



Public Works & Transportation Meeting Agenda

Committee Chair: Erika Pierce

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, July 28, 2025

10:00 AM

Committee Room

Joint w/ B&A, HS and HP

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

MINUTES APPROVAL

1. February 3rd, 2025 Minutes
2. February 10th, 2025 Minutes

I. ITEMS FOR DISCUSSION

1. [2025-302](#) **BOND ACT(Amended)-BSS21-2917-Infrast. Improvements to Shelter Facilities-Coachman Family Center '25-'29**

A BOND ACT (Amended) authorizing the issuance of THREE HUNDRED EIGHTY-FIVE THOUSAND (\$385,000) DOLLARS in bonds of Westchester County to finance a component of Capital Project BSS21 - Infrastructure Improvements to Shelter Facilities - Coachman Family Center 2025-2029).

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HUMAN SERVICES

Joint with B&A and HS
Guest: Department of Social Services
Reimbursement Manager Thomas Rooney

2. [2025-303](#) **BOND ACT-BSS21-2962-Infrast. Improvements to Shelter Facilities-Coachman Family Center '25-'29**

A BOND ACT authorizing the issuance of FOUR HUNDRED SEVENTY THOUSAND (\$470,000) DOLLARS in bonds of Westchester County to finance Capital Project BSS21 - Infrastructure Improvements to Shelter Facilities - Coachman Family Center (2025-2029).

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HUMAN SERVICES

Joint with B&A and HS

Guest: Department of Social Services

Reimbursement Manager Thomas Rooney

3. [2025-323](#) **ACT-100 College Avenue, Sleepy Hollow-Approval of Transfer and Amendments to the DRC**

AN ACT authorizing the County of Westchester to approve the transfer of real property located at 100 College Avenue in the Village of Sleepy Hollow and enter into an amendment to the County Declaration of Restrictive Covenants for one hundred sixty-three (163) affordable rental units located thereon, in order to delete the right of first refusal clause and extend the affordability period.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING & PLANNING

Joint with B&A and HP

Guests:

Planning Department

Director of Housing Theresa Fleischman

Law Department

Associate County Attorney David Vutera

Assistant County Attorney Sean Curtin

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

July 1, 2025

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

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an amended bond act (the "Amended Bond Act") which, if adopted, would authorize the County of Westchester (the "County") to issue additional bonds in the amount of \$385,000 to finance a component of the following capital project:

BSS21 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029).

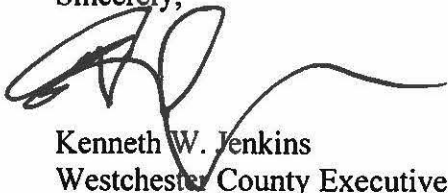
The Department of Social Services has advised that this project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center in White Plains. The Amended Bond Act, in the total amount of \$1,370,000, which includes \$985,000 in previously authorized bonds of the County, would finance the cost of replacing the water service trunk line, modifying the fire suppression system, and relocating and upgrading the ventilation system for the building's commercial rental tenants (i.e., nail salon and barber shop).

Following bonding authorization, design will be scheduled and is estimated to take three (3) months to complete and will be performed by outside consultants and in house staff. Construction is estimated to take six (6) months to complete and will begin after award and execution of construction contracts.

It should be noted that your Honorable Board has previously authorized bonding in connection with project BSS21, as follows: Bond Act No. 35-2025 in the amount of \$985,000 which funded the cost of replacement of the water service trunk line, as well as modifications to the fire suppression system in the building. No bonds have been issued under Bond Act No. 35-2025. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No. 35-2025, in order to increase the amount authorized thereunder by \$385,000, to a new total amount authorized of \$1,370,000, and to expand the scope of the project to include relocating and upgrading of the ventilation system for the building's commercial rental tenants.

Based on the importance of this project to the County, favorable action on the proposed Amended Bond Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

Office of the County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-2900

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

Your Committee is in receipt of an amended bond act (the “Amended Bond Act”) in the total amount of \$1,370,000, which includes \$985,000 in previously authorized bonds of the County of Westchester (“County”), to finance a component of Capital Project BSS21 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029).

Your Committee is advised that this project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center in White Plains. The Amended Bond Act, prepared by the law firm of Hawkins Delafield & Wood, LLP, would finance the cost of replacing the water service trunk line, modifying the fire suppression system, and relocating and upgrading the ventilation system for the building’s commercial rental tenants (i.e., nail salon and barber shop).

Your Committee is advised that following bonding authorization, design will be scheduled and is estimated to take three (3) months to complete and will be performed by outside consultants and in house staff. Construction is estimated to take six (6) months to complete and will begin after award and execution of construction contracts.

