

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

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following Acts and Local Law:

(i) 2025 Capital Budget Amendment. An Act to amend the County's 2025 Capital Budget to add an appropriation for Capital Project – BPL46 – Glenview Mansion Improvements in the amount of One Million, One Hundred Forty-Three Thousand (\$1,143,000) Dollars (the “Capital Budget Amendment”).

(ii) Bond Act. A proposed Bond Act (the “Bond Act”) prepared by Harris Beach PLLC in the total amount of One Million, One Hundred Forty-Three Thousand (\$1,143,000) Dollars to finance Capital Project BPL46. The proposed Bond Act is necessary to finance the costs of improvements to the Glenview Historic home in Yonkers, New York, including mechanical, electrical, plumbing and fire and safety system improvements and roof, masonry, windows and door improvements and replacements.

(iii) Local Law to Authorize a Third Amendment to the Intermunicipal Agreement with the City of Yonkers. A proposed local law (the “Local Law”) which would authorize the County to enter into a third amendment (the “Third Amendment”) to the Intermunicipal Agreement (“IMA”), as amended, with the City of Yonkers (the “City”) to amend the County's contribution to the Hudson River Museum component of the Revised JFK Project by \$227,924.28 from \$6,200,000 to \$6,427,924.28, increase the City's contribution by \$1,691,352.59 from \$5,453,000 to \$7,144,352.59 and increase the total cost for the Hudson River Museum Component by \$1,919,276.87 from \$12,283,000 to \$14,202,276.87.

The Original Agreement.

Your Committee is advised that by Act 59-2008 duly adopted on April 28, 2008, your Honorable Board authorized the County to enter into the IMA with the City whereby the County agreed to, *inter alia*:

- (i) Provide funding to the City for the design of a new amphitheater, parking structure and improvements to JFK Memorial Drive (the "JFK Project");
- (ii) Design at the County's cost and expense a portion of the County's Riverwalk trailway (the "Riverwalk Project"); and
- (iii) Bond up to Eight Hundred Thousand (\$800,000) Dollars for the design and permitting of the JFK Project and Two Hundred Thousand (\$200,000) Dollars for the design of the Riverwalk Project.

Your Committee further is advised that by Act No. 56-2008 duly adopted on April 28, 2008, your Honorable Board authorized an Amendment to the County's 2008 Capital Budget to increase the appropriation for the JFK Project by Seven Million, Five Hundred Thousand (\$7,500,000) Dollars.

Your Committee is advised that, by Bond Act No. 57-2008 duly adopted on April 28, 2008, your Honorable Board authorized the County to issue Eight Hundred Thousand (\$800,000) Dollars in bonds of the County to finance the first phase of the JFK Project whereby the County would finance the City's design and permitting of the JFK Project.

Your Committee is advised that, by Bond Act No. 58-2008 duly adopted on April 28, 2008, your Honorable Board authorized the County to issue Two Hundred Thousand (\$200,000) Dollars in bonds of the County to finance the design of the Riverwalk Project.

Your Committee is advised that, the IMA was duly executed between the County and the City on or about December 61, 2008.

The First Amendment.

Your Committee is advised that, by Local Law 15-2010 duly adopted on September 7, 2010, your Honorable Board authorized the County to amend the IMA with the City (the First Amendment") to, *inter alia*:

- (i) provide the City with additional funding in the amount of Six Million, Seven Hundred Thousand (\$6,700,000) Dollars for construction costs for the JFK Project for a total

amount not to exceed Seven Million, Five Hundred Thousand (\$7,500,000) Dollars including the previously approved design costs;

(ii) take away the City's obligation to construct the Riverwalk Project and reassign said obligation to the County;

(iii) construct the Riverwalk Project at an anticipated total amount not to exceed of One Million (\$1,000,000) Dollars, which included Two Hundred Thousand (\$200,000) Dollars in previous design funding;

(iv) require the Projects be available to all Westchester County residents, and the fees charged for use of any part of the Projects to non-residents of the City not exceed double the fees charged to the City's residents; and

(v) incorporate a lease of the City owned-property located along the northern portion of the City's waterfront at and adjacent to Trevor Park and the JFK Marina (the "Property") and authorize the County to enter into said lease with the Municipality, whereby the Municipality would grant to the County the right to use and occupy the Property for the term of any bonds issued by the County.

