



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, November 10, 2025

10:00 AM

Committee Room

Joint with B&A, PE 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. Tuesday, June 17, 2025 at 2:00pm
2. Monday, June 23, 2025 at 10:00am
3. Monday, July 7, 2025 at 10:00am
4. Monday, July 14, 2025 at 10:00am
5. Tuesday, July 15, 2025 at 10:00am
6. Monday, July 21, 2025 at 10:00am
7. Monday, July 28, 2025 at 10:00am
8. Monday, July 28, 2025 at 1:00pm
9. Tuesday, July 29, 2025 at 10:00am
10. Tuesday, August 19, 2025 at 3:30pm
11. Tuesday, September 3, 2025 at 1:00pm

I. ITEMS FOR DISCUSSION

1. [2025-446](#) **CBA-SPC03-Port Chester WWTP-Electrical System Upgrade and SPC09-Port Chester WWTP HVAC Systems Upgrade**

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Projects SPC03 Port Chester Waste Water Treatment Plant - Electrical System Upgrade & SPC09 Port Chester Waste Water Treatment Plant HVAC Systems Upgrade.

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

Guests: Department of Environmental Facilities
Vincent Kopicki, Commissioner
Lou Vetrone, First Deputy Commissioner
Nat Federici, Deputy Commissioner
Jazmin Logan, Environmental Project Director

2. [2025-447](#) **BOND ACT(Amended)-SPC03-Port Chester WWTP-Electrical System Upgrade and SPC09-Port Chester WWTP HVAC Systems Upgrade**

A BOND ACT (Amended) authorizing the issuance of EIGHTEEN MILLION (\$18,000,000) DOLLARS in bonds of Westchester County to finance Capital Projects SPC03 - Port Chester Waste Water Treatment Plant Electrical System Upgrade and SPC09 - Port Chester Waste Water Treatment Plant HVAC Systems.

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

Guests: Department of Environmental Facilities
Vincent Kopicki, Commissioner
Lou Vetrone, First Deputy Commissioner
Nat Federici, Deputy Commissioner
Jazmin Logan, Environmental Project Director

3. [2025-451](#) **BOND ACT-BPB37-NHLA-438 Main Street, New Rochelle**

A BOND ACT authorizing the issuance of FOUR MILLION, FIVE HUNDRED FIVE THOUSAND (\$4,505,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - New Homes Land Acquisition III, 438 Main Street, New Rochelle.

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

Guests: Department of Planning
Blanca Lopez, Commissioner
Leonard Gruenfeld, Program Administrator

4. [2025-452](#) **ACT-Land Acquisition-438 Main Street, New Rochelle**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.577 acres

(25, 137 square feet) of real property located at 438 Main Street in the City of New Rochelle and to subsequently convey said property, and to further authorize the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 114 affordable senior rental housing units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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

Guests: Department of Planning
Blanca Lopez, Commissioner
Leonard Gruenfeld, Program Administrator

5. [2025-441](#) **ENV RES-RGM01-Mohansic Maintenance Facility**

AN ENVIRONMENTAL RESOLUTION determining that there will be no adverse impact on the environment from Capital Project RGM01 - Mohansic Maintenance Facility.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT

Guests: Department of Parks, Recreation & Conservation
Peter Tartaglia, First Deputy Commissioner
Robert Lopane, Director of Development II

6. [2025-442](#) **BOND ACT(Amended)-RGM01-Mohansic Maintenance Facility**

A BOND ACT (Amended) authorizing the issuance of TEN MILLION, SEVEN HUNDRED THOUSAND (\$10,700,000) DOLLARS in bonds of Westchester County to finance Capital Project RGM01 - Mohansic Maintenance Facility.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT

Guests: Department of Parks, Recreation & Conservation
Peter Tartaglia, First Deputy Commissioner
Robert Lopane, Director of Development II

7. [2025-434](#) **BOND ACT-RHTF1-Hilltop Hanover Farm and Environmental Center Improvements**

A BOND ACT authorizing the issuance of FIVE MILLION (\$5,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RHTF1 - Hilltop Hanover Farm and Environment Center Improvements.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & ENVIRONMENT

Guests: Department of Parks, Recreation & Conservation
Peter Tartaglia, First Deputy Commissioner
Robert Lopane, Director of Development II

8. [2025-464](#) **CBA-RB199-Tuckahoe Road, Yonkers**

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Project RB199 Tuckahoe Road, CR 36 & CR 59, Yonkers.

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

Guests: Department of Public Works & Transportation
Gayle Katzman, First Deputy Commissioner
Robert Abbamont, Director of Operations (Capital Planning Program)
Angelo Sgobbo, Director of Design Coordination

9. [2025-465](#) BOND ACT(Amended)-RB199-Tuckahoe Road, Yonkers

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of FOUR MILLION, SIX HUNDRED FIFTY THOUSAND (\$4,650,000) DOLLARS to finance Capital Project RB199 - Tuckahoe Road, CR 36 & CR 59, Yonkers.

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

Guests: Department of Public Works & Transportation
Gayle Katzman, First Deputy Commissioner
Robert Abbamont, Director of Operations (Capital Planning Program)
Angelo Sgobbo, Director of Design Coordination

10. [2025-466](#) CBA-RB03I-Tuckahoe Road Bridge Over Bronx River, Yonkers and Tuckahoe

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Project RB031 - Tuckahoe Road Bridge Over Bronx River, Yonkers and Tuckahoe.

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

Guests: Department of Public Works & Transportation
Gayle Katzman, First Deputy Commissioner
Robert Abbamont, Director of Operations (Capital Planning Program)
Angelo Sgobbo, Director of Design Coordination

11. [2025-467](#) BOND ACT(Amended)-RB03I-Tuckahoe Road Bridge Over Bronx River, Yonkers and Tuckahoe

A BOND ACT (Amended) authorizing the issuance of an additional ONE MILLION, THREE HUNDRED FIFTY THOUSAND (\$1,350,000) DOLLARS in bonds of Westchester County to finance Capital Project RB031 - Tuckahoe Road Bridge Over Bronx River, Yonkers and Tuckahoe.

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

Guests: Department of Public Works & Transportation
Gayle Katzman, First Deputy Commissioner
Robert Abbamont, Director of Operations (Capital Planning Program)

Angelo Sgobbo, Director of Design Coordination

12. [2025-468](#) **CBA-RB04D-Park Avenue Viaduct Over Bronx River Parkway, Yonkers**

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Project RB04D - Park Avenue Viaduct Over Bronx River Parkway, Yonkers.

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

Guests: Department of Public Works & Transportation

Gayle Katzman, First Deputy Commissioner

Robert Abbamont, Director of Operations (Capital Planning Program)

Angelo Sgobbo, Director of Design Coordination

13. [2025-469](#) **BOND ACT(Amended)-RB04D-Park Avenue Viaduct Over Bronx River Parkway, Yonkers**

A BOND ACT (Amended) authorizing additional bonds of Westchester County in the amount of ONE MILLION, SIX HUNDRED FIFTY THOUSAND (\$1,650,000) DOLLARS to finance Capital Project RB04D - Park Avenue Viaduct Over Bronx River Parkway, Yonkers.

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

Guests: Department of Public Works & Transportation

Gayle Katzman, First Deputy Commissioner

Robert Abbamont, Director of Operations (Capital Planning Program)

Angelo Sgobbo, Director of Design Coordination

14. [2025-470](#) **CBA-RB04J-Tuckahoe Road Bridge Over Bronx River Parkway, Yonkers**

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Project RB04J - Tuckahoe Road Bridge Over Bronx River Parkway, Yonkers.

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

Guests: Department of Public Works & Transportation

Gayle Katzman, First Deputy Commissioner

Robert Abbamont, Director of Operations (Capital Planning Program)

Angelo Sgobbo, Director of Design Coordination

15. [2025-471](#) **BOND ACT(Amended)-RB04J-Tuckahoe Road Bridge Over Bronx River Parkway, Yonkers**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of ONE MILLION, FOUR HUNDRED FIFTY THOUSAND (\$1,450,000) DOLLARS to finance Capital Project RB04J - Tuckahoe Road Bridge Over Bronx River Parkway, Yonkers.

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

Guests: Department of Public Works & Transportation
Gayle Katzman, First Deputy Commissioner
Robert Abbamont, Director of Operations (Capital Planning Program)
Angelo Sgobbo, Director of Design Coordination

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT



Kenneth W. Jenkins
Westchester County Executive

October 10, 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 Act which, if adopted, would authorize the County of Westchester ("County") to amend its current-year Capital Budget ("Capital Budget Amendment") in connection with capital projects SPC03 - Port Chester Waste Water Treatment Plant – Electrical System Upgrade ("SPC03"), and SPC09 – Port Chester Waste Water Treatment Plant HVAC Systems Upgrade ("SPC09"). Also transmitted herewith is an amending and superseding Bond Act ("Amended Bond Act") which, if adopted, would amend and supersede Bond Act No. 52-2024 to:

- (i) increase the amount of bonds authorized by Act 52-2024 by \$18,000,000, from \$11,000,000, to a new total of \$29,000,000,
- (ii) increase the estimated maximum cost of the combined SPC03 and SPC09 projects from \$45,200,000 to \$63,200,000 (an increase of \$18,000,000), and
- (iii) update the plan of financing to include (a) \$34,200,000 bonds authorized under Bond Act No. 5-2021 and (b) the new total of \$29,000,000 to be authorized by the Amended Bond Act.

The proposed Capital Budget Amendment will amend the County's capital budget to increase the appropriations for SPC03 and SPC09 by a total aggregate amount of \$18,000,000, comprised of a \$6,000,000 increase for SPC03, and a \$12,000,000 increase for SPC09.

The Department of Environmental Facilities (the "Department") advised that all bids received exceeded available construction budgets for SPC03 and SPC09. Cost increases are attributable to tariffs and unpredictable market conditions. Many raw materials and manufactured electrical and heating, ventilation, and air conditioning ("HVAC") components are imported and therefore subject to increased tariffs. In addition, tariffs are causing supply chain disruption thereby risking long lead times and further increasing costs.

The Amended Bond Act would authorize the County to issue \$29,000,000 bonds of the County (including \$11,000,000 previously authorized by Bond Act 52-2024) to finance a portion of the \$63,200,000 estimated maximum cost of the design, construction management and construction for the replacement and upgrading of the electrical system and replacement of the HVAC system at the County's Port Chester Water Resource Recovery Facility, including incidental expenses.

The Department advised that SPC03 and SPC09 provide for replacement and upgrade of plant electrical system and HVAC system at the Port Chester Water Resource Recovery Facility. The electrical system replacement and upgrade includes, but is not limited to, replacement of the

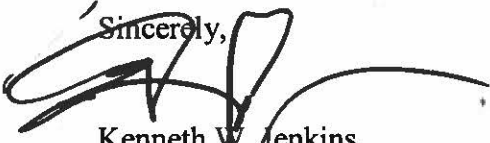
electrical switch gear, electrical panel boards, motor controls centers, emergency generators and any other related ancillary equipment reaching the end of its useful life. The HVAC system replacement and upgrade includes, but is not limited to, replacement of the HVAC units, as well as odor control equipment and all ancillary systems and controls.

Design has been completed by a consultant. It is estimated that construction will take thirty-six months to complete and will begin after award and execution of the construction contracts.

Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed SPC03 and SPC09 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.

Based on the importance of these projects to the County, favorable action on the proposed Acts is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Jenkins', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester County Executive

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

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related amending and superseding bond act prepared by the law firm Norton Rose Fulbright (“Amended Bond Act”) in connection with capital projects SPC03 - Port Chester Waste Water Treatment Plant – Electrical System Upgrade (“SPC03”), and SPC09 – Port Chester Waste Water Treatment Plant HVAC Systems Upgrade (“SPC09”).

The Amended Bond Act would amend and supersede Bond Act No. 52-2024 to:

- (i) increase the amount of bonds authorized by Act 52-2024 by \$18,000,000, from \$11,000,000 to a new total of \$29,000,000,
- (ii) increase the estimated maximum cost of the combined SPC03 and SPC09 projects from \$45,200,000 to \$63,200,000 (an increase of \$18,000,000), and
- (iii) update the plan of financing to include (a) \$34,200,000 bonds authorized under Bond Act No. 5-2021 and (b) the new total of \$29,000,000 to be authorized by the Amended Bond Act.

The proposed Capital Budget Amendment will amend the County’s capital budget to increase the appropriations for SPC03 and SPC09 by a total aggregate amount of \$18,000,000, comprised of a \$6,000,000 increase for SPC03, and a \$12,000,000 increase for SPC09.

The Department of Environmental Facilities (the “Department”) advised that all bids received exceeded available construction budgets for SPC03 and SPC09. Cost increases are attributable to tariffs and unpredictable market conditions. Many raw materials and manufactured electrical and heating, ventilation, and air conditioning (“HVAC”) components are imported and therefore subject to increased tariffs. In addition, tariffs are causing supply chain disruption thereby risking long lead times and further increasing costs.

The Amended Bond Act would authorize the County to issue \$29,000,000 bonds of the County (including \$11,000,000 previously authorized by Bond Act 52-2024) to finance a portion of the \$63,200,000 estimated maximum cost of the design, construction management and

construction for the replacement and upgrading of the electrical system and replacement of the HVAC system at the County's Port Chester Water Resource Recovery Facility, including incidental expenses.

The Department advised that SPC03 and SPC09 provide for replacement and upgrade of plant electrical system and HVAC system at the Port Chester Water Resource Recovery Facility. The electrical system replacement and upgrade includes but is not limited to replacement of the electrical switch gear, electrical panel boards, motor controls centers, emergency generators and any other related ancillary equipment reaching the end of its useful life. The HVAC system replacement and upgrade includes but is not limited to replacement of the HVAC units, as well as odor control equipment and all ancillary systems and controls.

Design has been completed by a consultant. It is estimated that construction will take thirty-six months to complete and will begin after award and execution of the construction contracts.

Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed SPC03 and SPC09 and issued reports, and that since there is no change in the location, size or character of the project and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

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

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts,

noting that the Amended Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Amended Bond Act.

Dated: _____, 20____
White Plains, New York

COMMITTEE ON

MG/cmc.10.10.2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BELOW

☐ 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

SPC03 AND SPC09

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 29,000,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 1,721,276

Total Debt Service (Annual Cost x Term): \$ 51,638,280

Finance Department: Interest rates from October 9, 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

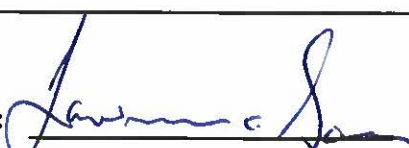
Number of Full Time Equivalent (FTE) Jobs Funded: 315

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/14/25

Reviewed By: 

10/14/25

10/14/25

Date:

Budget Director

10/14/25

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

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

DATE: October 10, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
SPC03 Port Chester Waste Water Treatment Plant - Electrical System Upgrade**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 10/02/2025 (Unique ID: 3048)

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
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

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

DATE: October 10, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
SPC09 Port Chester Waste Water Treatment Plant HVAC Systems Upgrade**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
10/01/2025 (Unique ID: 3049)

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
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Projects SPC03 PORT
CHESTER WASTE WATER
TREATMENT PLANT - ELECTRICAL
SYSTEM UPGRADE & SPC09 PORT
CHESTER WASTE WATER
TREATMENT PLANT HVAC
SYSTEMS UPGRADE

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			
SPC03	\$32,900,000	\$6,000,000	\$38,900,000
SPC09	\$12,400,000	\$12,000,000	\$24,400,000
	<u>\$45,300,000</u>	<u>\$18,000,000</u>	<u>\$63,300,000</u>

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	\$45,300,000	\$18,000,000	\$63,300,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$45,300,000</u>	<u>\$18,000,000</u>	<u>\$63,300,000</u>

Section 3. The ACT shall take effect immediately.