Your Committee notes that your Honorable Board has previously authorized bonding in connection with project BSS21 as follows: Bond Act No. 35-2025 in the amount of \$985,000 which funded the cost of replacement of the water service trunk line, as well as modifications to the fire suppression system in the building. No bonds have been issued under Bond Act No. 35-2025. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No. 35-2025, in order to increase the amount authorized thereunder by \$385,000, to a new total amount authorized of \$1,370,000, and to expand the scope of the project to include relocating and upgrading of the ventilation system for the building’s commercial rental tenants.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project may be 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 recommendation.

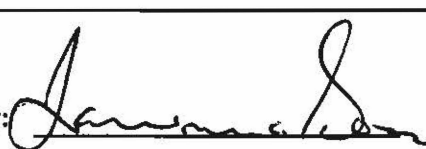
It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amended Bond Act. Your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

k/jpg/6/09/2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BSS21</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations <input type="checkbox"/> Capital Budget Amendment	
AMEND 35-2025 ADD \$385,000 10 YR PPU (NEW TOTAL \$1.37M)			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 385,000	PPU 10	Anticipated Interest Rate 3.07%
Anticipated Annual Cost (Principal and Interest):		\$ 45,401	
Total Debt Service (Annual Cost x Term):		\$ 454,013	
Finance Department: <u>maab Bond Buyer 6-24-25</u>			
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): <u>The new ventilation system will provide high quality air to the rental unit and the bottom level.</u> <u>The County will save on maintenance costs from humidity and reventing the bottom level.</u>			
SECTION D - EMPLOYMENT As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:		4	
Prepared by:	<u>Thomas M. Rooney Jr.</u>	Reviewed By:	
Title:	<u>Reimbursement Manager</u>		Budget Director
Department:	<u>Department of Social Services</u>		
Date:	<u>6/24/25</u>	Date:	<u>6/25/25</u>

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS21

☐ 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

AMEND 35-2025 \$985,000 PREV'LY AUTHORIZED (NEW TOTAL \$1.37M)

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 985,000 PPU 15 Anticipated Interest Rate 3.49%

Anticipated Annual Cost (Principal and Interest): \$ 85,794

Total Debt Service (Annual Cost x Term): \$ 1,286,904

Finance Department: maab Bond Buyer 6-24-25

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: 11

Prepared by: Thomas M. Rooney Jr.

Title: Reimbursement Manager

Department: Social Services

Date: 6/24/25

Reviewed By: 

Budget Director


Date: 6/25/25

6/25/25



Memorandum
Department of Planning

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: June 13, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS21 Infrastructure Improvements to Shelter Facilities - Coachman Family
Center (2025-2029)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 06/10/2025 (Unique ID: 2917)

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
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

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED FEBRUARY 10, 2025, IN RELATION TO THE REPLACEMENT OF THE WATER SERVICE TRUNK LINE AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, AT THE MAXIMUM ESTIMATED COST OF \$1,370,000. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds in the principal amount of \$985,000 to finance the replacement of the water service trunk line at the Coachman Family Center in White Plains, pursuant to Bond Act No. 35-2025 duly adopted on February 10, 2025; and

WHEREAS, it has now been determined that it is in the best interests of the County to amend Bond Act No. 35-2025 by increasing the scope of work to include the relocation and upgrade of the ventilation system at the Coachman Family Center and increasing the principal amount of bonds authorized;

NOW, THEREFORE;

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section (A). The bond act duly adopted by this Board on February 10, 2025, entitled:

“ACT NO. 35-2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$985,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE WATER SERVICE TRUNK LINE AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$985,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$985,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,370,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,370,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,370,000 BONDS HEREIN AUTHORIZED, AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted , 20____)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and the provisions of other laws applicable thereto, Bonds of the County in the respective amounts as set forth in column A of the schedule below, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the respective purposes as set forth in column B of the schedule below, all as set forth in the County's Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$1,370,000. The plan of financing includes the issuance of \$1,370,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds and the levy of a tax to pay the principal of and interest on said bonds and notes.

A	B
\$985,000	the replacement of the water service trunk line at the County-owned Coachman Family Center in White Plains
\$385,000	the relocation and upgrade of the ventilation system at the County-owned Coachman Family Center in White Plains

Section 2. The periods of probable usefulness ("PPU") of the objects or purposes for which said \$1,370,000 bonds authorized by this Act are to be issued, within the limitations of the respective subdivisions of Section 11.00 .a of the Law, are as follows:

Amount	Subdivision	PPU
\$985,000	1	fifteen (15) years
\$385,000	13	ten (10) years

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$1,370,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$1,370,000 as the estimated total cost of the aforesaid objects or purposes is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by

§52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20____
with the original on file in my office, and that the same is a correct transcript therefrom and of
the whole of the said original Act, which was duly adopted by the County Board of Legislators
of the County of Westchester on , 20____ and approved by the County Executive
on , 20____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
corporate seal of said County Board of Legislators
this day of , 20____.

