

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester ("County") of an act, which, if adopted, will amend the County's current-year capital budget ("Capital Budget Amendment"), as well as adoption of a related bond act (the "Bond Act"), in the amount of \$70,000,000, to finance a component of capital project SY009 – Yonkers Joint Treatment Plant Odor Control and HVAC Upgrades ("SY009").

Your Committee is advised that the proposed Capital Budget Amendment will amend the County's current-year capital budget by increasing the amount of County shares for SY009 by \$51,603,000 and by reducing the amount of non-County shares by \$6,203,000, for a total net increase in appropriations for SY009 of \$45,400,000. The Department of Environmental Facilities (the "Department") has advised that the Capital Budget Amendment is necessary to fund Phase IVB construction, as the cost estimate has exceeded its original amount due to the Department now having a clearer understanding of the necessary effort required to adequately address odor control issues and minimize impact to the extent possible to the surrounding community.

The Bond Act, prepared by the law firm of Norton Rose Fulbright, in the total amount of \$70,000,000, would fund construction and construction management associated with Phase IVB of the Yonkers Joint Water Resource Recovery Facility ("YJWRRF") Odor Control and HVAC Upgrades project. Work under Phase IVB will include, but not be limited to, influent screening improvements by replacing the existing influent bar screens with screens that have smaller spacing between bars and replacement of the screening conveyor, installation of new energy efficient magnetic turbo blowers, replacement of the existing digester waste gas flare with a new high efficiency flare, and additional odor control for the primary tanks.

The Department has advised your Committee that prior HVAC and odor control studies of the YJWRRF recommended replacement and upgrade of various HVAC and odor control equipment and related systems which were installed in 1979 and have been operated beyond their useful life.

Your Committee is advised that following bonding authorization, construction will be scheduled and is estimated to take twenty-four (24) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized bonding in connection with prior phases of SY009 as set forth in 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.

As your Honorable Board may know, 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 Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

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

Dated: October 15th , 2025

White Plains, New York

James William Jones
Sgt
Muller
Dean Durr
Manny Barr

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Muller
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COMMITTEE ON

Budget & Appropriations

Public Works & Transportation

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: SY009

☐ 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 \$ 70,000,000 PPU 30 Anticipated Interest Rate 4.25%

Anticipated Annual Cost (Principal and Interest): \$ 4,217,519

Total Debt Service (Annual Cost x Term): \$ 126,525,570

Finance Department: Interest rates from September 10, 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: 761

Prepared by: Jazmin Logan

Title: Environmental Project Director

Department: Environmental Facilities

Date: 9/12/25

Reviewed By:

DV 9/14/25

@ 9/15/25

Date:

Budget Director

9/15/25

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 28, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
SY009 Yonkers Joint Treatment Plant Odor Control and HVAC Upgrades**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 08/14/2025 (Unique ID: 3026)

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
Jazmin Logan, Environmental Project Director - Capital Programs (DEF)
Robert Zambardino, Program Coordinator – Capital Programs (DEF)
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

ACT No. 2025

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project SY009 YONKERS
JOINT TREATMENT PLANT ODOR
CONTROL AND HVAC UPGRADES

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	\$78,685,000	\$45,400,000	\$124,085,000

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	\$72,482,000	\$51,603,000	\$124,085,000
Non County Shares	\$6,203,000	-\$6,203,000	\$0
Cash	\$0		\$0
Total	\$78,685,000	\$45,400,000	\$124,085,000

Section 3. The ACT shall take effect immediately.