ACT NO. _____ - 2025

BOND ACT DATED _____, 2025.

A BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND SUPERSEDING BOND ACT NO. 52-2024 TO INCREASE THE AMOUNT OF BONDS AUTHORIZED THEREIN FROM \$11,000,000 TO \$29,000,000 (AN INCREASE OF \$18,000,000) TO PAY A PORTION OF THE \$63,200,000 REVISED ESTIMATED MAXIMUM COST OF THE DESIGN, CONSTRUCTION MANAGEMENT, AND CONSTRUCTION OF THE REPLACEMENT AND UPGRADING OF THE ELECTRICAL SYSTEM AND REPLACEMENT OF THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AT THE PORT CHESTER WATER RESOURCE RECOVERY FACILITY, FOR THE BENEFIT OF THE PORT CHESTER SANITARY SEWER DISTRICT.

WHEREAS, pursuant to Bond Act No. 68-2014, \$2,150,000 bonds were authorized to finance the design and construction management costs of the replacement and upgrading of the electrical system at the Port Chester Water Resource Recovery Facility (previously called the Port Chester Wastewater Treatment Plant) ("SPC03"); and

WHEREAS, pursuant to Bond Act No. 91-2014, \$2,300,000 bonds were authorized to finance the design and construction management costs of the replacement of heating, ventilating and air conditioning equipment at the Port Chester Water Resource Recovery Facility ("SPC09"); and

WHEREAS, pursuant to Bond Act No. 5-2021, (i) the purposes described in Bond Acts No. 68-2014 and 91-2014 were combined ("SPC03/SPC09 project"), (ii) the scope of the project was expanded to include construction of the replacement and upgrading of the electrical system and replacement of the heating, ventilating and air conditioning system at the Port Chester Water Resource Recovery Facility, and (iii) the estimated maximum cost of such combined SPC03/SPC09 project and the amount of bonds authorized to be issued for such purposes was increased by \$29,750,000 for a total aggregate amount of \$34,200,000; and

WHEREAS, pursuant to Bond Act No. 52-2024, (i) the estimated maximum cost of the combined SPC03/SPC09 project was increased from \$34,200,000 to \$45,200,000 (an increase

of \$11,000,000), (ii) an additional \$11,000,000 bonds were authorized to pay of a portion of such increased estimated maximum cost and (iii) the plan of financing was updated to include (a) \$34,200,000 bonds authorized under Bond Act No. 5-2021 and (b) the \$11,000,000 bonds to be authorized in therein; and

WHEREAS, no obligations have been issued under Bond Act No. 52-2024; and

WHEREAS, it is now desired to amend and supersede Bond Act No. 52-2024 to (i) increase the estimated maximum cost from \$45,200,000 to \$63,200,000 (an increase of \$18,000,000) (ii) increase the amount of bonds authorized therein from \$11,000,000 to \$29,000,000 (an increase of \$18,000,000) and (iii) update the plan of financing to include (a) \$34,200,000 bonds authorized under Bond Act No. 5-2021 and (b) the \$29,000,000 bonds to be authorized herein; and

WHEREAS, the plan for the financing of the estimated maximum cost of such capital purpose, as hereinafter set forth in this Bond Act, is in conformity with such capital budget; and

WHEREAS, all conditions precedent to the financing of the capital project hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act, to the extent required, have been performed; and

WHEREAS, the cost of said class of objects or purposes shall be specially assessed against properties in the County's Port Chester Sanitary Sewer District, which are specially benefitted by said class of objects or purpose; and

WHEREAS, it is now desired to authorize the financing of such capital purpose; NOW, THEREFORE,

BE IT ENACTED, by the Board of Legislators of the County of Westchester, New York, by the affirmative vote of not less than two thirds of the entire voting strength thereof, as follows:

Section 1. There are hereby authorized to be issued \$29,000,000 bonds of the County of Westchester to finance a portion of the \$63,200,000 estimated maximum cost of the design,

construction management and construction for the replacement and upgrading of the electrical system and replacement of the heating, ventilating and air conditioning system at the Port Chester Water Resource Recovery Facility, including incidental expenses in connection therewith, which is a class of objects or purposes, in and for the benefit of the Port Chester Sanitary Sewer District. To the extent that the details of the aforesaid class of objects or purposes set forth in this act are inconsistent with any details set forth in the current Capital Budget of the County, such Budget shall be deemed and is hereby amended to the extent inconsistent herewith.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$63,200,000, and that the plan for the financing thereof is by the issuance of (i) \$34,200,000 bonds of said County authorized to be issued pursuant to Bond Act 5-2021 and (ii) \$29,000,000 bonds of said County authorized to be issued pursuant to this Bond Act.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is thirty years pursuant to subdivision four of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of the County of Westchester, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from the assessment of properties assessable for this purpose in County's Port

Chester Sanitary Sewer District, or other sources, there shall annually be levied on all the taxable real property of said County a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the County of Westchester, New York, by the manual or facsimile signature of the Commissioner of Finance and a facsimile of the corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the County Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Commissioner of Finance, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as said Commissioner of Finance shall deem best for the interests of the County; including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, the Commissioner of Finance shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Commissioner of Finance shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. The Commissioner of Finance is hereby further delegated the power to authorize the sale and issuance of the bonds authorized pursuant to this Bond Act (a) at a discount in the manner authorized by paragraphs e and f of Section 57.00 of the Local Finance Law, (b) at private sale pursuant to the applicable provisions of the Local Finance Law and any regulations of the New York State Comptroller appertaining thereto, including the private sale of bonds at a premium, (c) as capital appreciation bonds or term bonds at public sale or private sale pursuant to the applicable provisions of the Local Finance Law and any regulations of the New York State Comptroller appertaining thereto, and (d) at a variable rate of interest in the manner authorized by

Section 54.90 of the Local Finance Law, including notes issued in anticipation thereof. The Commissioner of Finance is hereby authorized to enter into such agreements as said Commissioner of Finance shall determine reasonable and necessary to facilitate the issuance, sale, resale and, or repurchase of such bonds or notes pursuant to the provisions of Section 54.90 of the Local Finance Law. Such bonds and, or notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance.

Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Commissioner of Finance. Such notes shall be of such terms, form and contents as may be prescribed by said Commissioner of Finance consistent with the provisions of the Local Finance Law.

Section 10. The Commissioner of Finance is hereby further authorized, at his or her sole discretion, to execute a project financing and loan agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the specific object or purpose described in Section 1 hereof, or a portion thereof, by a bond, and, or note issue of said County in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 11. The intent of this Bond Act is to give the Commissioner of Finance sufficient authority to execute those applications, agreements, instruments or to do any similar acts necessary to effect the issuance of the aforesaid bonds and, or notes without resorting to further action of this Board of Legislators.

Section 12. All other matters, except as provided herein, relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on

said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the County by the facsimile signature of the Commissioner of Finance and, providing for the manual countersignature of a fiscal agent or of a designated official of the County), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. It is hereby determined that it is to the financial advantage of the County not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine.

Section 13. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this Bond Act 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
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 14. This Bond Act shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this Bond Act, no moneys are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 15. This bond act amends and supersedes Bond Act No, 52-2024, except to the extent that any liabilities or indebtedness shall have been contracted, and encumbrances made or actions taken thereunder.

Section 16. This Bond Act, which shall take effect immediately in accordance with the provisions of Section 33.10 of the Local Finance Law and as provided in Section 107.71 of the Westchester County Charter, shall be published in summary form in the official newspaper of said County for purposes of this Bond Act, together with a notice of the Clerk of the County Board of Legislators in substantially the form provided in Section 81.00 of the Local Finance Law.

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

NOES:

ABSENT:

The Bond Act was thereupon declared duly adopted.

* * *

APPROVED BY THE COUNTY EXECUTIVE

Date: _____, 2025

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

I, the undersigned Clerk of the County Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on _____, 2025, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that said meeting was (i) open to the general public pursuant to Section 103 of the Public Officers Law or (ii) conducted in conformance with Section 103-a of the Public Officers Law.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or Other News Media

Date Given

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices

Date of Posting

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on _____, 2025.

Clerk of the County Board of Legislators
of the County of Westchester, New York

(CORPORATE
SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 2025 and approved by the County Executive on _____, 2025 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 County 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. _____-2025

A BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND SUPERSEDING BOND ACT NO. 52-2024 TO INCREASE THE AMOUNT OF BONDS AUTHORIZED THEREIN FROM \$11,000,000 TO \$29,000,000 (AN INCREASE OF \$18,000,000) TO PAY A PORTION OF THE \$63,200,000 REVISED ESTIMATED MAXIMUM COST OF THE DESIGN, CONSTRUCTION MANAGEMENT, AND CONSTRUCTION OF THE REPLACEMENT AND UPGRADING OF THE ELECTRICAL SYSTEM AND REPLACEMENT OF THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AT THE PORT CHESTER WATER RESOURCE RECOVERY FACILITY, FOR THE BENEFIT OF THE PORT CHESTER SANITARY SEWER DISTRICT.

Class of objects or purposes: to pay a portion of the design, construction management and construction costs for the replacement and upgrading of the electrical system and replacement of the heating, ventilating and air conditioning system at the Port Chester Water Resource Recovery Facility

period of probable usefulness: thirty years

amount of obligations to be issued: \$29,000,000

Dated: _____, 2025
White Plains, New York

Clerk of the County Board of Legislators of the County of Westchester, New York



CAPITAL PROJECT FACT SHEET

Project ID:* SPC03	☒ CBA	Fact Sheet Date:* 10-01-2025
Fact Sheet Year:* 2025	Project Title:* PORT CHESTER WASTE WATER TREATMENT PLANT - ELECTRICAL SYSTEM UPGRADE	Legislative District ID: 6,
Category* SEWER AND WATER DISTRICTS	Department:* ENVIRONMENTAL FACILITIES	CP Unique ID: 3048

Overall Project Description

This project will fund the replacement and upgrade of the plant electrical system, and include replacement of electrical switch gear, panel boards, motor control centers, emergency generators and other ancillary equipment reaching the end of its useful life at the Port Chester Water Resource Recovery Facility (WRRF).

- | | | |
|---|---|--|
| ☒ Best Management Practices | ☒ Energy Efficiencies | ☒ Infrastructure |
| ☐ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	38,900	32,900	0	0	0	0	0	6,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	38,900	32,900	0	0	0	0	0	6,000

Expended/Obligated Amount (in thousands) as of : 2,057

Current Bond Description: This bond act request is to provide additional construction management and construction funding for the replacement and upgrade of the plant electrical system at the Port Chester WRRF.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	6,000,000
Cash:	0
Total:	\$ 6,000,000

SEQR Classification:

TYPE II

Amount Requested:

6,000,000

Expected Design Work Provider:

- ☐ County Staff ☒ Consultant ☐ Not Applicable

Comments:

A 2025 Capital Budget Amendment (CBA) is requested to fund additional construction management and construction costs for the Port Chester WRRF Electrical Systems Upgrades project. The total CBA request is \$6 million in appropriations for 2025 which is shown in "Under Review." This request also includes the \$4 million in construction management appropriations requested in the proposed 2026 budget. Upon approval of this CBA requested, the \$4 million requested in the proposed 2026 budget will no longer be needed.

The bids that were received on September 10, 2025 exceeded the available construction funding. The bids were evaluated by the design consultant and the increase in construction costs are attributed to tariff impacts and unpredictable market conditions. Raw material and manufactured electrical/ HVAC components are mostly imported from countries with not so "favorable" tariffs resulting in an increase in costs. In addition, due to supply chain disruption imposed by the tariffs, contractors risk experiencing long lead times driving up project costs even further.

Energy Efficiencies:

THE NEW AND UPGRADED EQUIPMENT IS EXPECTED TO PERFORM WITH IMPROVED ENERGY EFFICIENCY.

Appropriation History:

Year	Amount	Description
2013	2,150,000	DESIGN AND CONSTRUCTION MANAGEMENT OF PLANT ELECTRICAL SYSTEM UPGRADES
2015	7,750,000	CONSTRUCTION
2021	12,000,000	CONSTRUCTION
2024	11,000,000	COST ESCALATION

Total Appropriation History:

32,900,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
14	68	0	0	PORT CHESTER WWTP - ELECTRICAL SYSTEM UPGRADE
21	5	21,900,000	838,504	PORT CHESTER WWTP - ELECTRICAL SYSTEM UPGRADE (1469)
24	52	11,000,000	0	PORT CHESTER WWTP - ELECTRICAL SYSTEM UPGRADE

Total Financing History:

32,900,000

Recommended By:

Department of Planning

DEV9

Date

10-02-2025

Department of Public Works

RJB4

Date

10-02-2025

Budget Department

DEV9

Date

10-02-2025

Requesting Department

JCL1

Date

10-02-2025

PORT CHESTER WASTE WATER TREATMENT PLANT - ELECTRICAL SYSTEM UPGRADE (SPC03)

User Department : Environmental Facilities

Managing Department(s) : Environmental Facilities ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project without physical planning aspects of concern to the Westchester County Planning Board.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	32,900	32,900	2,057						
Non County Share									
Total	32,900	32,900	2,057						

Project Description

This project will fund the replacement and upgrade of the plant electrical system, and include replacement of electrical switch gear, panel boards, motor control centers, emergency generators and other ancillary equipment reaching the end of its useful life.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2013	2,150,000	Design and construction management of plant electrical system upgrades	DESIGN
2015	7,750,000	Construction	CONSTRUCTION
2021	12,000,000	Construction	CONSTRUCTION
2024	11,000,000	Cost escalation	AWAITING BOND AUTHORIZATION
Total	32,900,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	32,900,000	838,504	32,061,496
Total	32,900,000	838,504	32,061,496

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
68 14				
5 21	21,900,000	12/01/21	838,504	21,061,496
52 24	11,000,000			11,000,000
Total	32,900,000		838,504	32,061,496

CAPITAL PROJECT FACT SHEET

Project ID:* SPC09	☒ CBA	Fact Sheet Date:* 10-01-2025
Fact Sheet Year:* 2025	Project Title:* PORT CHESTER WASTE WATER TREATMENT PLANT HVAC SYSTEMS UPGRADE	Legislative District ID: 6,
Category* SEWER AND WATER DISTRICTS	Department:* ENVIRONMENTAL FACILITIES	CP Unique ID: 3049

Overall Project Description

This project will provide funding for the replacement and upgrade of the heating, ventilation and air conditioning (HVAC) equipment, as well as the odor control system, and all associated ancillary systems at the Port Chester Water Resource Recovery Facility (WRRF).

- | | | |
|---|---|--|
| ☒ Best Management Practices | ☒ Energy Efficiencies | ☒ Infrastructure |
| ☐ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	24,400	12,400	0	0	0	0	0	12,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	24,400	12,400	0	0	0	0	0	12,000

Expended/Obligated Amount (in thousands) as of : 1,582

Current Bond Description: This bond act request is to provide additional construction management and construction funding for the replacement and upgrade of the heating, ventilation and air conditioning (HVAC) equipment, as well as the odor control system, and all associated ancillary systems at the Port Chester WRRF.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	12,000,000
Cash:	0
Total:	\$ 12,000,000

SEQR Classification:

TYPE II

Amount Requested:

12,000,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| ☐ County Staff | ☒ Consultant | ☐ Not Applicable |
|---------------------------------------|--|---|

Comments:

A 2025 Capital Budget Amendment (CBA) is requested to additional construction management and construction costs for the Port Chester WRRF HVAC Systems Upgrades project. The total CBA request is \$12 million in appropriations for 2025 which is shown in "Under Review." This request also includes the \$2 million in construction management appropriations requested in the proposed 2026 budget. Upon approval of this CBA requested, the \$2 million requested in the proposed 2026 budget will no longer be needed.