(SEAL)

The Clerk and Chief Administrative Office of the
County Board of Legislators County of
Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on February 10, 2025 and amended on _____, 20____ and approved, as amended, by the County Executive on _____, 20____ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the amended Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,370,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,370,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,370,000 BONDS HEREIN AUTHORIZED, AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

object or purpose: to finance the cost of the replacement of the water service trunk line at the County-owned Coachman Family Center in White Plains at the estimated maximum cost of \$985,000, and the relocation and upgrade of the ventilation system at the County-owned Coachman Family Center in White Plains at the estimated maximum cost of \$385,000, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued:

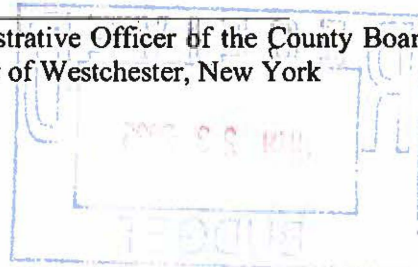
and period of probable usefulness:

\$985,000; fifteen (15) years

\$385,000; ten (10) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board of
Legislators of the County of Westchester, New York



CAPITAL PROJECT FACT SHEET

Project ID:* BSS21	<input type="checkbox"/> CBA	Fact Sheet Date:* 04-16-2025
Fact Sheet Year:* 2025	Project Title:* INFRASTRUCTURE IMPROVEMENTS 5, TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025- 2029)	Legislative District ID:
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* SOCIAL SERVICES	CP Unique ID: 2917

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

- | | | |
|--|---|---|
| <input type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	30,680	0	5,560	2,680	22,440	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	30,680	0	5,560	2,680	22,440	0	0	0

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: This bond request is to fund the relocation and upgrade of the ventilation system, affecting the commercial rental tenants in the building (nail salon and a barber shop).

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	385,000
Cash:	0
Total:	\$ 385,000

SEQR Classification:

TYPE II

Amount Requested:

385,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|-------------------------------------|---|

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2025	5,560,000	FUNDS DESIGN OF ALL PHASES AND WATER FACILITIES WORK

Total Appropriation History:

5,560,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
25	35	985,000		0 COACHMAN FAMILY CENTER (2025-2029)

Total Financing History:

985,000

Recommended By:**Department of Planning**

MLLL

Date

06-10-2025

Department of Public Works

RJB4

Date

06-10-2025

Budget Department

DEV9

Date

06-11-2025

Requesting Department

TTR1

Date

06-11-2025

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029) (BSS21)

User Department : Social Services

Managing Department(s) : Public Works ; Social Services ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	30,680			5,560	2,680	22,440			
Non County Share									
Total	30,680			5,560	2,680	22,440			

Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The works will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

Current Year Description

The current year request funds design all phases and water facilities work.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	5,560,000			5,560,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

July 1, 2025

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

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act (the "Bond Act") which, if adopted, would authorize the County of Westchester (the "County") to issue bonds in the amount of \$470,000 to finance a component of the following capital project:

BSS21 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029).

The Department of Social Services (the "Department") has advised that this project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center in White Plains. The Bond Act, in the amount of \$470,000, would finance the cost of design of new boilers for the building.

The Department has advised that the existing boilers at the Coachman are past their useful life and are in need of replacement. The new boilers will be more energy efficient, thus reducing operating costs.

Following bonding authorization, design will be scheduled and is estimated to take three (3) months to complete and will be performed by outside consultants and in house staff. Construction is estimated to take six (6) months to complete and will begin after award and execution of construction contracts, subject to your Honorable Board's approval of construction funding.

Your Honorable Board has previously authorized the County to issue bonds in connection with prior components of BSS21.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

KWJ/HJG/jpg/nn

Office of the County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-2900

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

Your Committee is in receipt of a bond act (the “Bond Act”) in the amount of \$470,000, which, if approved, would authorize the County of Westchester (the “County”), to finance a component of Capital Project BSS21 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029).

Your Committee is advised that this project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center in White Plains. The Bond Act, prepared by the law firm of Hawkins Delafield & Wood, LLP, would finance the cost of design of new boilers for the building.

