

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

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year Capital Budget (the “Capital Budget Amendment”), as well as adoption of a related bond act (the “Bond Act”) which, if adopted, will authorize the County to issue up to \$1,700,000 in bonds of the County to finance a component of capital project BSS13 – Infrastructure Improvements to Shelter Facilities – Vernon Plaza Mt. Vernon (“BSS13”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County funds for this project by \$173,000.

The Bond Act, in the amount of \$1,700,000, which was prepared by the law firm of Hawkins Delafield & Wood, LLP, will finance the cost of design, construction management and construction associated with the replacement of the existing boilers, burners, boiler controls, radiator control valves, steam traps; upgrades to the boiler room; and associated work at the Vernon Plaza Center in Mt. Vernon.

The Department of Public Works and Transportation (“Department”) has advised that the cast iron boiler sections used to heat the building are cracked at several locations and are beyond repair. As a consequence, the facility is currently operating on temporary boilers and replacement boilers are desperately needed.

The Department has further advised that upon bonding authorization, design shall begin by in-house staff and is expected to be completed in two (2) months. It is anticipated that construction will take approximately six (6) months and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for a prior component of project BSS13 as follows: Bond Act No. 84-2012 in the amount of \$80,000 which funded the cost of design in connection with the replacement of

existing roofing, air conditioning units and miscellaneous repairs at the Vernon Plaza Center in Mt. Vernon. These bonds have not been sold.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been classified as a Type "II" action pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. Accordingly, the required Planning Board report is herewith attached.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Bond Act.

Dated: April 5, 2021

White Plains, New York

COMMITTEE ON

Calvin G
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Benjamin Boyfunt
Vedat Jali

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Vedat Jali

Calvin G
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Benjamin Boyfunt

Budget & Appropriations

Public Works & Transportation

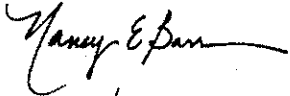

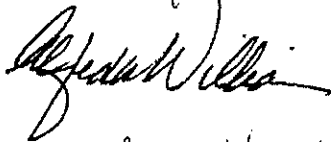


Social Services

Dated: April 5, 2021
White Plains, New York

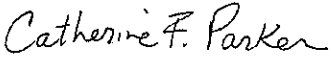






The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:


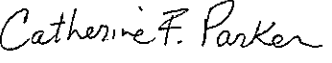

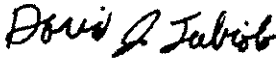


Social Services

Budget & Appropriations

Public Works & Transportation

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS13

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 \$ 1,700,000 PPU 15 Anticipated Interest Rate 1.14%

Anticipated Annual Cost (Principal and Interest): \$ 1,236,948

Total Debt Service (Annual Cost x Term): \$ 18,554,220

Finance Department: Interest rates from March 4, 2021 Bond Buyer

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: 18

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Prog Coord (Capital Planning)

Department: Public Works/Transportation


Date: 3/15/21

Reviewed By: 

DP Budget Director

Date: 3/16/21

TO: Michelle Greenbaum, Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney

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

DATE: March 3, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS13 Infrastructure Improvements To Shelter Facilities–Vernon Plaza, Mt.
Vernon**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 02-18-2021 (Unique ID: 1636)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.
-

COMMENTS: None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

RESOLUTION 21-09

WESTCHESTER COUNTY PLANNING BOARD

Amendment of Planning Board Report on 2021 Capital Project Requests

BSS13 Infrastructure Improvements to Shelter Facilities – Vernon Plaza, Mount Vernon

WHEREAS, the County Executive will submit legislation to the County Board of Legislators which would authorize amending capital project **BSS13 – Infrastructure Improvements to Shelter Facilities – Vernon Plaza, Mount Vernon** for a bonding request of \$1,700,000 for design, construction and construction management associated with the replacement of the existing boilers, burners, boiler controls, radiator control valves, steam traps; upgrades to the boiler room; and associated work at the Vernon Plaza Center, and


WHEREAS, the cast iron boiler sections are cracked at several locations and the boilers are beyond repair. The facility is currently operating on temporary boilers, and

WHEREAS, the project will provide shelter for up to 20 singles or families; and

WHEREAS, the project is generally consistent with *Westchester 2025 – Policies to Guide County Planning*, as adopted by the Planning Board on May 6, 2008 and amended on January 5, 2010 by contributing to the development of fair and affordable housing; now therefore, be it

RESOLVED, that the County Planning Board approves an amendment to its Report on the 2021 Capital Projects Requests to include the use of funding from **BSS13 Infrastructure Improvements to Shelter Facilities – Vernon Plaza, Mount Vernon** to be used for costs associated with a boiler replacement at this location.

Adopted this 2nd day of March, 2021.


Richard Hyman, Chair

BSS13 Infrastructure Improvements to Shelter Facilities – Vernon Plaza, Mount Vernon

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated							
	Ultimate	Approp-						Under
	Total Cost	riated	2021	2022	2023	2024	2025	Review
Gross	2,423	2,250						173
Less non-County Shares								
Net	2,423	2,250						173

Project Description:

This DSS project funds a phased, multi-year cycle of infrastructure improvements at the County's Vaughn Glanton Employment Residence (Vernon Plaza Center) in Mount Vernon. The Capital Budget Amendment (CBA), totaling \$1,700,000, is for design, construction and construction management associated with the replacement of the existing boilers, burners, boiler controls, radiator control valves, steam traps; upgrades to the boiler room; and associated work at the Vernon Plaza Center. This (CBA) includes a request for an additional \$173,000.

APPROPRIATION/FUNDING REQUESTS:

- 2011: \$650,000 for replacement of roofing and air conditioning units, also miscellaneous repairs
- 2014: \$900,000 for renovations at the facility to include all residence bathrooms and common hallways along with upgrades to lighting throughout the facility to energy-efficient lighting. The project will also include miscellaneous site improvements including rehabilitation of walkways, retaining walls and fencing.
- 2019: \$700,000 for acquisition and renovation for a building for at-risk youths
- 2021: CBA for an additional \$173,000 for replacement of boilers, burners, boiler controls, radiator control valves, steam traps; upgrades to the boiler room; and associated work at the Vernon Plaza Center.

JUSTIFICATION: The proposed work is required to keep the facility in good condition.

CONSISTENCY WITH PROGRAMS OR PLANS: The project is generally consistent with the policies of *Westchester 2025*, the County Planning Board's long-range land use policies, in that it is a capital improvement to keep physical facilities in good condition and to deliver services in an economic and humane manner.

Planning Board Analysis:

PL2: The County Planning Board supports this project in that it will keep the County facility in good condition. Plans for exterior site work will be reviewed by Planning Department staff to ensure that it will be consistent with all County policies and recommendations.

An Act amending the 2021 County
 Capital Budget Appropriations for
 Capital Project - BSS13 -
 Infrastructure Improvements to
 Shelter Facilities - Vernon Plaza, Mt.
 Vernon

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

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$2,250,000	\$173,000	\$2,423,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF
 FINANCING

Bonds and/or Notes	\$2,250,000	\$173,000	\$2,423,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$2,250,000</u>	<u>\$173,000</u>	<u>\$2,423,000</u>

Section 3. The ACT shall take effect immediately.