The bids that were received on September 10, 2025 exceeded the available construction funding. The bids were evaluated by the design consultant and the increase in construction costs are attributed to tariff impacts and unpredictable market conditions. Raw material and manufactured electrical/ HVAC components are mostly imported from countries with not so "favorable" tariffs resulting in an increase in costs. In addition, due to supply chain disruption imposed by the tariffs, contractors risk experiencing long lead times driving up project costs even further.

Energy Efficiencies:

THE NEW AND UPGRADED EQUIPMENT IS EXPECTED TO PERFORM WITH IMPROVED EFFICIENCY.

Appropriation History:

Year	Amount	Description
2007	200,000	STUDY FOR REPLACEMENT OF HVAC EQUIPMENT
2014	2,200,000	DESIGN AND CONSTRUCTION MANAGEMENT
2020	10,000,000	CONSTRUCTION

Total Appropriation History:

12,400,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
08	5	11,000	11,000	EVAL. STUDY FOR IMPROVEMENTS TO PT. CHESTER JTP
14	90	89,000	0	
14	91	0	0	
21	5	12,300,000	728,632	PORT CHESTER WASTE WATER PLANT HVAC UPGRADE

Total Financing History:

12,400,000

Recommended By:

Department of Planning
SEDR

Date
10-01-2025

Department of Public Works
RJB4

Date
10-01-2025

Budget Department
DEV9

Date
10-01-2025

Requesting Department
JCL1

Date
10-02-2025

PORT CHESTER WASTE WATER TREATMENT PLANT HVAC SYSTEMS UPGRADE (SPC09)

User Department : Environmental Facilities

Managing Department(s) : Environmental Facilities ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project without physical planning aspects of concern to the Westchester County Planning Board.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	12,400	12,400	1,582						
Non County Share									
Total	12,400	12,400	1,582						

Project Description

This project will provide funding for the replacement of heating, ventilation, air conditioning equipment and all associated ancillary systems. equipment; odor control systems and all associated ancillary systems.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2007	200,000	Study for replacement of HVAC equipment	COMPLETE
2014	2,200,000	Design and construction management	DESIGN
2020	10,000,000	Construction	DESIGN
Total	12,400,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	12,400,000	739,632	11,660,368
Total	12,400,000	739,632	11,660,368

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
5 08	11,000	12/02/10	11,000	
		12/02/10	(11,000)	
		11/30/11	10,819	
		11/30/11	181	
90 14	89,000			89,000
91 14				
5 21	12,300,000	12/01/22	657,290	11,571,368
		12/01/22	71,342	
Total	12,400,000		739,632	11,660,368



Kenneth W. Jenkins
Westchester County Executive

October 10, 2025

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

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval please find the following:

Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 0.577 acres (25,137 square feet) of real property located at 438 Main Street in the City of New Rochelle (the "Property") to 438 Main Development LLC, its successors, assigns or any entity created to carry out the purposes of the proposed transaction (the "Developer"), as part of the County's program to support the construction of affordable housing units that affirmatively further fair housing (the "Affordable AFFH Units"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof. This Property was formerly improved by the Union Baptist Church which was destroyed by fire in 2011. It should be noted that the Development includes over 10,000 square feet of church and retail space. This space is not part of the acquisition by the County. It is anticipated that a condominium ownership structure will be set up by the Developer for the residential, church and retail space prior to the County's acquisition of the real property. The County will only acquire the portion of the Property containing the Affordable AFFH Units and their associated parking and amenities, excluding the nonresidential space.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act"), prepared by the firm of Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$4,505,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning ("Planning") has advised that subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$4,505,000 to be used toward the purchase price for the Property from the current owner to create one-hundred fourteen (114) Affordable AFFH Units for rent and approximately forty-five (45) parking spaces for use by the residents (the "Development"). The purchase price for the Property is \$5,300,000. The Developer will be responsible for the remainder of the purchase price.

Upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and leased in accordance with an approved affirmative affordable fair housing marketing plan to eligible senior households aged sixty-two and over, with income at or below 50% and up to 60% of the Westchester County area median income. The units will remain affordable for a period of not less than fifty (50) years noting that the income limits are subject to change based on the median income levels at the time of initial

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

Telephone: (914)995-2900 Website: westchestercountyny.gov



occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

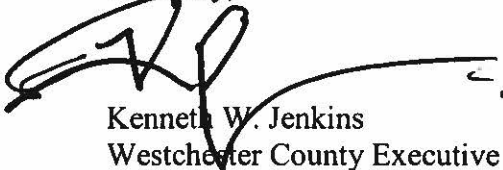
In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to construct the Affordable AFFH Units.

Planning has further advised that additional funds for the Development are anticipated to be provided by Federal and State Low Income Housing Tax Credits, New York State Homes and Community Renewal ("HCR"), Westchester County Housing Flex Fund, funding from the sale of a condominium unit that will be purchased by the Union Baptist Church, a first mortgage from a conventional bank, and a deferred developer fee, for an estimated total Development cost of approximately \$69.82 Million.

Planning has further advised that Section 167.131 of the County Charter mandates that a Capital Budget Amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied by a report of the Westchester County Planning Board ("Planning Board") with respect to the physical planning aspects of the project. On September 3, 2025, the Planning Board adopted Resolution No. 25-25 that recommends funding for the purchase and conveyance of the Property which is annexed hereto. In addition, the report of the Commissioner of Planning is annexed pursuant to Section 191.41 of the Westchester County Charter.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County, your favorable action on the annexed Acts is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJ', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester County Executive

KJ/BPL/LAC/LG
Attachments

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

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

Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 0.577 acres (25,137 square feet) of real property located at 438 Main Street in the City of New Rochelle (the “Property”) to 438 Main Development LLC, its successors, assigns or any entity created to carry out the purposes of the proposed transaction (the “Developer”), as part of the County’s program to support the creation of affordable housing units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof. This Property was formerly improved by the Union Baptist Church which was destroyed by fire in 2011. It should be noted that the Development includes over 10,000 square feet of church and retail space. This space is not part of the acquisition by the County. It is anticipated that a condominium ownership structure will be set up by the Developer for the residential, church and retail space prior to the County’s acquisition of the real property. The County will only acquire the portion of the Property containing the Affordable AFFH Units and their associated parking and amenities, excluding the nonresidential space.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”), prepared by the firm of Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$4,505,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning (“Planning”) has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$4,505,000 to be used toward the purchase price for the Property from the current owner to create one-hundred fourteen (114) Affordable AFFH Units for rent and approximately forty-five (45) parking spaces for use by the residents (the “Development”). The purchase price for the Property is \$5,300,000. The Developer will be responsible for the remainder of the purchase price.

Upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and leased in accordance with an approved affirmative affordable fair housing marketing plan to eligible senior households aged sixty-two and over, with income at or below 50% and up to 60% of the Westchester County area median income. The units will remain affordable for a period of not less than fifty (50) years noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to construct the Affordable AFFH Units.

Your Committee has been advised that additional funds for the Development are anticipated to be provided by Federal and State Low Income Housing Tax Credits, New York State Homes and Community Renewal ("HCR"), Westchester County Housing Flex Fund, funding from the sale of a condominium unit that will be purchased by the Union Baptist Church, a first mortgage from a conventional bank, and a deferred developer fee for an estimated total Development cost of approximately \$69.82 Million.

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") and its implementing regulations have been met. Your Committee has been advised by Planning that the proposed Development was reviewed by the City of New Rochelle Planning Board, which classified it as an Unlisted action under SEQRA, conducted an environmental review and adopted a Negative Declaration for the project on November 22, 2022. The City Planning Board, however, did not undertake coordinated review or otherwise include the County as an involved agency in connection with SEQRA. This Developer subsequently came before the County seeking financial assistance through the County's Housing Flex Fund Program (Capital Project BPL42). In order to authorize the use of County funds for the Development, the County Board of Acquisition and Contract needed to undertake the requisite environmental review. A

Full Environmental Assessment Form was prepared and a Negative Declaration was issued by the County Board of Acquisition and Contract, via Resolution OnBase No. 110117, on December 12, 2024. Since the County Board of Acquisition and Contract conducted SEQRA on behalf of the County, no further environmental review is required. Your Committee has reviewed the documentation provided by Planning and concurs with this recommendation.

Your Committee has been further advised that Section 167.131 of the County Charter mandates that a Capital Budget Amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied by a report of the Westchester County Planning Board (“Planning Board”) with respect to the physical planning aspects of the project. On September 3, 2025, the Planning Board adopted Resolution No. 25-25 that recommends funding for the purchase and conveyance of the Property which is annexed hereto. In addition, the report of the Commissioner of Planning is annexed pursuant to Section 191.41 of the County Charter.

Based on the foregoing, your Committee believes that the Land Acquisition Act and the NHLA Bond Act are in the best interest of the County and therefore recommends their adoption noting that the Land Acquisition Act and NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON
c/lac.10.8.25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL37

☐ 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

438 Mian Street, City of New Rochelle

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 4,505,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 267,310

Total Debt Service (Annual Cost x Term): \$ 8,019,300

Finance Department: Interest rates from October 9, 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: N/A

Prepared by: Blanca P. Lopez

Title: Commissioner

Department: Planning

Date: 10/10/25

Reviewed By: [Signature]

01/10/25
@ 10/14/25

Date:

Budget Director

10/14/25

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

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

DATE: October 8, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT
BPL37 NEW HOMES LAND ACQUISITION III
438 MAIN STREET, NEW ROCHELLE**

Pursuant to your request, Environmental Planning staff has reviewed the above referenced project with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

This action involves the provision of County funding under capital project BPL30 – New Homes Land Acquisition II (Fact Sheet Unique ID: 3043) to facilitate the development of affordable housing at 438 Main Street in the City of New Rochelle. County funds will be applied toward the purchase of approximately 0.577 acres of real property, which will be transferred to a developer, who will create approximately 115 dwelling units, 114 of which will be affordable rental housing that will affirmatively further fair housing. The development will include 45 parking spaces for residents.

This project is part of a larger project involving the construction of a six-story building on the site of the historic Union Baptist Church which had been destroyed by fire. The larger project includes approximately 10,000 square feet of building space for the church, along with 35 additional parking spaces, as well as a separate unit for retail use. The overall project was reviewed by the City of New Rochelle Planning Board, which classified it as an Unlisted action under SEQR, conducted an environmental review and adopted a Negative Declaration for the project on November 22, 2022. The City Planning Board, however, did not undertake coordinated review or otherwise include the County as an involved agency in connection with SEQR.

The project subsequently came before the County seeking financial assistance through the County's Housing Flex Fund Program (capital project BPL42). In order to authorize the use of County funds for the project, the County Board of Acquisition and Contract needed to undertake the requisite environmental review. A Full Environmental Assessment Form was prepared and a Negative Declaration was issued by the Board of Acquisition and Contract, via Resolution # 110117, on December 12, 2024.

Since the Board of Acquisition and Contract conducted SEQR on behalf of the County, no further environmental review is required for the proposed bond authorization.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

cc: Blanca P. Lopez, Commissioner of Planning
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner



Memorandum

**Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601**

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: September 29, 2025

SUBJECT: Acquisition of Real Property – 438 Main Street – City of New Rochelle

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 0.577 acres (25,137 square feet) of real property located at 438 Main Street in the City of New Rochelle, identified on the City tax maps as Section 1 Block 211 Lots: 43 and 43A (the "Property") for the purpose of creating 114 affordable housing units (the "Affordable AFFH Units"), that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 45 parking spaces for residents.

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed \$4,505,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to 438 Main Development LLC (the "Developer"), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to construct one building of six-stories on the Property that will include a mix of affordable studio and one -bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income (collectively the "Development").

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, adopted May 6, 2008,

and amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;

3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. The Development is designed to meet the sustainability guidelines of New York State Homes and Community Renewal and is seeking the following green building certification: 2020 Enterprise Green Communities;
4. The Development is consistent with the land use policies and regulations of the City of New Rochelle; and
5. On September 3, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase of the Property to support the Development.

BPL/lg

cc: Richard Wishnie, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Westchester County Planning Board

RESOLUTION 25-25

WESTCHESTER COUNTY PLANNING BOARD

New Homes Land Acquisition III Capital Project Funding Request 438 Main Street, City of New Rochelle

WHEREAS, the County of Westchester (the “County”) has established Capital Project BPL37 New Homes Land Acquisition III (“NHLA”) to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, St. Katherine Group (the “Developer”), its successors or assigns, desires to develop the real property located at 438 Main Street in the City of New Rochelle (the “City”), identified on the tax maps as Section 1: Block 211: Lots 43 & 43A (the “Property”) to create 115 residential units (collectively the “Development”). 114 units will be affordable residential units for seniors aged 62 and over (the “Affordable Units”); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$4,505,000 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable Units constructed on the Property be leased to households aged 62 and over who earn at or below 50% and up to 60% of the Westchester County Area Median Income (“AMI”); and

WHEREAS, the County will transfer ownership of the Property to the Developer to construct a mix of studio, one and two-bedroom apartments to be leased to eligible households, pursuant to an approved Affirmative Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL37 NHLA III to add the Property, 438 Main Street; City of New Rochelle, and authorize bonding in a not to exceed amount of \$4,505,000 to develop the Property; and

WHEREAS, the Development is subject to approvals by the City of New Rochelle; and

WHEREAS, the funding to support the development of the Affordable Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels”; and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal

and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$4,505,000 from BPL37 NHLA III for property acquisition; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 438 Main Street in the City of New Rochelle, as a new component project in Capital Project BPL37 NHLA III under the heading of Buildings, Land and Miscellaneous.

Adopted this 3rd day of September 2025.


Bernard Thombs, Chair

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,505,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED ON 438 MAIN STREET, IN THE CITY OF NEW ROCHELLE, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING ("AFFH"); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,505,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,505,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$4,505,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 25,137 square feet of real property located on 438 Main Street, in the City of New Rochelle and identified on the tax maps as Section 1: Block 211: Lots 43 and 43A (the "AFFH Property") from the current owner(s) of record at a cost of \$4,505,000, including acquisition and settlement costs, in order to support the construction of 114 affordable housing units and one

employee unit that will affirmatively further fair housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 114 affordable AFFH rental units, and one employee unit, and 45 parking spaces, at the aggregate estimated maximum cost of \$4,505,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to 438 Main Development LLC (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$4,505,000. The plan of financing includes the issuance of \$4,505,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$4,505,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$4,505,000. 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 \$4,505,000 as the estimated maximum cost of the aforesaid 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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 WESTCHESTER)

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___.