The Department of Social Services (the “Department”) has advised that the existing boilers at the Coachman are past their useful life and are in need of replacement. The new boilers will be more energy efficient, thus reducing operating costs.

Your Committee is advised that following bonding authorization, design will be scheduled and is estimated to take three (3) months to complete and will be performed by outside consultants and in house staff. Construction is estimated to take six (6) months to complete and will begin after award and execution of construction contracts, subject to your Honorable Board’s approval of construction funding.

Your Committee notes that your Honorable Board has previously authorized bonding in connection with prior components of project BSS21 as described on the attached fact sheet.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project may be 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 recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act.

For the reasons set forth above, your Committee most respectfully recommends the adoption of the proposed Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

k/jpg/6/13/2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS21

☐ 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 \$ 470,000 PPU 5 Anticipated Interest Rate 2.72%

Anticipated Annual Cost (Principal and Interest): \$ 101,956

Total Debt Service (Annual Cost x Term): \$ 509,781

Finance Department: maab bond buyer 6-24-25

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: 5

Prepared by: Thomas Rooney, Jr.

Title: Reimbursement Manager

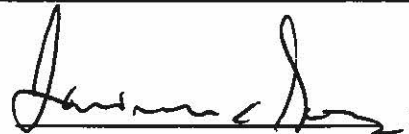
Department: Social Services

Date: 6/25/25

Reviewed By:

DV6.85.125
CP6/25/25


Date:



Budget Director

6/25/25

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: June 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS21 INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES -
COACHMAN FAMILY CENTER (2025-2029)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 06/12/2025 (Unique ID: 2962)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.

COMMENTS: The current request is for design only.

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
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

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$470,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REPLACEMENT OF BOILERS AT THE COACHMAN FAMILY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$470,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$470,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$470,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the preparation of preliminary and detailed plans, specifications and estimates necessary for planning the replacement of boilers at the Coachman Family Center; all as set forth in the County's Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set

forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$470,000. The plan of financing includes the issuance of \$470,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 62 (2nd) of the Law, is five (5) years;

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$470,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$470,000 as the estimated maximum cost of the aforesaid specific object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to

providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20_____ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20_____ and approved by the County Executive on _____, 20_____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this _____ day of _____, 20_____.

The Clerk and Chief Administrative Office of the
County Board of Legislators County of Westchester,
New York

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20____ and approved by the County Executive on _____, 20____ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$470,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REPLACEMENT OF BOILERS AT THE COACHMAN FAMILY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$470,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$470,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

Object or purpose: to finance the preparation of preliminary and detailed plans, specifications and estimates necessary for planning the replacement of boilers at the Coachman Family Center; all as set forth in the County's Current Year Capital Budget, as amended.

Amount of obligations to be issued
and period of probable usefulness: \$470,000; five (5) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board
of Legislators of the County of Westchester, New York



CAPITAL PROJECT FACT SHEET

Project ID:* BSS21	<input type="checkbox"/> CBA	Fact Sheet Date:* 06-09-2025
Fact Sheet Year:* 2025	Project Title:* INFRASTRUCTURE IMPROVEMENTS 5, TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025- 2029)	Legislative District ID:
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* SOCIAL SERVICES	CP Unique ID: 2962

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The works will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

- | | | |
|--|---|---|
| <input type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	30,680	0	5,560	2,680	22,440	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	30,680	0	5,560	2,680	22,440	0	0	0

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: This bond request is for the design of new boilers for the building as the current boilers are past their useful life.	
Financing Plan for Current Request:	
Non-County Shares:	\$ 0
Bonds/Notes:	470,000
Cash:	0
Total:	\$ 470,000

SEQR Classification:

TYPE II

Amount Requested:

470,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|-------------------------------------|---|

Comments:

Energy Efficiencies:

THE NEW BOILERS WILL BE MORE ENERGY EFFICIENT THAN THE CURRENT BOILERS, WHICH ARE TO BE REPLACED.

Appropriation History:

Year	Amount	Description
2025	5,560,000	FUNDS DESIGN OF ALL PHASES AND WATER FACILITIES WORK

Total Appropriation History:

5,560,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
25	35	985,000		0 COACHMAN FAMILY CENTER (2025-2029)

Total Financing History:

985,000

Recommended By:**Department of Planning**

MLLL

Date

06-12-2025

Department of Public Works

RJB4

Date

06-12-2025

Budget Department

DEV9

Date

06-13-2025

Requesting Department

TTR1

Date

06-13-2025

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029) (BSS21)

User Department : Social Services

Managing Department(s) : Public Works ; Social Services ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	30,680			5,560	2,680	22,440			
Non County Share									
Total	30,680			5,560	2,680	22,440			

Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The works will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

Current Year Description

The current year request funds design all phases and water facilities work.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	5,560,000			5,560,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.



