKSKILL SANITARY SEWER DISTRICT
TOWN OF YORKTOWN

MP

Vincent F. Kopicki (for)
Vincent F. Kopicki, P.E.
Commissioner
Environmental Facilities

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

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

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

Full Value of District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

and:

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

D. Summary and Recommendations.

The proposed Peekskill Sanitary Sewer District Addition is feasible because:

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

File Name: FEAS_Yorktown Maintenance Garage_Updated.docx

RESOLUTION

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

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

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

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

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

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

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

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

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

RESOLVED, that the Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

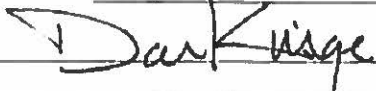
Instructions for Completing

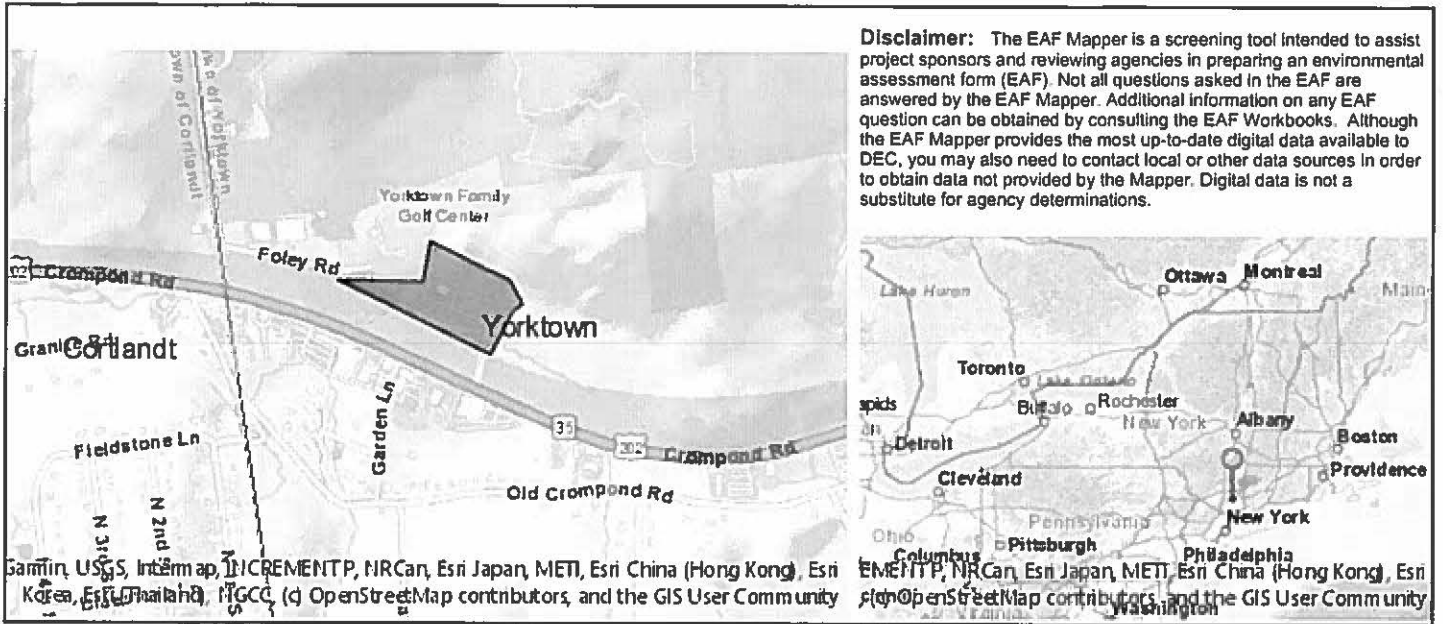
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project: Rehabilitation of the Yorktown Maintenance Facility (SW011)				
Project Location (describe, and attach a location map): 3840 Crompond Road, Mohegan Lake (Town of Yorktown), Westchester County, NY				
Brief Description of Proposed Action: The project provides for the rehabilitation of the exterior components of the existing maintenance facility, which serves the County's Department of Environmental Facilities, along with the installation of a new sewer connection to replace a failing septic system. Scope of work will include installation of concrete landings atop existing asphalt, repaving of the facility's existing driveway and area surrounding the building, associated site work and drainage improvements such as grading and the installation of curbs. The sewer connection involves the installation of a new low pressure sewer line from the building to the existing Yorktown sewer main, located on the south side of Crompond Road, which eventually leads to the Peekskill Water Resource Recovery Facility. The new sewer line will include a grinder pump and a 1,000-gallon oil/water interceptor tank to prevent oil from entering the sanitary sewer system. The project will require an intermunicipal agreement with Town for connection to the local sewer, which is part of the Town's Hunterbrook Sanitary Sewer District, as well as modification of the County's Peekskill Sanitary Sewer District to include the parcel in the County sewer district.				
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400 E-Mail: dsk2@westchestergov.com		
Address: 148 Martine Avenue				
City/PO: White Plains		State: NY	Zip Code: 10601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Yorktown Town Board for IMA to connect to local sewer NYSDOT Highway Work Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		approx. 10 acres		
b. Total acreage to be physically disturbed?		approx. 1.2 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.7 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input checked="" type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ (Facility already connected to the municipal water supply.)	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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"/>	
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
<u>The project will restore existing pavement that has deteriorated. Runoff will be directed to existing storm drain inlets that outfall into a stream/wetlands on the south side of the property, which is in the Hunter Brook basin.</u>		
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>March 22, 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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Project: SW011 Yorktown Maintenance Facility

Date: March 2021

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

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<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"/>

Project: SW011 Yorktown Maintenance Facility

Date: March 2021

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

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

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

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk of the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

Dark Kusge