Clerk and Chief Administrative Officer of the County
Board of Legislators of the 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 \$4,505,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED ON 438 MAIN STREET, IN THE CITY OF NEW ROCHELLE, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING ("AFFH"); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,505,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,505,000 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 purchase of approximately 25,137 square feet of real property located on 438 Main Street, in the City of New Rochelle and identified on the tax maps as Section 1: Block 211: Lots 43 and 43A (the "AFFH Property") from the current owner(s) of record at a cost of \$4,505,000, including acquisition and settlement costs, in order to support the construction of 114 affordable housing units and one employee unit that will affirmatively further fair housing ("AFFH"). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 114 affordable AFFH rental units, and one employee unit, and 45 parking spaces, at the aggregate estimated maximum cost of \$4,505,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to 438 Main Development LLC (the "Developer"), its successors or assigns. The

County's acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended

Amount of obligations to be issued
and period of probable usefulness:

\$4,505,000 - thirty (30) 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 Form

Project ID: *
BPL37

☒ CBA

Fact Sheet Date: *
09/17/2025

Fact Sheet Year *
2025

Project Title: *
NEW HOMES LAND ACQUISITION
III (2024-33)

Legislative District ID:
11

Category *
BUILDINGS, LAND &
MISCELLANEOUS

Department *
PLANNING

Unique Identifier
3043

Overall Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

☐ Best Management

☐ Energy Efficiencies

☐ Infrastructure

☐ Life Safety

☐ Project Labor Agreement

☐ Revenue

☐ Security

☒ Other

Other Details

Five Year Capital Program (in Thousands)

	Estimate d Ultimate Total Cost	Prior Appropri ation	2025	2026	2027	2028	2029	Under Review
Gross	220,000	25,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non- County Shares	0	0	0	0	0	0	0	0
Net	220,000	25,000	25,000	25,000	25,000	25,000	25,000	70,000

Expended Obligated Amount (in thousands)

0

Current Bond Request / Description:

Bonding is requested to finance the acquisition of approximately 25,137 square feet of real property located at 438 Main Street in the City of New Rochelle and identified on the tax maps as Section 1: Block 211; Lots: 43 and 43A (the "Property") in order to construct 115 units of rental housing (including one employee unit) with 114 units Furthering Fair Housing (the "Affordable AFFH Units"). The Development will also include 45 parking spaces for residents.

Financing Plan for Current Request:

Bond/Notes:	4,505,000
Cash:	0
Non-county Shares:	0
Total:	4,505,000

SEQR Classification
UNLISTED

Amount Requested
4,505,000

PPU

Description	Amount	Years
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Expected Design Work Provider

☐ County Staff ☐ Consultant ☒ Not Applicable

Comments

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL37 and to authorize the County to purchase the land and structure from the current owner for an amount not to exceed \$4,505,000 to support the construction of a six story residential building with 114 Affordable AFFH rental units and 45 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 50% and up to 60% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to 438 Main Development LLC (the "Developer") its successors or assigns for one dollar (\$1.00).

Energy Efficiencies:

ENERGY EFFICIENT APPLIANCES, LIGHTING, HEATING/COOLING SYSTEMS, WATER CONSERVING FIXTURES, ROOF SOLAR ARRAY, HIGH PERFORMANCE ENVELOPE INSULATION/AIR SEALING, LEVEL TWO ELECTRIC CAR CHARGERS. WILL MEET THE STANDARDS OF ENTERPRISE GREEN COMMUNITIES

Appropriation History

Appropriation Year	Amount	Description
2024	25,000,000	FUNDS THIS PROJECT
2025	25,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
50,000,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
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Cash History

Year	Amount	Description
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Financing History Total
0

Recommended By:

Department of Planning
MLLL

Date
09/25/2025

Department of Public Works
RJB4

Date
09/30/2025

Budget Department
DEV9

Date
10/02/2025

Requesting Department
MLLL

Date
10/03/2025

NEW HOMES LAND ACQUISITION III (2024-33) (BPL37)

User Department : Planning

Managing Department(s) : Planning ;

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	220,000	25,000		25,000	25,000	25,000	25,000	25,000	70,000
Non County Share									
Total	220,000	25,000		25,000	25,000	25,000	25,000	25,000	70,000

Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Current Year Description

The current year request funds the continuation of this project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	25,000,000			25,000,000

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2024	25,000,000	Funds this project	AWAITING BOND AUTHORIZATION
Total	25,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	25,000,000		25,000,000
Total	25,000,000		25,000,000

ACT NO. ____ - 2025

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.577 acres (25,137 square feet) of real property located at 438 Main Street in the City of New Rochelle and to subsequently convey said property, and to further authorize the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 114 affordable senior rental housing units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years

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 purchase from the current owner(s) of record approximately +/- 0.577 acres (25,137 square feet) of real property located at 438 Main Street in the City of New Rochelle (the “Property”) to construct 114 affordable senior rental housing units that will affirmatively further fair housing (the “Affordable AFFH Units”) as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property for an amount not to exceed FOUR MILLION FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$4,505,000.00) DOLLARS.

§3. The County is hereby authorized to convey the Property to 438 Main Development LLC, its successors, assigns or any entity created to carry out the purposes of the proposed transaction, for One (\$1.00) Dollar to construct the Affordable AFFH Units that will be marketed and leased to eligible senior households aged sixty-two and over with income at or below 50% and up to 60% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved fair housing marketing plan, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established

by the U.S. Department of Housing and Urban Development.

§4. The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

§5. The transfers of the Property shall be by such deeds as approved by the County Attorney.

§6. 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.

§7. This Act shall take effect immediately.





Kenneth W. Jenkins
County Executive

October 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 ("County") to issue additional bonds in the amount of \$10,700,000 to finance capital project RGM01 - Mohansic Maintenance Facility ("RGM01").

The Amended Bond Act, in the total amount of \$14,550,000, which includes \$3,850,000 in previously authorized bonds of the County, would finance the cost of construction and construction management associated with a new maintenance building complex at Mohansic Golf Course in Yorktown Heights. Work will include the construction of a new maintenance building, renovation of the existing maintenance building and shop, as well as demolition and removal of two existing barn structures, and associated site work and improvements.

The Department of Parks, Recreation and Conservation (the "Department") has advised that most of the existing buildings on the golf course are original to the site and were built over 80 years ago. The current maintenance facilities have well exceeded their intended useful life and no longer align with today's standards for safety, efficiency, or functionality. As a result, the Department has determined that a comprehensive upgrade of the entire maintenance complex is necessary to ensure continued support for the effective maintenance and operation of the golf course.

Design is underway and is anticipated to take two (2) months to complete and is being performed by consultants and in-house staff. It is estimated that construction will take approximately eighteen (18) months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance RGM01, as follows: Bond Act No. 45-2015 in the amount of \$350,000, which funded design associated with the new maintenance and storage building complex; and Bond Act No. 135-2024, which amended Bond Act No. 45-2015 by expanding the scope of the project to include construction and construction management associated with the replacement of the existing electrical service into the park, by increasing the initial amount authorized by \$3,500,000, from \$350,000 to \$3,850,000, and by increasing the period of probable usefulness of said bonds. \$217,778 in bonds have been sold under Bond Act No. 135-2024. Accordingly, authority is now requested to amend Bond Act No. 135-2024, to expand the scope of the project to include construction and construction management associated with a new maintenance building complex, including the construction of a new maintenance building, renovation of the existing maintenance building and shop, as well as demolition and removal of two existing barn structures, and associated site work and improvements, and to increase the amount of bonds by \$10,700,000, from \$3,850,000 to \$14,550,000.

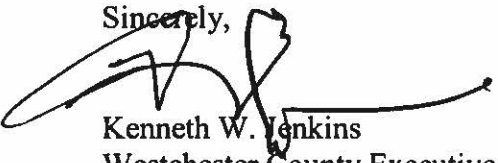
Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914)995-2900

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

Sincerely,

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

Kenneth W. Jenkins
Westchester County Executive

KWJ/KOC/jpg
Attachments

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

Your Committee is in receipt of an amended bond act (“Amended Bond Act”) in the total amount of \$14,550,000, which includes \$3,850,000 in previously authorized bonds of the County of Westchester (“County”), to finance Capital Project RGM01 - Mohansic Maintenance Facility (“RGM01”).

The Amended Bond Act, which was prepared by the law firm Harris Beach Murtha, is required to finance the cost of construction and construction management associated with a new maintenance building complex at Mohansic Golf Course in Yorktown Heights. Work will include the construction of a new maintenance building, renovation of the existing maintenance building and shop, as well as demolition and removal of two existing barn structures, and associated site work and improvements.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that most of the existing buildings on the golf course are original to the site and were built over 80 years ago. The current maintenance facilities have well exceeded their intended useful life and no longer align with today’s standards for safety, efficiency, or functionality. As a result, the Department has determined that a comprehensive upgrade of the entire maintenance complex is necessary to ensure continued support for the effective maintenance and operation of the golf course.

Your Committee is advised that design is underway and is anticipated to take two (2) months to complete and is being performed by consultants and in-house staff. It is estimated that construction will take approximately eighteen (18) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds to finance RGM01, as follows: Bond Act No. 45-2015 in the amount of \$350,000, which funded design associated with the new maintenance and storage building complex; and Bond Act No. 135-2024, which amended Bond Act No. 45-2015 by expanding the scope of the project to include construction and construction management associated with the replacement of the existing electrical service into the park, by increasing the initial amount authorized by \$3,500,000, from \$350,000 to \$3,850,000, and by increasing the period of probable usefulness of said bonds. \$217,778 in bonds have been sold under Bond Act No. 135-2024. Accordingly, authority is now requested to amend Bond Act No. 135-2024, to further expand the scope of the project to include construction and construction management associated with a

new maintenance building complex, including the construction of a new maintenance building, renovation of the existing maintenance building and shop, as well as demolition and removal of two existing barn structures, and associated site work and improvements, and to increase the amount of bonds authorized by \$10,700,000, from \$3,850,000 to \$14,550,000.

The Planning Department has advised your Committee that based on its review, the current request under Capital Project RGM01 has been classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQRA”), which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Full Environmental Assessment Form (EAF) and the criteria contained in Section 617.7 of Title 6 of the New York Codes, Rules and Regulations, the SEQRA regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

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. Accordingly, your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

C:\jpg\07-25-25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGM01

☐ **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 \$ 14,550,000 **PPU** 15 **Anticipated Interest Rate** 3.22%

Anticipated Annual Cost (Principal and Interest): \$ 1,242,386

Total Debt Service (Annual Cost x Term): \$ 18,635,790

Finance Department: Interest rates from October 6, 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: 158

Prepared by: Robert Lopane, RLA

Title: Director of Program Development II - P

Department: Parks, Recreation & Conservation

Date: 10/7/25

Reviewed By:

DV 10/7/29
10/8/25

Budget Director

Date:

10/8/25

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: September 30, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RGM01 MOHANSIC MAINTENANCE FACILITY**

The Planning Department has reviewed the above referenced project (Fact Sheet Unique ID: 2954) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

Pursuant to SEQR, this project has been classified as an Unlisted action, which requires an environmental review. The County is the only involved agency with discretionary authority and, therefore, must serve as lead agency. To assist the Board of Legislators in complying with SEQR, a Full Environmental Assessment Form has been prepared for the project for the Board's consideration.

Please contact me if you require any additional information regarding this document

DSK/cnm
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Dianne Vanadia, Associate Budget Director
Robert Lopane, Director of Program Development – PRC Planning
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

RESOLUTION

WHEREAS, there is pending before this Honorable Board an amended bond act in connection with Capital Project RGM01 – Mohansic Maintenance Facility (the “Project”); and

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

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

WHEREAS, the County of Westchester is the only involved agency with discretionary authority for this action and, therefore, is assuming the role of Lead Agency for the environmental review of this project; and

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

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

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

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

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

RESOLVED, that the Resolution shall take effect immediately.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Mohansic Golf Course Maintenance Facility (RGM01)		
Project Location (describe, and attach a general location map): Mohansic Golf Course, 1500 Baldwin Road, Town of Yorktown, Westchester County, NY		
Brief Description of Proposed Action (include purpose or need): The project provides for the rehabilitation of the existing maintenance and storage building complex, located off the second fairway of Mohansic Golf Course, which is owned by the County and open to the public. The project includes demolition of two existing storage barns that are in poor condition, renovation of the existing maintenance building and shop into storage buildings, and the construction of a new 5,700 SF building to better serve the maintenance needs of this popular public golf course. The project will also improve existing conditions by constructing covered bins for yard materials, creating a new designated equipment washdown with water recycling, a fuel station, an oil separator and installing a new septic system. Other associated site work includes the installation of new water, drainage and electric utilities, removal of abandoned underground utilities, expanding and repaving of the asphalt parking, and installation of an underground stormwater treatment system that provides both water quality and quantity treatment.		
Name of Applicant/Sponsor: County of Westchester	Telephone: 914-995-2000	
	E-Mail:	
Address: 148 Martine Avenue		
City/PO: White Plains	State: NY	Zip Code: 10601
Project Contact (if not same as sponsor; give name and title/role): David S. Kvinge, Assistant Commissioner, Department of Planning	Telephone: 914-995-4400	
	E-Mail: dsk2@westchestercountyny.gov	
Address: 148 Martine Avenue, 4th Floor		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): Same	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Westchester Co. Board of Legislators (funding) WCDOH - Septic approval	WC BOL projected Fall 2025 WCDOH approval issued May 6, 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - Stormwater SPDES Permit	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No If Yes, identify the plan(s): NYC Watershed Boundary _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-160 One-Family Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?
Westchester County Dept. of Public Safety, Yorktown Police Dept.

c. Which fire protection and emergency medical services serve the project site?
Yorktown Fire Dept.

d. What parks serve the project site?
Mohansic Golf Course

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational

b. a. Total acreage of the site of the proposed action? 580 acres
b. Total acreage to be physically disturbed? 1.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 862 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 59 Units: building square feet

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>25</u> height; <u>42</u> width; and <u>132</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>5,700</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: +/-375 (no change) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Northern Westchester Joint Water Works
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new project: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 375 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☒ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ <u>Sanitary wastewater will be piped to a new onsite wastewater treatment system that will be installed on the north side of the existing maintenance buildings.</u> vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>Water used to wash vehicles and equipment will be collected, treated to remove contaminants and held in tanks and then mixed with new water for reuse for subsequent equipment washing.</u>	☐ Yes ☒ No
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.37</u> acres (impervious surface) _____ Square feet or <u>580</u> acres (parcel size) ii. Describe types of new point sources. <u>Storm water runoff from impervious surfaces</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ <u>To a new on-site subsurface storm water management infiltration facility.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____ f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ <u>Tractors, trucks and other lawn maintenance equipment, existing use.</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ <u>None</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ <u>None</u>	☒ Yes ☐ No ☒ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
<250 MWhrs per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Grid/local utility (ConEdison)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction: • Monday - Friday: <u>7am - 4pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>6am - 3pm</u> • Saturday: <u>6am - 3pm (Mar-Dec)</u> • Sunday: <u>6am - 3pm (Mar-Dec)</u> • Holidays: <u>6am - 3pm (Mar-Dec)</u>
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
If yes:
i. Provide details including sources, time of day and duration:
Construction equipment during working hours throughout construction. No change in operations (existing use).

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Building mounted lighting fixtures directed downward on multiple buildings. Nearest occupied structure is the clubhouse building which is located approximately 700 feet away.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☒ Yes ☐ No
If Yes:
i. Product(s) to be stored Gasoline, Diesel fuel, Pesticides (fungicides, insecticides, herbicides), Fertilizers
ii. Volume(s) 1500 gal per unit time month (e.g., month, year) for gas/diesel fuel; 300 gallons total pesticides per season.
iii. Generally, describe the proposed storage facilities: 2000 lbs fertilizer with dimension & acelepryn per season.
Above ground indoor storage of pesticides and fertilizers for lawn maintenance. Above ground fuel tanks to be located under canopy.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☒ Yes ☐ No
If Yes:
i. Describe proposed treatment(s):
Pesticides/herbicides for golf course lawn maintenance in accordance with the County's Pesticide Reduction Law.

ii. Will the proposed action use Integrated Pest Management Practices? ☒ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No
If Yes:
i. Describe any solid waste(s) to be generated during construction or operation of the facility:
• Construction: 1.0 tons per month (unit of time)
• Operation: 0.4 tons per month (unit of time)
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
• Construction: Recyclable materials will be collected in dedicated dumpsters for processing at a sorting facility
Disposal company may salvage some of the weathered boards and structural timbers from historic barns for reuse by others.
• Operation: Recyclable materials from golf course operations are collected and taken to the County's Material Recovery Facility in Yonkers for sorting.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
• Construction: Construction debris will be hauled off site by contractor to an approved facility.
• Operation: General refuse from golf course operations is hauled away by refuse collection trucks and ultimately taken to the Charles Point Resource Recovery Facility in Peekskill for disposal.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☒ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
 Motor oil from routine maintenance vehicle and equipment oil changes.
 Washwater from vehicles and equipment containing chemicals and fertilizers.