Kenneth W. Jenkins
County Executive

July 21, 2025

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

Dear Honorable Members of the Board of Legislators:

On August 11, 2008, your Honorable Board enacted legislation in connection with "Capital Project BPL10 New Homes Land Acquisition" ("NHLA") to provide acquisition funding in support of the purchase and subsequent conveyance of approximately 2.4 acres of real property located at 100 College Avenue in the Village of Sleepy Hollow (the "Property"). The Property is improved by a building with one-hundred sixty-three (163) affordable rental units that affirmatively further fair housing (the "Affordable AFFH Units"), plus one superintendent unit, as well as parking and recreational areas ("Improvements" and together with the Property, and the Affordable Housing Units, collectively, the "Development"). All one-hundred sixty-three (163) Affordable AFFH Units are available to eligible households that earn at or below sixty percent (60%) of the Westchester County area median income ("AMI").

In particular, your Honorable Board approved Bond Act No. 133-2008 which authorized the issuance of bonds of the County of Westchester ("County") in an amount not-to-exceed \$1,712,000 as part of Capital Project BPL10 to finance the acquisition and also approved Act No. 132-2008 which authorized the County to acquire and subsequently convey the Development to SH Affordable Housing Development Fund Company, Inc. as nominee for SH Housing Associates, LLC ("SH Housing").

Your Honorable Board is advised that in addition to the County funds, the Development was financed through the award of tax exempt bonds, an allocation of 4% Low Income Housing Tax Credits from New York State Homes and Community Renewal ("HCR") along with subsidy funding from HCR, and financial contributions made by SH Housing.

Pursuant to that certain Declaration of Restrictive Covenants, dated October 8, 2008, and recorded in the Westchester County Clerk's Office (the "DRC"), the Development is to remain affordable for a period of not less than fifty (50) years (the "Period of Affordability"). Presently, the Development is roughly 40% through the Period of Affordability. The DRC also contains a Right of First Refusal ("RFR") clause that grants your Honorable Board, at the time of a proposed conveyance, the right to purchase the Development or direct the sale of the Development to an affordable housing entity as the Board deems advisable for a consideration of \$1.00.

The Department of Planning ("Planning") has advised that SH Housing now desires to convey the Development to Foundation for Affordable Housing, Inc. ("FFAH") and, in accordance with terms contained within the DRC, has requested the County's approval to permit such conveyance. FFAH is a 501(c)3 organization with over 25 years of experience, owning in excess of 25,000 affordable housing units in over 200 communities throughout the United States. Upon acquisition of the Development, FFAH will complete various improvements to the Development costing approximately \$78,000 per

unit. These improvements will include accessibility upgrades and upgrades to the current property amenities to better serve the residents.

Planning has further advised that SH Housing and FFAH have also requested that the DRC be amended, contemporaneously with the conveyance of the Development to FFAH, in order to remove the RFR clause contained therein. At the time this Development closed in 2008, the County placed the RFR clauses on a few developments before the realization the RFR clause created issues for the developments to seeking financing. Most lenders will not permit the existence of an RFR clause because of the significant risk it poses to their lien in the event the County seeks to enforce it. In the case of this Development, the RFR clause is impairing FFAH's ability to secure the financing necessary to complete the acquisition of the Development and the improvements referenced above.

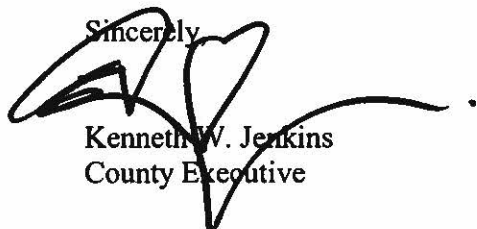
In consideration for amending the DRC, FFAH will agree to restart the Period of Affordability on the Development. The restarted Period of Affordability will commence on the day FFAH takes ownership of the Development and will continue for a period of not less than 50 years.

Therefore, Planning has requested that your Honorable Board authorize an amendment to the DRC in order to reflect the aforementioned extension of the Period of Affordability and to remove the RFR clause. Except as expressly specified herein, all other terms and conditions of the DRC will remain unchanged.

On April 1, 2008, the Westchester County Planning Board (the "Planning Board") adopted Resolution No. 2008-009 (the "Planning Board Resolution") to recommend funding to finance the acquisition and conveyance of the Development. Because no material change to the Development is contemplated by the proposed transfer and the amendment to the DRC, the Planning Board Resolution remains in full force and effect. However, it should be noted that the Planning Board was apprised of the proposed amendment as an information item at its February 4, 2025 meeting. The Planning Board Resolution and information item are annexed hereto for your Honorable Board's review.