Your Committee is advised that, by Bond Act No. 112-2010 duly adopted on September 7, 2010, your Honorable Board authorized the County to amend Bond Act No. 57-2008 to increase the initial amount authorized by Six Million, Seven Hundred Thousand (\$6,700,000) Dollars in bonds of the County to finance the construction of the JFK Project for a total authorized amount, as amended, of Seven Million, Five Hundred Thousand (\$7,500,000) Dollars.

Your Committee is advised that, by Bond Act No. 113-2010 duly adopted on September 7, 2010, your Honorable Board authorized the County to amend Bond Act 58-2008 to increase the initial amount authorized by Eight Hundred Thousand (\$800,000) Dollars in bonds of the County to finance construction of the Riverwalk Project for a total authorized amount, as amended, of One Million (\$1,000,000) Dollars.

Your Committee is advised that the First Amendment to the IMA was duly executed between the County and the City on or about April 12, 2011. Under the First Amendment, the new amphitheater was successfully constructed. The parking structure, road improvements and Riverwalk Project did not go forward.

The Second Amendment.

Your Committee is advised that, by Local Law No. 2019-9 duly adopted on September 16, 2019, your Honorable Board authorized the County to further amend the IMA with the City (the “Second Amendment”) to, *inter alia*:

- (i) remove the construction of the parking structure by the City;
 - (ii) remove the design and construction of the road improvements to the JFK Memorial Drive by the City;
 - (iii) add that the City undertake improvements to the Hudson River Museum in Yonkers, including expansion of the Museum’s west wing for additional exhibition gallery space, storage space and a 50 to 125-seat theater. Improvements will also be made to the existing museum building, planetarium and Glenview Historic home, including mechanical, electrical, plumbing and fire and safety system improvements, roof, masonry, windows and door improvements and replacements (“Hudson River Museum Component”) with the Hudson River Museum Component to be undertaken in two (2) phases. Phase 1 being the “Museum Structure Subcomponent,” and Phase 2 being the “Glenview Structure Subcomponent.”
- (collectively, (i) through (iii) referred to as the “Revised JFK Project”);
- (iv) provide funding to the City for the design and construction of the Hudson River Museum Component up to a total amount not to exceed Six Million, Two Hundred Thousand (\$6,200,000) with the City agreeing to fund a portion of the cost of the Hudson River Museum Component in the amount of Five Million, Four Hundred Fifty-Three Thousand (\$5,453,000) Dollars, and the City being responsible to obtain funding from the State of New York to fund a portion of the cost of the Hudson River Museum Component in the amount of Six Hundred Thirty Thousand (\$630,000) Dollars, for a total budgeted amount for the Revised JFK Project, when added to the amount of Six Million, Two Hundred Thousand (\$6,200,000) Dollars in funds being provided by the County, of Twelve Million, Two Hundred Eighty-Three Thousand (\$12,283,000) Dollars.
 - (v) remove the design and construction of the Riverwalk Project by the County and all obligations on the part of the County to finance or fund any portion of the JFK Project and the Riverwalk Project;
 - (vi) require the facilities under the Revised JFK Project will be open to all Westchester County residents and any fees charged to non-residents, including any admission fees for the Hudson River Museum, not exceed the fees charged to the City’s residents; and
 - (vii) extend the term of the County’s lease of the Property for at least the term of the County bonds issued in connection with the Hudson River Museum Component.

Your Committee is advised that, by Act No. 2019-157 duly adopted on September 16, 2019, your Honorable Board authorized an Amendment to the County's 2019 Capital Budget to increase the appropriation for BPL32 – Yonkers Waterfront Plan, Phase II by Six Million, Two Hundred Thousand (\$6,200,000) Dollars.