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 Waste oil is stored in two 55-gallon drums, which is collected by a private company for disposal whenever filled.
 Chemicals and fertilizers are washed from vehicles and equipment on a pitched slab that flows into a sump that is treated to neutralize contaminants.

iii. Specify amount to be handled or generated varies tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☒ Yes ☐ No

If Yes: provide name and location of facility: _____
 Motor oil will be disposed of off-site by contractor.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☒ Agriculture ☒ Aquatic ☒ Other (specify): Recreational

ii. If mix of uses, generally describe: _____
Golf Course is a recreational use, surrounded by forest and other parkland, single-family residences, and land in agricultural use. The maintenance facility is proximate to a state parkway with a lake on the other side of the parkway.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5	5.4	+0.4
• Forested	401	401	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10	9.6	-0.4
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Golf Course Fairways and Greens</u>	164	164	0

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
i. If Yes: explain: County golf course open to the public

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? 0-10 feet													
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? <1 %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Paxton Loam (PnC)</td> <td style="width: 40%; text-align: right;">50 %</td> </tr> <tr> <td>Charlton-Chatfield (CrC)</td> <td style="text-align: right;">50 %</td> </tr> <tr> <td></td> <td style="text-align: right;">%</td> </tr> </table>		Paxton Loam (PnC)	50 %	Charlton-Chatfield (CrC)	50 %		%						
Paxton Loam (PnC)	50 %												
Charlton-Chatfield (CrC)	50 %												
	%												
d. What is the average depth to the water table on the project site? Average: <8 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">90 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">10 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">% of site</td> </tr> </table>		☒ Well Drained:	90 % of site	☒ Moderately Well Drained:	10 % of site	☐ Poorly Drained	% of site						
☒ Well Drained:	90 % of site												
☒ Moderately Well Drained:	10 % of site												
☐ Poorly Drained	% of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">85 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">10 % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">5 % of site</td> </tr> </table>		☒ 0-10%:	85 % of site	☒ 10-15%:	10 % of site	☒ 15% or greater:	5 % of site						
☒ 0-10%:	85 % of site												
☒ 10-15%:	10 % of site												
☒ 15% or greater:	5 % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No													
If Yes to either i or ii, continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name None on or proximate to project site</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name None on or proximate to project site</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name None on or proximate to project site</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name None on or proximate to project site	Classification _____	• Lakes or Ponds:	Name None on or proximate to project site	Classification _____	• Wetlands:	Name None on or proximate to project site	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name None on or proximate to project site	Classification _____											
• Lakes or Ponds:	Name None on or proximate to project site	Classification _____											
• Wetlands:	Name None on or proximate to project site	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: <u>Principal Aquifer</u>													

m. Identify the predominant wildlife species that occupy or use the project site:		
Project site is an active maintenance facility. Presence of wildlife will be limited to transient occurrences.	Deer Groundhogs Rabbits	Squirrels
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): <u>Red Maple-Hardwood Swamp</u>		
ii. Source(s) of description or evaluation: <u>Project site is developed and not swampland; swamp is >400 ft from site and separated by a parkway.</u>		
iii. Extent of community/habitat:		
• Currently:	178.7	acres
• Following completion of project as proposed:	178.7 (no impact)	acres
• Gain or loss (indicate + or -):	0	acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No		
If Yes:		
i. Species and listing (endangered or threatened): <u>Bald Eagle</u>		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No		
If yes, give a brief description of how the proposed action may affect that use: _____		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No		
If Yes:		
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No		
If Yes:		
i. CEA name: <u>County and State Park Lands</u>		
ii. Basis for designation: <u>Exceptional or unique character</u>		
iii. Designating agency and date: <u>Date: 1-31-90, Agency: Westchester County</u>		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Taconic State Parkway</u> iii. Brief description of attributes on which listing is based: Areas of significance: <u>recreation, transportation, regional planning, engineering, landscape architecture and architecture.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☒ Yes ☐ No	
If Yes: i. Describe possible resource(s): <u>2 barns around 100 years old, but undesignated and in poor condition; no archaeological resources.</u> ii. Basis for identification: <u>Phase 1A (2000, 2007); Phase 1B (2012, 2017)</u>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Taconic State Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u> iii. Distance between project and resource: <u>0.05 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

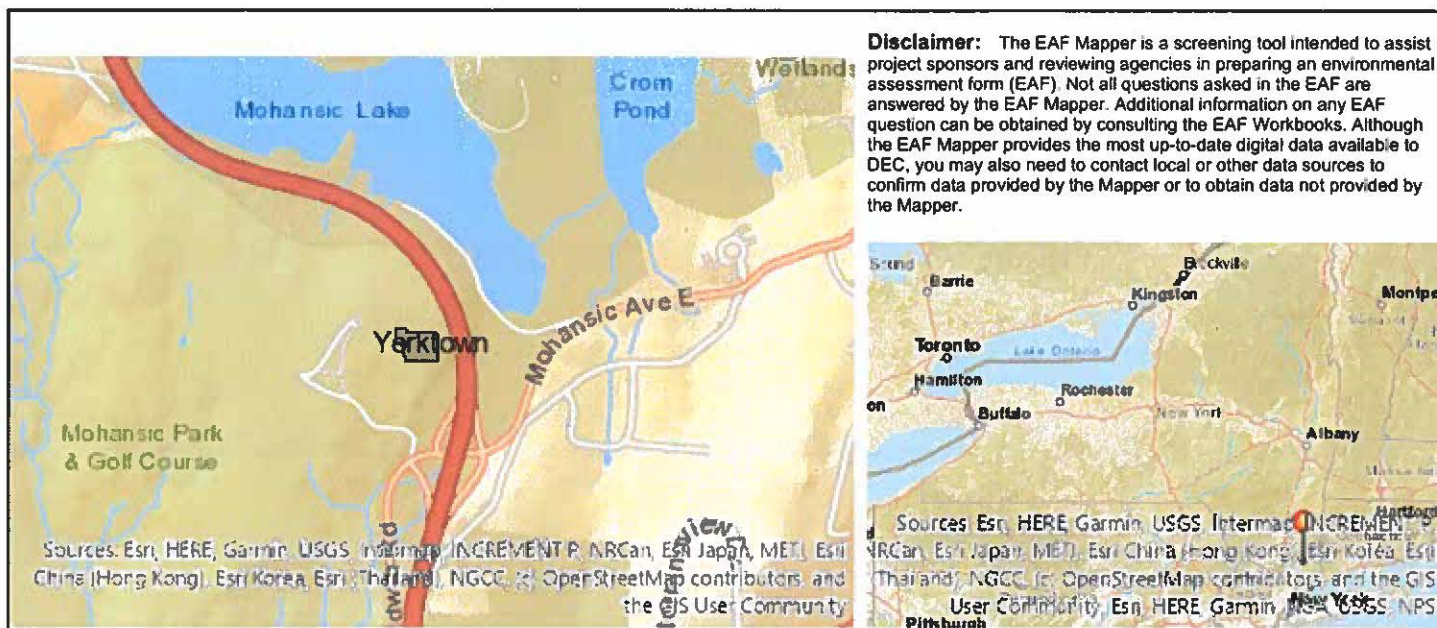
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name County of Westchester Date September 30, 2025

Signature  Title Assistant Commissioner of Planning

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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes

E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	178.7
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:1-31-90, Agency:Westchester County
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Taconic State Parkway
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project: Mohansic Maintenance Facility (RGM01)
 Date: September 2025

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐		
h. Other impacts: _____		☐	☐		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

I. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☒ NO

☐ YES

(See Part I. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

☒ NO

☐ YES

(See Part I. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. ☒ NO ☐ YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☒ NO ☐ YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☒	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☒	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: <u>Slight increase in electricity consumption to heat both new and existing maintenance buildings.</u>		☒	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The project will not have a significant environmental impact as it involves enhancements to an existing facility and is within an area that is already disturbed. There are no streams or wetlands on or near the site. Only four trees will need to be removed in order to accommodate the proposed improvements. New, more efficient structures will be offset by the removal of old structures which are past their useful life.

Since the project involves an existing maintenance facility, the improvements will serve to enhance maintenance operations as well as better protect the environment from these existing operations. Building renovations will improve the housing of pesticides and fertilizers. Surface and groundwater will be better protected by the new septic system, equipment wash and fueling station, and stormwater management infrastructure. Underground fuel tanks will be removed. All of the buildings will be electrically heated, which will reduce petroleum consumption as well as carbon emissions.

The County designated all County and State park lands as Critical Environmental Areas for the variety of benefits they provide, including recreational, educational, social, cultural and ecological benefits. The project will serve to support recreation by improving the maintenance of this popular public golf course.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
County of Westchester, acting by and through its Board of Legislators, _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Mohansic Golf Course Maintenance Facility (RGM01)

Name of Lead Agency: Westchester County Board of Legislators

Name of Responsible Officer in Lead Agency: Malika Vanderberg

Title of Responsible Officer: Clerk and Chief Administrative Officer of the Board of Legislators

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date: September 30, 2025

For Further Information:

Contact Person: David S. Kvinge

Address: 148 Martine Avenue, White Plains, NY 10601

Telephone Number: 914-995-2089

E-mail: dsk2@WestchesterCountyNY.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

ACT NO. -20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, FURTHER AMENDING AND RESTATING THE BOND ACT ADOPTED MARCH 23, 2015 AND AMENDED ON JULY 15, 2024 IN RELATION TO FINANCING THE COST FOR RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$14,550,000. (Adopted , 20__).

WHEREAS, this Board of Legislators (the “Board”) has heretofore duly authorized the issuance of bonds to finance the costs for recreational area improvements for Mohansic Golf Course located in Yorktown Heights at the estimated maximum cost of \$3,850,000 (the “Amended Project”), pursuant to Amending and Restating Bond Act No. 135-2024, duly adopted on July 15, 2024, and it has now been determined that (i) additional costs for the construction of recreational area improvements for Mohansic Golf Course located in Yorktown Heights in the amount of \$10,700,000 shall be added to the costs of the Amended Project (collectively, the “Project”) and the amount of serial bonds authorized herein and (ii) the maximum cost of the Project shall now total \$14,550,000; and

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 further amending bond act duly adopted by this Board on July 15, 2024, entitled:

“(BOND) ACT NO. 135-2024

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND
RESTATING THE BOND ACT ADOPTED MARCH 23, 2015 IN RELATION TO
FINANCING THE COST FOR RECREATIONAL AREA IMPROVEMENTS FOR
MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL
ESTIMATED COST OF \$3,850,000. (Adopted , 20__).”

is hereby amended and restated to read as follows:

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, FURTHER AMENDING AND RESTATING THE BOND ACT ADOPTED JULY 15, 2024 IN RELATION TO FINANCING THE COST FOR RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$14,550,000. (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, to the provisions of other laws applicable thereto, \$14,550,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost for recreational area improvements for Mohansic Golf Course located in Yorktown Heights, including construction and construction management for the replacement of the existing electrical service into the park with a new three-phase electrical service and the design of the rehabilitation of the maintenance and storage building complex, construction and construction management of a new maintenance building complex including the construction of a new maintenance building, renovation of the existing maintenance building and shop, demolition and removal of two existing barn structures, and associated site work and improvements; all as set forth in the County’s current year Capital

Error! Unknown document property name.

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 \$14,550,000. The plan of financing includes the issuance of \$14,550,000 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.

Section 2. The period of probable usefulness applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued, within the limitations of Section 11.00 a. 19(c) of the Law, is fifteen (15) 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 \$14,550,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

Section (B). The further amendment and restatement 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 Officer of the
County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

An amended and restated Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on July 15, 2024 and further 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__

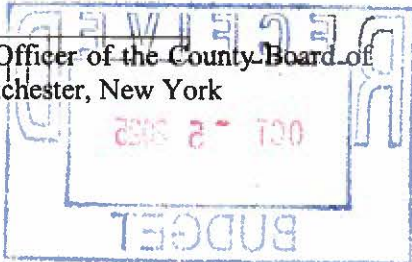
BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, FURTHER AMENDING AND RESTATING THE BOND ACT ADOPTED JULY 15, 2024 IN RELATION TO FINANCING THE COST FOR RECREATIONAL AREA IMPROVEMENTS FOR MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS; AT THE TOTAL ESTIMATED COST OF \$14,550,000. (Adopted _____, 20__).

object or purpose: to finance the cost for recreational area improvements for Mohansic Golf Course located in Yorktown Heights, including construction and construction management for the replacement of the existing electrical service into the park with a new three-phase electrical service and the design of the rehabilitation of the maintenance and storage building complex, construction and construction management of a new maintenance building complex including the construction of a new maintenance building, renovation of the existing maintenance building and shop, demolition and removal of two existing barn structures, and associated site work and improvements; all as set forth in the County's 20__ Capital Budget, as amended

amount of obligations to be issued:
and period of probable usefulness: \$14,550,000; fifteen (15) 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



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CAPITAL PROJECT FACT SHEET

Project ID:*

RGM01

☐ CBA

Fact Sheet Date:*

06-04-2025

Fact Sheet Year:*

2025

Project Title:*

MOHANSIC MAINTENANCE FACILITY

Legislative District ID:

4,

Category*

RECREATION FACILITIES

Department:*

PARKS, RECREATION & CONSERVATION

CP Unique ID:

2954

Overall Project Description

This project will rehabilitate the maintenance and storage building complex off the second fairway and construct a new maintenance facility and support functions along with the renovation and preservation of existing storage barns.

☒ Best Management Practices

☒ Energy Efficiencies

☒ Infrastructure

☐ Life Safety

☐ Project Labor Agreement

☐ Revenue

☐ Security

☐ Other

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	14,550	7,050	7,500	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	14,550	7,050	7,500	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 421

Current Bond Description:

This project will fund the construction and construction management of a new maintenance building complex including the construction of a new maintenance building, renovation of the existing maintenance building and shop, demolition and removal of two existing barn structures, and associated site work and improvements.

Financing Plan for Current Request:

Non-County Shares:

\$ 0

Bonds/Notes:

10,700,000

Cash:

0

Total:

\$ 10,700,000

SEQR Classification:
UNLISTED

Amount Requested:
10,700,000

Expected Design Work Provider:

☒ County Staff

☒ Consultant

☐ Not Applicable

Comments:

Energy Efficiencies:
THE PROJECT WILL EMPLOY THE USE OF HIGH EFFICIENCY MECHANICAL AND PLUMBING FIXTURES AND LED LIGHTING.