Based on the foregoing, I respectfully recommend the adoption of the aforementioned Act.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth W. Jenkins', with a large, stylized flourish extending to the right.

Kenneth W. Jenkins
County Executive

Attachments
KJ/BL/LG/SC

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the adoption of an Act which, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to approve the transfer of real property located at 100 College Avenue in the Village of Sleepy Hollow and amend that certain Declaration of Restrictive Covenants ("DRC") dated October 8, 2008, in order to extend affordability period and remove the Right of First Refusal ("RFR") clause contained therein.

Your Committee is advised that on August 11, 2008, your Honorable Board enacted legislation in connection with "Capital Project BPL10 – New Homes Land Acquisition" to provide acquisition funding in support of the purchase and subsequent conveyance of approximately 2.4 acres of real property located at 100 College Avenue in the Village of Sleepy Hollow (the "Property"). The Property is improved by a building with one-hundred sixty-three (163) affordable rental units that affirmatively further fair housing (the "Affordable AFFH Units"), plus one superintendent unit, as well as parking and recreational areas ("Improvements" and together with the Property, and the Affordable Housing Units, collectively, the "Development"). All one-hundred sixty-three (163) Affordable AFFH Units are available to eligible households that earn at or below sixty percent (60%) of the Westchester County area median income ("AMI").

In particular, your Honorable Board approved Bond Act No.133-2008 which authorized the issuance of bonds of the County in an amount not-to-exceed \$1,712,000 as part of Capital Project BPL10 to finance the acquisition and Act No. 132-2008 which authorized the County to acquire and subsequently convey the Development to SH Affordable Housing Development Fund Company, Inc. as nominee for SH Housing Associates, LLC ("SH Housing").

Your Committee is advised that in addition to the County funds, the Development was financed through the award of tax exempt bonds, an allocation of 4% Low Income Housing Tax Credits from New York State Homes and Community Renewal ("HCR") along with subsidy funding from HCR, and financial contributions made by SH Housing.

Pursuant to the DRC, the Development is to remain affordable for a period of not less than fifty (50) years (the "Period of Affordability"). Presently, the Development is roughly 40% through

the Period of Affordability. The DRC also contains a Right of First Refusal ("RFR") clause that grants your Honorable Board, at the time of a proposed conveyance, the right to purchase the Development or direct the sale of the Development to an affordable housing entity as the Board deems advisable for a consideration of \$1.00.

The Department of Planning ("Planning") has advised that SH Housing now desires to convey the Development to Foundation for Affordable Housing, Inc. ("FFAH") and, in accordance with terms contained within the DRC, has requested the County's approval to permit such conveyance. FFAH is a 501(c)3 organization with over 25 years of experience, owning in excess of 25,000 affordable housing units in over 200 communities throughout the United States. Upon acquisition of the Development, FFAH will complete various improvements to the Development costing approximately \$78,000 per unit. These improvements will include accessibility upgrades and upgrades to the current property amenities to better serve the residents.

Planning has further advised that SH Housing and FFAH have also requested that the DRC be amended, contemporaneously with the conveyance of the Development to FFAH, in order to remove the RFR clause contained therein. At the time this Development closed in 2008, the County placed RFR clauses on a few developments before the realization the RFR clause created issues for the developments to seeking financing. Most lenders will not permit the existence of an RFR clause because of the significant risk it poses to their lien in the event the County seeks to enforce it. In the case of this Development, the RFR clause is impairing FFAH's ability to secure the financing necessary to complete the acquisition of the Development and the improvements.

Your Committee is advised that in consideration for amending the DRC, FFAH will agree to restart the Period of Affordability on the Development. The restarted Period of Affordability will commence on the day FFAH takes ownership of the Development and will continue for a period of not less than 50 years.

Therefore, Planning has requested that your Honorable Board authorize an amendment to the DRC in order to reflect the aforementioned extension of the Period of Affordability and to remove the RFR clause. Except as expressly specified herein, all other terms and conditions of the DRC will remain unchanged.

Your Committee is also advised that on April 1, 2008, the Westchester County Planning

Board (the “Planning Board”) adopted Resolution No. 2008-009 (the “Planning Board Resolution”) to recommend funding to finance the acquisition and conveyance of the Development. Because no material change to the Development is contemplated by the proposed transfer and the amendment to the DRC, the Planning Board Resolution remains in full force and effect. However, it should be noted that the Planning Board was apprised of the proposed amendment as an information item at its February 4, 2025 meeting. The Planning Board Resolution and information item are annexed hereto for your Honorable Board’s review.