Your Committee is advised that, by Bond Act No. 2019-158 duly adopted on September 16, 2019, your Honorable Board authorized the County to issue Six Million, Two Hundred Thousand (\$6,200,000) Dollars in bonds of the County to finance Capital Project BPL32 – Yonkers Waterfront Plan, Phase II.

Your Committee is advised that, the Second Amendment was executed between the County and the City on or about October 23, 2019. The Museum Structure Component was completed under the Second Amendment.

The Proposed Third Amendment.

Your Committee is advised that the cost of the Museum Structure Component exceeded the budget set forth in the Second Amendment. As such, the County's contribution increased by \$227,924.28 from \$5,057,250 to \$5,285,174.28, and the City's contribution increased by \$841,352.59 from \$5,453,000 to \$6,294,252.59 with the State contribution remaining the same.

Your Committee is advised that the Glenview Structure Subcomponent has not been completed, and, as such, the City's contribution will increase by \$850,000 from \$0.00 to \$850,000, and the County's contribution for the Glenview Structure Subcomponent will remain the same at \$1,142,750.

Your Committee is advised that the above changes will result in a total increase in the Hudson River Museum Component of the Revised JFK Project by \$1,919,276.87 from \$12,283,000 to \$14,202,276.87 comprised of an increase in the County's contribution by

\$227,924.28 from \$6,200,000 to \$6,427,924.28 and an increase in the City's contribution by \$1,691,352.59 from \$5,453,000 to \$7,144,352.59 with the State's contribution remaining the same.

Your Committee is advised that both the County and the City desire to enter into the proposed Third Amendment to the IMA (the "Third Amendment") to modify the budget for the Hudson River Museum Component as follows:

- (i) amend the County's contribution for the Hudson River Museum Component of the Revised JFK Project from \$6,200,000 to \$6,427,924.28;
- (ii) amend the City's contribution for the Hudson River Museum Component of the Revised JFK Project from \$5,453,000 to \$7,144,352.59;
- (iii) amend the total project cost for the Hudson River Museum Component of the Revised JFK Project from \$12,283,000 to \$14,202,276.87; and
- (iv) extend the term of the lease of the Property for the life of any bonds issued to finance capital project BPL46 – Glenview Mansion Improvements.

Your Committee is advised that BPL32 was inadvertently closed as a capital project from the County's Capital Budget. Accordingly, a new Capital Project for the Glenview Structure Subcomponent in the amount of \$1,143,000 is needed and authorized through the 2025 Capital Budget Amendment submitted herewith.

Your Committee is advised that the proposed Local Law, if adopted, would authorize the County to enter into the aforementioned Third Amendment to the IMA, as amended, with the City.

As your Honorable Board is aware, Section 209.141 of the Laws of Westchester County requires a public hearing. Attached hereto is a resolution (the "Public Hearing Resolution"), which will set the time and date for the public hearing.

In addition, Section 167.131 of the Laws of Westchester County 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. The Department of Planning (“Planning Department”) has advised that the Planning Board adopted a resolution amending its Planning Board report to add the new capital project BPL46 – Glenview Mansion Improvements. A copy of the Planning Board’s report is attached hereto.

Finally, as your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617, (“SEQR”) have been met. The Planning Department has advised your Committee that based on its review, the authorization of the proposed Third Amendment and BPL46-Glenview Mansion Improvements may be classified as a Type “II” action pursuant to the SEQR. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that the Public Hearing Resolution requires an affirmative vote of the majority of your Honorable Board, while the Bond Act and Local Law require the affirmative vote of two-thirds of the members of your Honorable Board.

Your Committee believes that the Revised JFK Project is in the best interest of the County and, therefore, recommends the favorable action of your Honorable Board on the annexed proposed legislation, noting that the Public Hearing Resolution must be passed and the public hearing held in advance of adoption of the Bond Act and the Local Law.