Appropriation History:

Year	Amount	Description
2014	350,000	DESIGN OF MAINTENANCE & STORAGE FACILITIES
2016	3,850,000	CONSTRUCTION OF MAINTENANCE & STORAGE FACILITIES
2022	2,850,000	CONSTRUCTION
2025	7,500,000	ADDITIONAL FUNDS FOR CONSTRUCTION OF THE MAINTENANCE AND STORAGE BUILDING COMPLEX

Total Appropriation History:
14,550,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
15	45	0	0	MOHANSIC MAINTENANCE FACILITY
24	135	3,850,000	217,777	

Total Financing History:
3,850,000

Recommended By:

Department of Planning
MLLL

Date
07-01-2025

Department of Public Works
RJB4

Date
07-09-2025

Budget Department
DEV9

Date
07-16-2025

Requesting Department
RCL3

Date
07-21-2025

MOHANSIC MAINTENANCE FACILITY
(RGM01)

User Department : Parks, Recreation & Conservation
Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;
Estimated Completion Date: TBD
Planning Board Recommendation: Project has historical implications. Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)									
	Gross	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029 Under Review
Non County Share		14,550	7,050	412	7,500				
Total		14,550	7,050	412	7,500				

Project Description
This project will rehabilitate the maintenance and storage building complex off the second fairway and construct a new maintenance facility and support functions along with the renovation and preservation of existing storage barns.

Current Year Description
The current year request provides additional funds for construction of the maintenance and storage building complex.

Current Year Financing Plan				
Year	Bonds	Cash	Non County Shares	Total
2025	7,500,000			7,500,000

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

Year	Amount	Description	Status
2014	350,000	Design of Maintenance & Storage Facilities	DESIGN
2016	3,850,000	Construction of Maintenance & Storage Facilities	\$3,500,000 DESIGN; \$350,000 AWAITING BOND AUTHORIZATION
2022	2,850,000	Construction	CONSTRUCTION
Total	7,050,000		

Prior Appropriations				Bonds Authorized				
	Appropriated	Collected	Uncollected	Bond Act	Amount	Date Sold	Amount Sold	Balance
Bond Proceeds	7,050,000		7,050,000	45 15				
Total	7,050,000		7,050,000	135 24	3,850,000			3,850,000
				Total	3,850,000			3,850,000



Kenneth W. Jenkins
Westchester County Executive

September 24, 2025

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

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$5,000,000 to finance the following capital project:

RHTF1 – Hilltop Hanover Farm and Environmental Center Improvements ("RHTF1").

The Bond Act, in the amount of \$5,000,000, would finance the cost of design for improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements.

The Department of Parks, Recreation and Conservation ("Department") has advised that the Hilltop Hanover Farm and Environmental Center is a County-owned resource that operates both as an agricultural production farm and a native plant nursery, providing fresh produce to the community and supporting ecosystem restoration projects across the County. Advancing the Hilltop Hanover Farm Master Plan is the next critical step to ensure the Farm can sustain its mission, expand educational programming, and strengthen its role as a valued community asset. Design funding is necessary to prepare the detailed plans and specifications necessary to move the project forward.

Following bonding authorization, design will be scheduled and is anticipated to take twenty-four months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take thirty-six months to complete and will begin after award and execution of the construction contracts.

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

Sincerely,

A handwritten signature in black ink, appearing to be "K. W. Jenkins", written over the printed name and title.

Kenneth W. Jenkins
Westchester County Executive

**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 a bond act (“Bond Act”) in the amount of \$5,000,000 to finance capital project RHTF1 – Hilltop Hanover Farm and Environmental Center Improvements (“RHTF1”). The Bond Act, which was prepared by the law firm Harris Beach, will finance the cost of design for improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the Hilltop Hanover Farm and Environmental Center is a County-owned resource that operates both as an agricultural production farm and a native plant nursery, providing fresh produce to the community and supporting ecosystem restoration projects across the County. Advancing the Hilltop Hanover Farm Master Plan is the next critical step to ensure the Farm can sustain its mission, expand educational programming, and strengthen its role as a valued community asset. Design funding is necessary to prepare the detailed plans and specifications necessary to move the project forward.

Following bonding authorization, design will be scheduled and is anticipated to take twenty-four months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take thirty-six months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, RHTF1 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 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. Your Committee recommends the adoption of the proposed Bond Act.

Dated: _____, 20____
White Plains, New York

COMMITTEE ON

c/mg/9-9-25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RHTF1

☐ 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 \$ 5,000,000 PPU 5 Anticipated Interest Rate 2.30%

Anticipated Annual Cost (Principal and Interest): \$ 1,070,747

Total Debt Service (Annual Cost x Term): \$ 5,353,735

Finance Department: Interest rates from September 24, 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

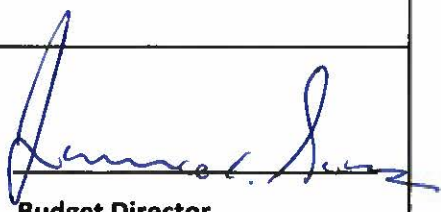
Number of Full Time Equivalent (FTE) Jobs Funded: 54

Prepared by: Robert C. Lopane, RLA

Title: Director of Program Development II-PR

Department: Parks, Recreation & Conservation

Date: 9/29/25

Reviewed By: 

09/30/25
09/30/25

Date:

Budget Director

10/1/25

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: September 4, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RHTF1 Hilltop Hanover Farm and Environmental Center Improvements**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 08/29/2025 (Unique ID: 3030)

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)(24):** information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action;
- **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 study and 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
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Director of Program Development – PRC Planning
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING IMPROVEMENTS TO THE EXISTING BUILDINGS AND INFRASTRUCTURE AT HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IN YORKTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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, to the provisions of other laws applicable thereto, \$5,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of planning improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and

Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements; 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 \$5,000,000. The plan of financing includes the issuance of \$5,000,000 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.

Section 2. The period of probable usefulness applicable to the class of objects or purposes for which bonds authorized by this resolution is to be issued 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 \$5,000,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

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

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 Officer 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 _____, 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 \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING IMPROVEMENTS TO EXISTING BUILDINGS AND INFRASTRUCTURE AT HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IN YORKTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20__)

object or purpose: the planning improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements; 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: \$5,000,000; 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:* RHTF1	☐ CBA	Fact Sheet Date:* 08-18-2025
Fact Sheet Year:* 2025	Project Title:* HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IMPROVEMENTS	Legislative District ID: 4,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3030

Overall Project Description

This project funds continued implementation of Hilltop Hanover's master plan (see BPL35). Initial work included the preparation of a master plan and vision for the property as a state-of-the-art facility to promote sustainable agriculture, environmental stewardship, community education and accessible food systems for all. Additional work funded by this capital project will include rehabilitation of existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, NY as well as the construction of new buildings, infrastructure and other associated work towards implementation of the master plan.

- | | | |
|---|---|--|
| ☒ Best Management Practices | ☒ Energy Efficiencies | ☒ Infrastructure |
| ☐ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	47,250	0	5,000	5,250	0	0	0	37,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	47,250	0	5,000	5,250	0	0	0	37,000

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

Current Bond Description: This request will fund environmental studies, design, and engineering services for new buildings, site improvements, and upgrades to existing buildings and infrastructure, all in accordance with the Farm Master Plan.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	5,000,000
Cash:	0
Total:	\$ 5,000,000

SEQR Classification:

TYPE II

Amount Requested:

5,000,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| ☐ County Staff | ☒ Consultant | ☐ Not Applicable |
|---------------------------------------|--|---|

Comments:

Energy Efficiencies:

THE PROJECT DESIGN WILL EXPLORE INNOVATIVE, SUSTAINABLE TECHNOLOGIES INCLUDING SOLAR PANELS, EV CHARGING STATIONS, GRAY WATER RECYCLING AND GEOTHERMAL SYSTEMS TO REDUCE ENVIRONMENTAL IMPACT AND PROMOTE LONG-TERM ENERGY EFFICIENCY.

Appropriation History:

Year	Amount	Description
2025	5,000,000	CONTINUES IMPLEMENTATION OF THE MASTER PLAN AND CONTINUED REHABILITATION OF THE SITE, BUILDINGS AND INFRASTRUCTURE TO ENSURE CONTINUED OPERATION OF THE FARM AND EDUCATIONAL PROGRAMS. INCLUDED IS THE REHABILITATION OF THE IRRIGATION SYSTEM.

Total Appropriation History:

5,000,000

Total Financing History:

0

Recommended By:**Department of Planning**

MLLL

Date

08-29-2025

Department of Public Works

RJB4

Date

08-29-2025

Budget Department

DEV9

Date

09-02-2025

Requesting Department

RCL3

Date

09-02-2025

HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IMPROVEMENTS (RHTF1)

User Department : Parks, Recreation & Conservation

Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. 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	47,250			5,000	5,250				37,000
Non County Share									
Total	47,250			5,000	5,250				37,000

Project Description

This project funds continued implementation of Hilltop Hanover's master plan (see BPL35). Initial work included the preparation of a master plan and vision for the property as a state-of-the-art facility to promote sustainable agriculture, environmental stewardship, community education and accessible food systems for all. Additional work funded by this capital project will include rehabilitation of existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, NY as well as the construction of new buildings, infrastructure and other associated work towards implementation of the master plan.

Current Year Description

The current year request continues implementation of the master plan and continued rehabilitation of the site, buildings and infrastructure to ensure continued operation of the farm and educational programs. Included is the rehabilitation of the irrigation system.

Current Year Financing Plan

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

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

October 15, 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 are four (4) Acts, which, if approved, would amend the County of Westchester's ("County") current-year capital budget (the "Capital Budget Amendments"), as well as four (4) related amended bond acts (the "Amended Bond Acts"), which, if adopted, would authorize the County to issue an additional \$9,100,000 in bonds, in the amounts set forth below, to finance the following capital projects:

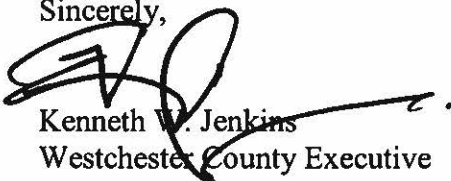
\$4,650,000	Serial Bonds for	RB199	TUCKAHOE ROAD, CR 36 & CR 59, YONKERS
\$1,350,000	Serial Bonds for	RB03I	TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS AND TUCKAHOE (BIN 3364940)
\$1,650,000	Serial Bonds for	RB04D	PARK AVENUE VIADUCT OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348850)
\$1,450,000	Serial Bonds for	RB04J	TUCKAHOE ROAD BRIDGE OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348000)

The proposed Capital Budget Amendments will amend the County's current-year capital budget to increase the County share for the above-referenced capital projects by a total of \$9,100,000.

The Amended Bond Acts will provide additional construction and construction management funding in the total amount of \$9,100,000 for the aforesaid projects.

Based on the importance of these projects to the County, favorable action on the proposed Capital Budget Amendments and related Amended Bond Acts is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

KWJ/HJG/cmc/nn

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

Telephone: (914)995-2900

E-mail: ceo@westchestercountyny.gov

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an act, which, if adopted, will authorize the County of Westchester (“County”) to amend the County’s current-year capital budget (“Capital Budget Amendment”), as well as adopt a related amended bond act (the “Amended Bond Act”) in the total amount of \$8,550,000, which includes \$3,900,000 in previously authorized bonds of the County, to finance capital project RB199 – Tuckahoe Road, CR 36 & CR 59, Yonkers (“RB199”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for RB199 by \$4,650,000. The Department of Public Works and Transportation (“Department”) has advised that the bids received for the construction contract exceeded the available funding for the project. There have been significant material cost increases across the construction industry due to current global and national economic conditions. The market volatility has resulted in unknown material costs day-to-day and thus, asphalt and steel suppliers are increasing prices to account for the ever-changing prices. On a regional level, there is a shortage of ready-mix concrete suppliers in Westchester County, which has led to less competitive bidding and increased material costs for concrete items. Therefore, \$4,650,000 in additional appropriations are needed to award the construction contract.

Your Committee is further advised that the Amended Bond Act, prepared by the law firm of Harris Beach Murtha, would finance additional construction management and construction costs associated with the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp, including milling, resurfacing, concrete curb replacement, drainage repairs, new traffic loops, new pavement markings and related work.

The Department has advised that this road, which has an average annual daily traffic count (“AADT”) of 14,138, is in need of rehabilitation to provide a safe roadway for the travelling public. The associated pavement condition index (“PCI”) in 2023 was 62 and the roadway has continued to deteriorate. The PCI rating is a pavement condition rating with a range of 0 to 100, with 0 signifying that the road requires reconstruction and 100 signifying that the road is new. Based on this rating, this road requires corrective rehabilitation to extend the life of the roadway.

Your Committee is advised that design has been completed for this project by an outside consultant. Construction is estimated to take eighteen (18) months and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RB199 as follows: Bond Act No. 31-2020 in the amount of \$3,900,000 which financed the cost of design, construction management and construction associated with this project. \$348,929 in bonds authorized by Bond Act No. 31-2020 have been sold. Accordingly, authority is now requested to amend Bond Act No. 31-2020 to increase the initial amount authorized thereunder by \$4,650,000, for a total authorized amount, as amended, of \$8,550,000.00, to include additional construction and construction management costs necessary to complete this project.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed referenced capital project may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

The Planning Department has further advised your Committee 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 but 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 Amended Bond Act, and recommends approval of both proposed Acts, noting that the Amended 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 Amended Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

C:cmc/10-10-2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB199

☐ **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 \$ 8,550,000 **PPU** 15 **Anticipated Interest Rate** 3.20%

Anticipated Annual Cost (Principal and Interest): \$ 728,872

Total Debt Service (Annual Cost x Term): \$ 10,933,080

Finance Department: Interest rates from October 9, 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: 93

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/15/25

Reviewed By: 

PV 10.15.25

CP 10/15/25

Budget Director

Date:

12/15/25

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: September 29, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RB199 TUCKAHOE ROAD, CR 36 & CR 59, YONKERS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
09/24/2025 (Unique ID: 2970)

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; and
- **617.5(c)(5):** repaving of existing highways not involving the addition of new travel lanes; and
- **617.5(c)(22):** installation of traffic control devices on existing streets, roads and highways

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

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project RB199 TUCKAHOE
ROAD, CR 36 & CR 59, YONKERS

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	\$3,900,000	\$4,650,000	\$8,550,000

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	\$3,900,000	\$4,650,000	\$8,550,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$3,900,000	\$4,650,000	\$8,550,000

Section 3. The ACT shall take effect immediately.

ACT NO. -20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED MARCH 9, 2020 IN RELATION TO FINANCING THE COST FOR THE PARTIAL RECONSTRUCTION OF TUCKAHOE ROAD, CR 36 & CR 59 FROM CASSILIS AVENUE TO THE SOUTHBOUND I-87 ENTRANCE RAMP IN THE CITY OF YONKERS; AT THE TOTAL ESTIMATED COST OF \$8,550,000. (Adopted , 20__).

WHEREAS, this Board of Legislators (the "Board") has heretofore duly authorized the issuance of bonds to finance the costs for the partial reconstruction of Tuckahoe Road, CR 36 & CR 59 from Cassilis Avenue to the Southbound I-87 entrance ramp in the City of Yonkers at the estimated maximum cost of \$3,900,000 (the "Original Project"), pursuant to Act No. 31-2020, duly adopted on March 9, 2020 (the "Prior Act"), and it has now been determined that (i) the costs for the reconstruction of Tuckahoe Road, CR 36 & CR 59 from Cassilis Avenue to the Southbound I-87 entrance ramp in the City of Yonkers in the amount of \$4,650,000 shall be added to the costs of the Original Project (collectively, the "Project") and (ii) the maximum cost of the Project shall now total \$8,550,000, and the Prior Act shall be amended as set forth herein; and

WHEREAS, it is necessary to increase the amount of the bonds to be issued and the appropriation for such project for the estimated cost of such improvement;

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:

Error! Unknown document property name.