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 (“SEQRA”) have been met. Planning has advised that since the County’s action merely involves the amendment of the DRC to remove the RFR clause and to facilitate the extension of the Period of Affordability for the existing Affordable AFFH Units, then with respect to SEQRA, this does not constitute an action as defined in section 617.2(b) of 6NYCRR Part 617. As such, no environmental review is required.

After careful review, your Committee believes that the Act is in the best interest of the County and therefore recommends its adoption, noting that it requires no more than an affirmative vote of the majority of your Honorable Board.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON
c/sc/7/11/25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL10

☒ 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

100 College Ave, V of SH; approve real property transfer and remove right of first refusal

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal

PPU

Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest):

Total Debt Service (Annual Cost x Term):

\$ -

Finance Department:

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:

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 7/15/25

Reviewed By:


07/15/25

Budget Director

Date:

7/16/25

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

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

DATE: March 19, 2025

SUBJECT: **SEQR DOCUMENTATION FOR OWNERSHIP TRANSFER AND COUNTY
RIGHT OF FIRST REFUSAL RELEASE- COLLEGE ARMS APARTMENTS,
VILLAGE OF SLEEPY HOLLOW**

Pursuant to your request for an environmental review of the above referenced action, the Planning Department has determined that no environmental review is necessary.

College Arms Apartments was constructed in 1969 and currently provides 164 units of affordable housing. It was rehabilitated in 2008 with financial assistance from multiple sources, including the County's New Homes Land Acquisition Fund. Under the County funding agreement, the units would remain affordable for a period of 50 years and the County had the right of first refusal if the property was ever transferred to another owner.

At this time, a new owner is proposed to take over the property, who intends to retain the units as affordable housing and provide some needed renovations. In order to secure financing for the purchase and renovations, the new owner has expressed the need for the County to relinquish its right of first refusal. The new owner will commit to extending the affordability period for 50 years from the current date.

Since the County's action merely involves the amendment of the Declaration of Restrictive Covenants to remove the right of first refusal clause with no change in use, with respect to the State Environmental Quality Review (SEQR) Act, this does not constitute an action as defined in section 617.2(b) of 6NYCRR Part 617 and no environmental review is required.

DSK/cnm

cc: Blanca P. Lopez, Commissioner
Claudia Maxwell, Principal Environmental Planner



Memorandum
Department of Planning

To: Honorable Members of the Westchester County Planning Board

From: Blanca P. Lopez
Commissioner
Department of Planning

Leonard Gruenfeld
Program Director– Community Development
Department of Planning

Re: **No-Action Item to the Planning Board –
College Arms Apartments
100 College Avenue
Village of Sleepy Hollow**

Date: January 22, 2025

College Arms Apartments (the “Development”) in the Village of Sleepy Hollow was assisted by the County of Westchester (“County”) through the New Homes Land Acquisition (“NHLA”) and currently provides 164 units of affordable housing for families at or below 60% of the Westchester County Area Median Income (“AMI”) including one unit for an employee. The Development was originally constructed in 1969 and rehabilitated in 2008 and includes 49 one-bedroom, 85 two-bedroom and 30 three-bedroom units in one ten-story building with parking and amenities.

The Development has approached the County seeking the approval by the County to permit the transfer of the development from an entity of Marathon Development to the Foundation for Affordable Housing (“FFAH”). FFAH, is a 501(c)3 organization in existence for over 25 years and owns in excess of 25,000 affordable housing units in over 200 communities throughout the United States. Simultaneously, at the time of the transfer they are also seeking a release of the County’s Right of First refusal (“RFR”) clause in the recorded Declaration of Restrictive Covenants (“DRC”).

Upon acquisition of the Development by FFAH, approximately \$78,000 per unit in improvements to the Development will be completed. These improvements include accessibility upgrades, kitchen cabinets, kitchen counters, doors, appliances, bathroom fixtures, flooring, painting, façade repairs, roof, solar panels, windows, boilers and outdoor improvements including a bike storage, dog park, outdoor fitness and children’s play area.

At the time when this Development closed in 2008, the County included a RFR clause in the recorded DRC. In the event of a transfer of the Development, the Development must first be offered to the County for a consideration of \$1. In addition, the property must be offered to the County for purchase for a consideration of \$1 at the end of the affordability period. FFAH is requesting that this language be removed from the DRC as it inhibits their ability to seek

financing. This clause could potentially result in the Development being owned by the County and may pose significant risk to lenders who could see their liens disappear should the County enforce the RFR clause.