Dated: September 29th, 2025

White Plains, New York

Henry Brilliance John w/o/p

Doris / Inbiob

Deed Ann

Deed Fred

Yancy Sam

Colin

John

Deed Fred

Deed Ann

Yancy Sam

Henry Brilliance John (w/o/p)

COMMITTEE ON

Budget & Appropriations

Public Works & Transportation

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL46

☐ 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 \$ 1,143,000 PPU 15 Anticipated Interest Rate 3.47%

Anticipated Annual Cost (Principal and Interest): \$ 99,454

Total Debt Service (Annual Cost x Term): \$ 1,491,810

Finance Department: Interest rates from September 4, 2025 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

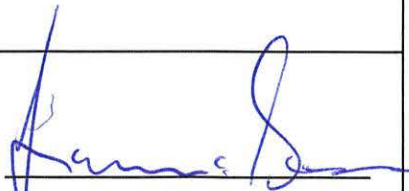
Number of Full Time Equivalent (FTE) Jobs Funded: 12

Prepared by: Susan Darling

Title: Chief Planner

Department: Planning

Date: 9/5/25

Reviewed By: 

DU 9.5.25
@ 9/8/25
Date:

Budget Director

9/8/25

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney

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

DATE: August 27, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BPL46 GLENVIEW MANSION IMPROVEMENTS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 07/23/2025 (Unique ID: 2999)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no 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/oav

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

BPL46 Glenview Mansion Improvements

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2025	2026	2027	2028	2029	Under Review
Gross	\$1,143							\$1,143
Less non-County Shares								
Net	\$1,143							\$1,143

Project Description

This project is to fund the Glenview Mansion Improvements, in the City of Yonkers. The project will utilize funding from previously appropriated funds in BPL46 for the improvements to the Glenview Mansion at the Hudson River Museum in the City of Yonkers for \$1,143,000.

Appropriations/Requests

Under Review: \$1,143,000 for design and construction

Justification

The Glenview Mansion, an integral part of the Hudson River Museum, was built in 1877. The Glenview historic home requires significant repair and restoration to allow continued use and eliminate further deterioration. The Hudson River Museum and the Glenview Mansion are an important element in the revitalization of the Yonkers waterfront and serves residents from across Westchester County and the region. This project is consistent with **Westchester 2025** in that it will help support and protect a regional cultural resource, protect an historic property listed on the National Register of Historic Places and help in the revitalization of the Yonkers waterfront and downtown.

Consistency With Programs or Plans

The project is consistent with the policies of **Westchester 2025**, the County's long-range land use policies, and the 1999 Open Space Policies in that it supports open space preservation, provides opportunities for active and passive recreation, promotes open space linkages, preserves environmentally significant properties and helps preserve properties considered to be of historic significance.

Planning Board Analysis

PL2HP: The Planning Board supports this project to the historic Glenview Mansion. The Planning Board supports projects with the goal to keep parkland and historic facilities in a well-maintained state. Performing physical improvements on a priority basis reflects a comprehensive approach to undertaking capital improvements.

As per Westchester County policy, stormwater management must be addressed with every capital project. Designs should comply with the NYS Stormwater Management Design Manual and the NYS Standards and Specifications for Erosion and Sediment Control.

As this site is on the National Register of Historic Places, it will be reviewed by the New York State Historic Preservation Office.

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project BPL46 GLENVIEW
MANSION IMPROVEMENTS

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

Section 1. The Capital section of the 2025 County Budget is hereby amended as follows:

	Previous 2025 Appropriation	Change	Revised 2025 Appropriation
I. Appropriation		\$1,143,000	\$1,143,000

Section 2. The estimated method of financing in the Capital Section of the 2025 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$0	\$1,143,000	\$1,143,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$0</u>	<u>\$1,143,000</u>	<u>\$1,143,000</u>

Section 3. The ACT shall take effect immediately.