Section (A). The bond act duly adopted by this Board on March 9, 2020,
entitled:

“(BOND) ACT NO. 31-2020

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PARTIAL RECONSTRUCTION OF TUCKAHOE ROAD, CR 36& CR 50 FROM CASSILIS AVENUE TO THE SOUTHBOUND I-87 ENTRANCE RAMP IN THE CITY OF YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,900,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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 \$8,550,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PARTIAL RECONSTRUCTION OF TUCKAHOE ROAD, CR 36& CR 59 FROM CASSILIS AVENUE TO THE SOUTHBOUND I-87 ENTRANCE RAMP IN THE CITY OF YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$8,550,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$8,550,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

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, to the provisions of other laws applicable thereto, \$8,550,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost for partial reconstruction of Tuckahoe Road, CR 36 & CR 59 from Cassilis Avenue to the Southbound I-87 entrance ramp in the City of Yonkers, including design, construction and construction management associated with the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp, including milling; resurfacing; concrete

curb replacement; drainage repairs; new traffic loops; new payment markings and related work; 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 \$8,550,000. The plan of financing includes the issuance of \$8,550,000 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.

Section 2. The period of probable usefulness applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued, within the limitations of Section 11.00 a. 20(c) of the Law, is fifteen (15) 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 \$8,550,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. 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 Officer of the
County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

An amended Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on March 9, 2020 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 \$8,550,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PARTIAL RECONSTRUCTION OF TUCKAHOE ROAD, CR 36& CR 59 FROM CASSILIS AVENUE TO THE SOUTHBOUND I-87 ENTRANCE RAMP IN THE CITY OF YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$8,550,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$8,550,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.(Adopted on March 9, 2020 and amended on _____, 20__)

object or purpose: to finance the cost for partial reconstruction of Tuckahoe Road, CR 36 & CR 59 from Cassilis Avenue to the Southbound I-87 entrance ramp in the City of Yonkers, including design, construction and construction management associated with the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp, including milling; resurfacing; concrete curb replacement; drainage repairs; new traffic loops; new payment markings and related work; all as set forth in the County's 20__ Capital Budget, as amended

amount of obligations to be issued:

and period of probable usefulness: \$8,550,000; fifteen (15) 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:* RB199	☒ CBA	Fact Sheet Date:* 06-11-2025
Fact Sheet Year:* 2025	Project Title:* TUCKAHOE ROAD, CR 36 & CR 59, YONKERS	Legislative District ID: 15, 16,
Category* ROADS & BRIDGES	Department:* PUBLIC WORKS	CP Unique ID: 2970

Overall Project Description

This project will fund the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp including milling; resurfacing; concrete curb replacement; drainage repairs; new traffic loops; new payment markings and related work.

- | | | |
|---|--|--|
| ☒ Best Management Practices | ☐ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	8,550	3,900	0	0	0	0	0	4,650
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	8,550	3,900	0	0	0	0	0	4,650

Expended/Obligated Amount (in thousands) as of : 770

Current Bond Description: Additional funding is requested for construction and construction management associated with the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp including milling; resurfacing; concrete curb replacement; drainage repairs; new traffic loops; new payment markings and related work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	4,650,000
Cash:	0
Total:	\$ 4,650,000

SEQR Classification:

TYPE II

Amount Requested:

4,650,000

Expected Design Work Provider:

- ☐ County Staff
 ☒ Consultant
 ☐ Not Applicable

Comments:

The bids received for the construction contract exceeded the available funding for the project. Therefore, a capital budget amendment (CBA) for \$4,650,000, shown under review, is requested to award the construction contract. PCI: 62 (2023); AADT: 14,138

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2020	3,900,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Total Appropriation History:

3,900,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
20	31	3,900,000	348,929	REHAB OF 1.5 MILES OF ROADWAY FROM CASSILIS AVE TO SOUTHBOUND I87 IN YONKERS

Total Financing History:

3,900,000

Recommended By:**Department of Planning**

SEDR

Date

09-24-2025

Department of Public Works

RJB4

Date

09-24-2025

Budget Department

DEV9

Date

09-25-2025

Requesting Department

RJB4

Date

09-25-2025

TUCKAHOE ROAD, CR 36 & CR 59, YONKERS (RB199)

User Department : Public Works

Managing Department(s) : Public Works ;

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	3,900	3,900	770						
Non County Share									
Total	3,900	3,900	770						

Project Description

This project will fund the rehabilitation of approximately 1.5 miles of roadway from Cassilis Avenue to the southbound I-87 entrance ramp including milling; resurfacing; concrete curb replacement; drainage repairs; new traffic loops; new payment markings and related work.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2020	3,900,000	Design, construction and construction management	DESIGN
Total	3,900,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,900,000	322,270	3,577,730
Total	3,900,000	322,270	3,577,730

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
31 20	3,900,000	12/01/21	112,138	3,577,730
		11/30/23	191,290	
		11/30/23	18,842	
Total	3,900,000		322,270	3,577,730

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an act, which, if adopted, will authorize the County of Westchester ("County") to amend the County's current-year capital budget ("Capital Budget Amendment"), as well as adopt a related amended bond act (the "Amended Bond Act") in the total amount of \$5,125,000, which includes \$3,775,000 in previously authorized bonds of the County, to finance capital project RB03I – Tuckahoe Road Bridge Over Bronx River, Yonkers and Tuckahoe (BIN 3364940) ("RB03I").

Your Committee is advised that the Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for RB03I by \$1,350,000. The Department of Public Works and Transportation ("Department") has advised that the bids received for the construction contract exceeded the available funding for the project. There have been significant material cost increases across the construction industry due to current global and national economic conditions. The market volatility has resulted in unknown material costs day-to-day and thus, asphalt and steel suppliers are increasing prices to account for the ever-changing prices. On a regional level, there is a shortage of ready-mix concrete suppliers in Westchester County, which has led to less competitive bidding and increased material costs for concrete items. Therefore, \$1,350,000 in additional appropriations are needed to award the construction contract.

Your Committee is further advised that the Amended Bond Act, prepared by the law firm of Hawkins, Delafield & Wood LLP, would finance additional construction management and construction costs associated with the rehabilitation of the Tuckahoe Road bridge over the Bronx River. The work includes the complete removal and replacement of the pavement, fill, sidewalks and waterproofing membrane, the removal and replacement of deteriorated concrete on the structure, address erosion and scour problems with riprap and bioremediation along the banks and stone facing repair and repoint work, as well as additional work and coordination to shut down power and expose, support and protect a high-voltage line (NYPA) on the bridge during construction.

The Department has advised that this bridge, which has an annual daily traffic count ("AADT") of 7,340, is in need of rehabilitation to maintain a safe roadway for the travelling

public. In 2025 the New York State Department of Transportation gave the bridge a condition rating of 4.22 and the bridge has continued to deteriorate. This rating system, using a scale of 1 (“hazardous”) through 7 (“new”), is a weighted average of the conditions of an evaluated bridge. A rating below 5 indicates that a bridge requires work and delay of this work could result in the continued deterioration of the bridge.

Your Committee is advised that design has been completed for this project by an outside consultant. Construction is estimated to take eighteen (18) months and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RB03I as follows: Bond Act No. 43-2015 in the amount of \$280,000 which financed the design portion of this project, as amended and restated by Bond Act No. 216-2024 in the total amount of \$3,775,000, to finance the cost of construction and construction management associated with this project. No bonds have been issued under the previous bond acts. Accordingly, authority is now requested to amend Bond Act No. 216-2024 to increase the amount authorized thereunder by \$1,350,000, for a total authorized amount, as amended, of \$5,125,000.00, to include additional construction and construction management costs necessary to complete this project.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed referenced capital project may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

The Planning Department has further advised your Committee 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 but 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 Amended Bond Act, and recommends approval of both proposed Acts, noting that the Amended 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 Amended Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

C:cmc/10-10-2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB03I

☐ 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 \$ 5,125,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 304,249

Total Debt Service (Annual Cost x Term): \$ 9,127,470

Finance Department: Interest rates from October 9, 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: 56

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/15/25

Reviewed By: 

DV 10.15.25
CD 10/15/25

Budget Director

Date:

10/15/25

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: September 29, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RB03I TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS
AND TUCKAHOE, (BIN 3364940)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09/24/2025 (Unique ID: 2971)

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

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project RB03I TUCKAHOE
ROAD BRIDGE OVER BRONX
RIVER, YONKERS AND
TUCKAHOE, (BIN 3364940)

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	\$3,775,000	\$1,350,000	\$5,125,000

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	\$3,775,000	\$1,350,000	\$5,125,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$3,775,000	\$1,350,000	\$5,125,000

Section 3. The ACT shall take effect immediately.

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED MARCH 23, 2015 AND HERETOFORE AMENDED ON OCTOBER 21, 2024 IN RELATION TO THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER, AT THE MAXIMUM ESTIMATED COST OF \$5,125,000 (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$280,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the rehabilitation of the Tuckahoe Road Bridge, pursuant to Act No. 43-2015 duly adopted on March 23, 2015; and

WHEREAS, this Board has heretofore amended Act No. 43-2015 to authorize such improvements and to increase the amount of bonds authorized for such scope of work to \$3,775,000, pursuant to Act No. 216-2024 duly adopted on October 21, 2024;

WHEREAS, it has been determined that additional funds are required for to pay for the cost of the Project, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such scope of work, 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 March 23, 2015 and amended on October 21, 2024, entitled:

“ACT NO. 216-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,775,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,775,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,775,000 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 \$5,125,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,125,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,125,000 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; \$5,125,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the planning, construction and construction management in connection with the rehabilitation of the Tuckahoe Road Bridge over the Bronx River, including the removal and replacement of pavement, fill, sidewalks, and waterproofing membrane and related work, removal and replacement of deteriorated concrete on the structure, addressing of erosion and scour problems with rip-rap and bioremediation along the banks, repair and repoint of stone facing, and additional work and coordination to shut down power, expose, support, and protect the NYPA high voltage line on the bridge during construction, 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 \$5,125,000. The plan of financing includes the issuance of \$5,125,000 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 the specific object or purpose for which said \$5,125,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 10 of the Law, is forty (40) 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 \$5,125,000. 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 \$5,125,000 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.

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 WESTCHESTER)

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 March 23, 2015, amended on October 21, 2024 and 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.

A complete copy 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 \$5,125,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,125,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,125,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on March 23, 2015 and amended on October 21, 2024 and on _____, 20____)

object or purpose: to finance the planning, construction and construction management in connection with the rehabilitation of the Tuckahoe Road Bridge over the Bronx River, including the removal and replacement of pavement, fill, sidewalks, and waterproofing membrane and related work, removal and replacement of deteriorated concrete on the structure, addressing of erosion and scour problems with rip-rap and bioremediation along the banks, repair and repoint of stone facing, and additional work and coordination to shut down power, expose, support, and protect the NYPA high voltage line on the bridge during construction, 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: \$5,125,000; forty (40) 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:* RB03I	☒ CBA	Fact Sheet Date:* 06-11-2025
Fact Sheet Year:* 2025	Project Title:* TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS AND TUCKAHOE, (BIN 3364940)	Legislative District ID: 10, 15,
Category* ROADS & BRIDGES	Department:* PUBLIC WORKS	CP Unique ID: 2971

Overall Project Description

This project will rehabilitate the bridge on Tuckahoe Road over the Bronx River. Work will include the complete removal and replacement of the pavement, fill, sidewalks and waterproofing membrane. Deteriorated concrete on the structure will be removed and replaced. Erosion and scour problems will be addressed with rip-rap and bioremediation along the banks. Stone facing will be repaired and repointed. The presence of a high voltage line (NYPA) on the bridge will require additional work and coordination to shut down power, expose, support and protect this line during construction.

- | | | |
|---|--|--|
| ☒ Best Management Practices | ☐ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	5,125	3,775	0	0	0	0	0	1,350
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	5,125	3,775	0	0	0	0	0	1,350

Expended/Obligated Amount (in thousands) as of : 177

Current Bond Description: Additional funding is requested for construction and construction management associated with the rehabilitation of the Tuckahoe Road bridge over the Bronx River. The work includes the complete removal and replacement of the pavement, fill, sidewalks, and waterproofing membrane. Also the deteriorated concrete on the structure will be removed and replaced; erosion and scour problems will be addressed with riprap and bioremediation along the banks; and stone facing will be repaired and repointed. The presence of a high-voltage line (NYPA) on the bridge will require additional work and coordination to shut down power and expose, support, and protect this line during construction.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,350,000
Cash:	0
Total:	\$ 1,350,000

SEQR Classification:

TYPE II

Amount Requested:

1,350,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| ☐ County Staff | ☒ Consultant | ☐ Not Applicable |
|---------------------------------------|--|---|

Comments:

The bids received for the construction contract exceeded the available funding for the project. Therefore, a capital budget amendment (CBA) for \$1,350,000, shown under review, is requested to award the construction contract. BCR: 4.22 (2025); AADT: 7,340

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2013	2,360,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT
2019	290,000	COST ESCALATION
2022	1,125,000	COST ESCALATION

Total Appropriation History:

3,775,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
15	43	0	0	TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS AND TUCKAHOE
24	216	3,775,000	0	TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS AND TUCKAHOE

Total Financing History:

3,775,000

Recommended By:

Department of Planning
SEDR

Date
09-24-2025

Department of Public Works
RJB4

Date
09-24-2025

Budget Department
DEV9

Date
09-25-2025

Requesting Department
RJB4

Date
09-25-2025

TUCKAHOE ROAD BRIDGE OVER BRONX RIVER, YONKERS AND TUCKAHOE, (BIN 3364940) (RB03I)

User Department : Public Works

Managing Department(s) : Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. 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	3,775	3,775	167						
Non County Share									
Total	3,775	3,775	167						

Project Description

This project will rehabilitate the bridge on Tuckahoe Road over the Bronx River. Work will include the complete removal and replacement of the pavement, fill, sidewalks and waterproofing membrane. Deteriorated concrete on the structure will be removed and replaced. Erosion and scour problems will be addressed with rip-rap and bioremediation along the banks. Stone facing will be repaired and repointed. The presence of a high voltage line (NYPA) on the bridge will require additional work and coordination to shut down power, expose, support and protect this line during construction.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2013	2,360,000	Design, construction and construction management	DESIGN
2019	290,000	Cost escalation	DESIGN
2022	1,125,000	Cost escalation	DESIGN
Total	3,775,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,775,000		3,775,000
Total	3,775,000		3,775,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
43 15				
216 24	3,775,000			3,775,000
Total	3,775,000			3,775,000

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an act, which, if adopted, will authorize the County of Westchester ("County") to amend the County's current-year capital budget ("Capital Budget Amendment"), as well as adopt a related amended bond act (the "Amended Bond Act") in the total amount of \$6,400,000, which includes \$4,750,000 in previously authorized bonds of the County, to finance capital project RB04D – Park Avenue Viaduct Over Bronx River Parkway, Yonkers (BIN3348850) ("RB04D").

Your Committee is advised that the Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for RB04D by \$1,650,000. The Department of Public Works and Transportation ("Department") has advised that the bids received for the construction contract exceeded the available funding for the project. There have been significant material cost increases across the construction industry due to current global and national economic conditions. The market volatility has resulted in unknown material costs day-to-day and thus, asphalt and steel suppliers are increasing prices to account for the ever-changing prices. On a regional level, there is a shortage of ready-mix concrete suppliers in Westchester County, which has led to less competitive bidding and increased material costs for concrete items. Therefore, \$1,650,000 in additional appropriations are needed to award the construction contract.