The County will proceed seeking the Board of Legislators approval of the transfer of the Development to FFAH from the current owner and to amend the existing DRC to remove the RFR clause so that the new ownership can seek financing. In return for the approvals, FFAH has offered to restart the County's 50-year affordability period on the day FFAH becomes the owner.

RESOLUTION 08- 009
WESTCHESTER COUNTY PLANNING BOARD

New Homes Land Acquisition Funding Request
100 College Avenue, College Arms Apartments
Village of Sleepy Hollow, New York 10591

WHEREAS, the County of Westchester has established a New Homes Land Acquisition ("NHLA") Program to assist in the acquisition of property associated with the development of affordable housing; and

WHEREAS, SH Housing Associates LLC, (the "Applicant") its successors or assigns, desires to purchase approximately 2.4 acres of land located at 100 College Avenue in the Village of Sleepy Hollow, identified on the tax maps as Section 115.15, Block: 2, Lots: 90 & 90.1 (the "Land"), which have been improved by 163 affordable rental units plus one superintendent unit built in 1972 (the "Improvements"). The Land and Improvements to be collectively known as the "Premises"; and

WHEREAS, the acquisition price for the Premises is \$7,320,000; and

WHEREAS, the Applicant has requested that the County pay an amount not to exceed \$2,040,000 from the NHLA Program to underwrite the cost of the Land in exchange for establishing a new period of long term affordability for the Premises; and

WHEREAS, the County's financial assistance will facilitate the rehabilitation of one hundred sixty three (163) affordable rental units which will be rented to households with annual incomes at or below 60% of the county's area median income plus one superintendent unit; and

WHEREAS, it is proposed that the County will acquire the Land and subsequently convey fee title to the Westchester Housing Land Trust, Inc. or to the Applicant, its successors or assigns for \$1.00; and

WHEREAS, the units will remain affordable for a minimum period of 50 years or, if the Land is conveyed to the Westchester Housing Land Trust, Inc. which will subsequently grant a leasehold interest in the Land to the Applicant its successors or assigns, affordability will be in perpetuity as approved by the Board of Legislators; and

WHEREAS, the County will pay an amount not to exceed \$2,040,000 for the Land from the current owner and the County expects to incur an additional \$204,000 for soft costs related to the acquisition of the land, resulting in a total cost not to exceed \$2,244,000; and

WHEREAS, this project remains consistent with and reinforces several of the goals of *Patterns*, by encouraging the development of "a range of housing types" affordable to all income levels and channeling development to centers where infrastructure can support growth and where public transportation can be provided; and

WHEREAS, the proposed development includes green technology that will aid in the reduction of CO₂ emissions into the environment such as energy efficient windows, roofing, high efficiency lighting design, heating, ventilation and air conditioning, exterior design features, energy star appliances, easily accessible recycling trash separation rooms; and

WHEREAS, the staff of the County Planning Department has reviewed the proposal and recommends funding the acquisition of the land pending all applicable approvals by the Village of Sleepy Hollow; now, therefore, be it

RESOLVED, that the Westchester County Planning Board supports the request to provide financial assistance to Applicant; its successors or assigns by utilizing NHLA Program funding, at a total cost not to exceed \$2,244,000, to underwrite the cost of the Land in exchange for establishing a new period of long term affordability for the Premises all in the furtherance of preserving affordable housing which will remain affordable for a minimum of 50 years.

Adopted this 1st day of April, 2008.

Eileen Pilla, Vice Chair
Cheryl Winter Lewy, Chair

ACT NO. ____ - 2025

AN ACT authorizing the County of Westchester to approve the transfer of real property located at 100 College Avenue in the Village of Sleepy Hollow and enter into an amendment to the County Declaration of Restrictive Covenants for one hundred sixty-three affordable rental units located thereon, in order to delete the right of first refusal clause and extend the affordability period.

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

Section 1. The County of Westchester (the "County") is hereby authorized to approve the transfer of real property located at 100 College Avenue in the Village of Sleepy Hollow, from SH Affordable Housing Development Fund Company, Inc. as nominee for SH Housing Associates, LLC to Foundation for Affordable Housing, Inc.

§2. The County is hereby further authorized to enter into an amendment to a County Declaration of Restrictive Covenants (the "DRC"), dated October 8, 2008, and previously authorized on August 11, 2008, by Acts No. 132-2008 and 133-2008, in order to reflect the extension of the period of affordability for an additional fifty (50) year period, and to delete the Right of First Refusal clause contained in the DRC.

§3. All of the remaining terms and conditions of the DRC, except as amended and ratified herein, shall remain in full force and effect.

§4. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§5. This Act shall take effect immediately.