Your Committee is further advised that the Amended Bond Act, prepared by the law firm of Hawkins, Delafield & Wood LLP, would finance additional construction management and construction costs associated with the rehabilitation of the concrete arch and abutments, waterproofing of the concrete arch, installing new pavement and sidewalks and associated work.

The Department has advised that this bridge, which has an annual daily traffic count ("AADT") of 2,710, is in need of rehabilitation to maintain a safe roadway for the travelling public. In 2025 the New York State Department of Transportation gave the bridge a condition rating of 4.03 and the bridge has continued to deteriorate. This rating system, using a scale of 1 ("hazardous") through 7 ("new"), is a weighted average of the conditions of an evaluated bridge.

A rating below 5 indicates that a bridge requires work and delay of this work could result in the continued deterioration of the bridge.

Your Committee is advised that design has been completed for this project by an outside consultant. Construction is estimated to take eighteen (18) months and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RB04D as follows: Bond Act No. 21-2023 in the amount of \$875,000 to finance the design portion of this project, as amended and restated by Bond Act No. 182-2024 in the total amount of \$4,750,000, to finance the estimated cost associated with this project. No bonds have been issued under the previous bond acts. Accordingly, authority is now requested to amend Bond Act No. 182-2024 to increase the amount authorized thereunder by \$1,650,000, for a total authorized amount, as amended, of \$6,400,000.00, to include additional construction and construction management costs necessary to complete this project.

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

The Planning Department has further advised your Committee 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 but 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 Amended Bond Act, and recommends approval of both proposed Acts, noting that the Amended 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

Amended Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

C:cmc/10-10-2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB04D

☐ 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 \$ 6,400,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 379,876

Total Debt Service (Annual Cost x Term): \$ 11,396,280

Finance Department: Interest rates from October 9, 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

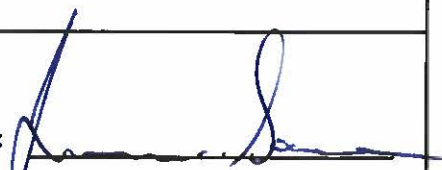
Number of Full Time Equivalent (FTE) Jobs Funded: 70

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/15/25

Reviewed By: 

DV 10.15.25

@ 10/15/25

Date:

Budget Director

10/15/25

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: September 30, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RB04D PARK AVENUE VIADUCT OVER BRONX RIVER PARKWAY,
YONKERS (BIN 3348850)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09/24/2025 (Unique ID: 2972)

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

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project RB04D PARK
AVENUE VIADUCT OVER BRONX
RIVER PARKWAY, YONKERS (BIN
3348850)

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	\$4,750,000	\$1,650,000	\$6,400,000

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	\$4,750,000	\$1,650,000	\$6,400,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$4,750,000	\$1,650,000	\$6,400,000

Section 3. The ACT shall take effect immediately.

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED SEPTEMBER 30, 2024, IN RELATION TO THE REHABILITATION OF THE PARK AVENUE VIADUCT OVER THE BRONX RIVER PARKWAY, IN YONKERS, AT THE MAXIMUM ESTIMATED COST OF \$6,400,000. (Adopted _____, 20____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$4,750,000 bonds to finance the design, construction management and construction for the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks; and associated work necessary for the rehabilitation of the Park Avenue Viaduct over the Bronx River Parkway, in Yonkers, pursuant to Act No. 182-2024 duly adopted on September 30, 2024; and

WHEREAS, it is necessary to increase the amount of bonds to be issued and the appropriation for such project for the estimated cost of such improvement;

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 September 30, 2024, entitled:

“ACT NO. 182-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,750,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF THE PARK AVENUE VIADUCT OVER THE BRONX RIVER PARKWAY, IN YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,750,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,750,000 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 \$6,400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF THE PARK AVENUE VIADUCT OVER THE BRONX RIVER PARKWAY, IN YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,400,000 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; \$6,400,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the rehabilitation of the Park Avenue Viaduct over the Bronx River Parkway, in Yonkers, including the design, construction management and construction for the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks, 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 \$6,400,000. The plan of financing includes the issuance of \$6,400,000 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. 10 of the Law, is forty (40) 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 \$6,400,000. 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 \$6,400,000 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.

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 September 30, 2024 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 \$6,400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE PARK AVENUE VIADUCT OVER THE BRONX RIVER PARKWAY, IN YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,400,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on September 30, 2024 and amended on _____, 20_____)

object or purpose: to finance the rehabilitation of the Park Avenue Viaduct over the Bronx River Parkway, in Yonkers, including the design, construction management and construction for the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks, 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: \$6,400,000; forty (40) 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:* RB04D	☒ CBA	Fact Sheet Date:* 06-11-2025
Fact Sheet Year:* 2025	Project Title:* PARK AVENUE VIADUCT OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348850)	Legislative District ID: 15,
Category* ROADS & BRIDGES	Department:* PUBLIC WORKS	CP Unique ID: 2972

Overall Project Description

This project funds the rehabilitation of the existing structure.

- | | | |
|---|--|--|
| ☒ Best Management Practices | ☐ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	6,400	4,750	0	0	0	0	0	1,650
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	6,400	4,750	0	0	0	0	0	1,650

Expended/Obligated Amount (in thousands) as of : 367

Current Bond Description: Additional funding is requested for construction and construction management associated with the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks; and associated work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,650,000
Cash:	0
Total:	\$ 1,650,000

SEQR Classification:

TYPE II

Amount Requested:

1,650,000

Expected Design Work Provider:

- ☐ County Staff
 ☒ Consultant
 ☐ Not Applicable

Comments:

The bids received for the construction contract exceeded the available funding for the project. Therefore, a capital budget amendment (CBA) for \$1,650,000, shown under review, is requested to award the construction contract. BCR: 4.03 (2025); AADT: 2,710

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2021	4,750,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Total Appropriation History:

4,750,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
21	23	0	0	PARK AVENUE VIADUCT OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348850)
24	182	4,750,000	0	
24	180	0	0	

Total Financing History:

4,750,000

Recommended By:**Department of Planning**

SEDR

Date

09-24-2025

Department of Public Works

RJB4

Date

09-24-2025

Budget Department

DEV9

Date

09-25-2025

Requesting Department

RJB4

Date

09-25-2025

PARK AVENUE VIADUCT OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348850) (RB04D)

User Department : Public Works

Managing Department(s) : Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. 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	4,750	4,750	357						
Non County Share									
Total	4,750	4,750	357						

Project Description

This project funds the rehabilitation of the existing structure.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2021	4,750,000	Design, construction and construction management	DESIGN
Total	4,750,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	4,750,000		4,750,000
Total	4,750,000		4,750,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
23 21				
180 24				
182 24	4,750,000			4,750,000
Total	4,750,000			4,750,000

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an act, which, if adopted, will authorize the County of Westchester ("County") to amend the County's current-year capital budget ("Capital Budget Amendment"), as well as adopt a related amended bond act (the "Amended Bond Act") in the total amount of \$5,850,000, which includes \$4,400,000 in previously authorized bonds of the County, to finance capital project RB04J – Tuckahoe Road Bridge Over Bronx River Parkway, Yonkers (BIN 3348000) ("RB04J").

Your Committee is advised that the Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for RB04J by \$1,450,000. The Department of Public Works and Transportation ("Department") has advised that the bids received for the construction contract exceeded the available funding for the project. There have been significant material cost increases across the construction industry due to current global and national economic conditions. The market volatility has resulted in unknown material costs day-to-day and thus, asphalt and steel suppliers are increasing prices to account for the ever-changing prices. On a regional level, there is a shortage of ready-mix concrete suppliers in Westchester County, which has led to less competitive bidding and increased material costs for concrete items. Therefore, \$1,450,000 in additional appropriations are needed to award the construction contract.

Your Committee is further advised that the Amended Bond Act, prepared by the law firm of Hawkins, Delafield & Wood LLP, would finance additional construction management and construction costs associated with the rehabilitation of the existing structure and will address the deterioration of the existing arch, asphalt approach resurfacing, waterproofing of the top of the concrete arch, roadway slab and sidewalks, and associated work.

The Department has advised that this bridge, which has an annual daily traffic count ("AADT") of 7,340, is in need of rehabilitation to maintain a safe roadway for the travelling public. In 2025 the New York State Department of Transportation gave the bridge a condition rating of 4.33 and the bridge has continued to deteriorate. This rating system, using a scale of 1 ("hazardous") through 7 ("new"), is a weighted average of the conditions of an evaluated bridge.

A rating below 5 indicates that a bridge requires work and delay of this work could result in the continued deterioration of the bridge.

Your Committee is advised that design has been completed for this project by an outside consultant. Construction is estimated to take eighteen (18) months and shall begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for RB04J as follows: Bond Act No. 151-2023 in the amount of \$525,000 to finance the design portion of this project, as amended by Bond Act No. 223-2024 in the total amount of \$4,400,000, to finance the cost of design, construction and construction management associated with this project. No bonds have been issued under the previous bond acts. Accordingly, authority is now requested to amend Bond Act No. 223-2024 to increase the amount authorized thereunder by \$1,450,000, for a total authorized amount, as amended, of \$5,850,000.00, to include additional construction and construction management costs necessary to complete this project.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed referenced capital project may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

The Planning Department has further advised your Committee 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 but 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 Amended Bond Act, and recommends approval of both proposed Acts, noting that the Amended 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

Amended Bond Act.

Dated: , 2025
White Plains, New York

COMMITTEE ON

C:cmc/10-10-2025

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB04J

☐ 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 \$ 5,850,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 347,304

Total Debt Service (Annual Cost x Term): \$ 10,419,120

Finance Department: Interest rates from October 9, 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

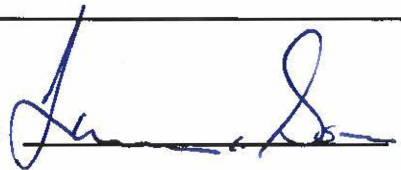
Number of Full Time Equivalent (FTE) Jobs Funded: 64

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/15/25

Reviewed By: 

DN 10.15.25
10/15/25

Date:

Budget Director

10/15/25

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: September 30, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RB04J TUCKAHOE ROAD BRIDGE OVER BRONX RIVER PARKWAY,
YONKERS (BIN 3348000)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09/24/2025 (Unique ID: 2973)

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

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project RB04J TUCKAHOE
ROAD BRIDGE OVER BRONX
RIVER PARKWAY, YONKERS (BIN
3348000)

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	\$4,400,000	\$1,450,000	\$5,850,000

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	\$4,400,000	\$1,450,000	\$5,850,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$4,400,000	\$1,450,000	\$5,850,000

Section 3. The ACT shall take effect immediately.

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED AUGUST 7, 2023 AND HERETOFORE AMENDED ON OCTOBER 21, 2024 IN RELATION TO THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER PARKWAY IN THE CITY OF YONKERS, AT THE MAXIMUM ESTIMATED COST OF \$5,850,000 (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$525,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the rehabilitation of the Tuckahoe Road Bridge over the Bronx River Parkway in the City of Yonkers, pursuant to Act No. 151-2023 duly adopted on August 7, 2023; and

WHEREAS, this Board has heretofore amended Act No. 151-2023 to authorize such improvements and to increase the amount of bonds authorized for such scope of work to \$4,400,000, pursuant to Act No. 223-2024 duly adopted on October 21, 2024;

WHEREAS, it has been determined that additional funds are required for to pay for the cost of the Project, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such scope of work, 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 August 7, 2023 and amended on October 21, 2024, entitled:

“ACT NO. 223-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER PARKWAY IN THE CITY OF YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,400,000 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 \$5,850,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER PARKWAY IN THE CITY OF YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,850,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,850,000 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; \$5,850,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the planning, construction and construction management in connection with the rehabilitation of the Tuckahoe Road Bridge over the Bronx River Parkway in the City of Yonkers, including addressing the deterioration of the existing arch, asphalt approach resurfacing and waterproofing of the top of the concrete arch, roadway slab and sidewalks, and associated work, 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 \$5,850,000. The plan of financing includes the issuance of \$5,850,000 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 the specific object or purpose for which said \$5,850,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 10 of the Law, is forty (40) 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 \$5,850,000. 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 \$5,850,000 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.

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 WESTCHESTER)

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 August 7, 2023, amended on October 21, 2024 and 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.

A complete copy 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 \$5,850,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE REHABILITATION OF THE TUCKAHOE ROAD BRIDGE OVER THE BRONX RIVER PARKWAY IN THE CITY OF YONKERS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,850,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,850,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on August 7, 2023 and amended on October 21, 2024 and on _____, 20____)

object or purpose: to finance the planning, construction and construction management in connection with the rehabilitation of the Tuckahoe Road Bridge over the Bronx River Parkway in the City of Yonkers, including addressing the deterioration of the existing arch, asphalt approach resurfacing and waterproofing of the top of the concrete arch, roadway slab and sidewalks, and associated work, 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: \$5,850,000; forty (40) 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:* RB04J	☒ CBA	Fact Sheet Date:* 06-11-2025
Fact Sheet Year:* 2025	Project Title:* TUCKAHOE ROAD BRIDGE OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348000)	Legislative District ID: 10, 15,
Category* ROADS & BRIDGES	Department:* PUBLIC WORKS	CP Unique ID: 2973

Overall Project Description

This project will fund the rehabilitation of the existing structure. The structure was built in 1922 and is 48' long by 65' wide.

- | | | |
|---|--|--|
| ☒ Best Management Practices | ☐ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	5,850	4,400	0	0	0	0	0	1,450
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	5,850	4,400	0	0	0	0	0	1,450

Expended/Obligated Amount (in thousands) as of : 379

Current Bond Description: Additional funding is requested for construction and construction management associated with the rehabilitation of the existing structure and will address the deterioration of the existing arch; asphalt approach resurfacing; waterproofing of the top of the concrete arch; roadway slab and sidewalks; and associated work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,450,000
Cash:	0
Total:	\$ 1,450,000

SEQR Classification:

TYPE II

Amount Requested:

1,450,000

Expected Design Work Provider:

- ☐ County Staff
 ☒ Consultant
 ☐ Not Applicable

Comments:

The bids received for the construction contract exceeded the available funding for the project. Therefore, a capital budget amendment (CBA) for \$1,450,000, shown under review, is requested to award the construction contract. BCR: 4.33 (2025); AADT: 7,340

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2023	900,000	DESIGN AND CONSTRUCTION MANAGEMENT
2024	3,500,000	CONSTRUCTION

Total Appropriation History:

4,400,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
23	151	0	0	TUCKAHOE ROAD BRIDGE OVER BRP YONKERS (BIN 3348000)
24	223	4,400,000	0	

Total Financing History:

4,400,000

Recommended By:**Department of Planning**
SEDR**Date**
09-24-2025**Department of Public Works**
RJB4**Date**
09-24-2025**Budget Department**
DEV9**Date**
09-25-2025**Requesting Department**
RJB4**Date**
09-25-2025

TUCKAHOE ROAD BRIDGE OVER BRONX RIVER PARKWAY, YONKERS (BIN 3348000) (RB04J)

User Department : Public Works

Managing Department(s) : Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. 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	4,400	4,400	369						
Non County Share									
Total	4,400	4,400	369						

Project Description

This project will fund the rehabilitation of the existing structure. The structure was built in 1922 and is 48' long by 65' wide.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History

Year	Amount	Description	Status
2023	900,000	Design and construction management	DESIGN
2024	3,500,000	Construction	DESIGN
Total	4,400,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	4,400,000		4,400,000
Total	4,400,000		4,400,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
151 23				
223 24	4,400,000			4,400,000
Total	4,400,000			4,400,000