



Infrastructure & Housing

BOL Meeting Minutes - Published Draft

Committee Chair: Shanae Williams

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
WestchesterLegislatorsNY.gov

Monday, July 27, 2026

10:00 AM

Committee Room

Joint with B&A, P&E, PS&V and Health

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed 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 the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

With a quorum present, Chair Shanae Williams called the meeting to order at 10:27 AM.

Others in Attendance: BOL: Legislators: Marget Cunzio, Colin Smith, Jenn Puja, Nancy Barr, and David Imamura; Committee Coordinators: Jill Axelrod, Ethan Samuel, Althema Goodson, Ralph Esposito, and Sebastian Loreti; Budget Dept.: Dianne Vanadia (Remote), and Christina Rampata; Law Dept.: Justin Adin; Parks Dept. (Remote): Peter Tartaglia and Robert Lopane; Guests: Steven Abbatista and Rich Joyce; Labs & Research: Keith Hoffman; Dept of Public Works & Transportation: Gayle Katzman, Hernane De Almeida, and Robert Abbamont; Westchester County Clerk: Thomas Roach, John Allen, and Mariam Elgueta; Dept of IT, Lennox Harris, Aji Palappillil, Dept of Environmental Facilities: Vincent Kopicki, Jazmin Logan, Karl Vollmer, William Fallon, Jeremiah Tejada

Present: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

MINUTES APPROVAL

July 13, 2026 10:00 AM

On motion of Legislator Gashi, seconded by Legislator Pierce, the minutes were approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

I. ITEMS FOR DISCUSSION

1. [2026-346](#) **CBA-RP02A-3248-Ice Casino Improvements II**

AN ACT amending the 2026 County Capital Budget Appropriations for Capital Project RP02A

- Ice Casino Improvements II.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT

Guests: Department of Parks & Recreation: Peter Tartaglia, Acting Commissioner, Robert Lopane, Director of Program Development

This item was discussed with item # 2. The Committee recommended approval of an amended Bond Act increasing the County's share for capital project RP02A by \$4,000,000, bringing the total authorized bonding to \$62,789,000, to fund the complete rehabilitation of the historic Ice Casino Building at Playland Park. Legislators discussed the increase in project costs, noting that rising commodity and construction prices were the primary drivers, and also inquired about the anticipated project completion timeline as the Department outlined the critical structural, mechanical, ADA, and historic restoration improvements needed to preserve the facility.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

2. [2026-347](#) **BOND ACT(Amended)-RP02A-3248-Ice Casino Improvements II**

A BOND ACT (Amended) to increase the County share for Capital Project RP02A - Ice Casino Improvements II, by FOUR MILLION (\$4,000,000) DOLLARS. The Amended Bond Act, in the total amount of SIXTY-TWO MILLION, SEVEN HUNDRED EIGHTY-NINE THOUSAND (\$62,789,000) DOLLARS, which includes FIFTY-EIGHT MILLION, SEVEN HUNDRED EIGHTY-NINE THOUSAND (\$58,789,000) DOLLARS in previously authorized bonds of the County.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT

Guests: Department of Parks & Recreation: Peter Tartaglia, Acting Commissioner, Robert Lopane, Director of Program Development

Please refer to item #1 for details.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

3. [2026-339](#) **BOND ACT-BLR12-Labs and Research Facility Rehabilitation and Upgrade**

A BOND ACT authorizing the issuance of THREE MILLION, TWO HUNDRED THOUSAND (\$3,200,000) DOLLARS in bonds of Westchester County to finance Capital Project BLR12 - Labs and Research Facility Rehabilitation and Upgrade.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND HEALTH

Guests:

Department of Labs & Research: Keith Hoffman, Chief Administrator

Department of Public Works & Transportation: Gayle Katzman, First Deputy Commissioner

The Committee recommended approval of a Bond Act in the amount of \$3,200,000 to fund the second phase of design for a new Department of Laboratories and Research facility on the Grasslands Campus, advancing the project from 30% to 60% design completion. Legislators inquired about potential cost escalations, the proposed reduction in square footage, and the cost study supporting the project as the Department outlined the phased design and anticipated construction schedule.

On motion of Legislator Woodson-Samuels, seconded by Legislator Nambiar, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

4. [2026-344](#) **BOND ACT-BCC06-3270-County Clerk-Legal Division Information Technology Upgrades**

A BOND ACT authorizing the issuance of ONE MILLION, THREE HUNDRED THOUSAND (\$1,300,000) DOLLARS in bonds of Westchester County to finance Capital Project BCC06 - County Clerk - Legal Division Information Technology Upgrades.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Westchester County Clerk's Office, Thomas Roach, County Clerk, John Allen, Deputy

Westchester County Clerk, Rajesh Lokhande, Manager, Software Architecture

The Committee recommended approval of a Bond Act in the amount of \$1,300,000 to fund a new cashiering system for the Westchester County Clerk's Office, modernization of the Legal Division's databases, and initial programming to support a consolidated data entry system.

Legislators discussed coordinating the project with the County's cybersecurity efforts, opportunities to expand automation for e-filing, concerns about phone tree navigation and maintaining access to live customer service representatives, and the ongoing costs associated with software maintenance and updates.

On motion of Legislator Woodson-Samuels, seconded by Legislator Gashi, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

5. [2026-330](#) **BOND ACT-B0129-3245-County-Wide Building Management System**

A BOND ACT authorizing the issuance of TWO MILLION, FIVE HUNDRED TWENTY-FIVE THOUSAND (\$2,525,000) DOLLARS in bonds of Westchester County to finance Capital Project B0129 - County-Wide Building Management System Upgrade.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Department of Public Works & Transportation: Hugh Greechan, Commissioner, Hernane De Almeida, Deputy Commissioner, Robert Abbamont, Director of Operations

The Committee recommended approval of a Bond Act to finance the design of a countywide upgrade to the Building Management System (BMS), replacing the obsolete and unsupported platform with a modern system to improve the management of heating, ventilation, and air conditioning equipment across County facilities. Legislators discussed environmental considerations related to the project and inquired about ensuring the new system would be modular and compatible with future software upgrades to support long-term functionality.

On motion of Legislator Gashi, seconded by Legislator Woodson-Samuels, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

6. [2026-343](#) **BOND ACT-T0063-3285-New Bus Radio-Data System**

A BOND ACT authorizing the issuance of TWO MILLION, SIXTY-FIVE THOUSAND (\$2,065,000) DOLLARS in bonds of Westchester County to finance Capital Project T0063 - New Bus Radio/Data Systems.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Department of Public Works & Transportation: Hugh Greechan, Commissioner, Michael Swee, Director of Surface Transportation, Robert Abbamont, Director of Operations

The Committee recommended approval of a Bond Act in the amount of \$2,065,000 to finance additional technology enhancements for the Bee-Line system, including improvements to the yard management system, CCTV, planning and scheduling, rostering, the Optibus operational module, and related hardware and network equipment. Legislators inquired about the locations of the CCTV systems included in the project and whether additional budget amendments may be needed in the future as implementation of the technology upgrades progresses.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

7. [2026-340](#) **BOND ACT-SPS18-3262-South YonkersTrunk Sewer System Reconstruction**

A BOND ACT authorizing the issuance of ONE MILLION (\$1,000,000) DOLLARS in bonds of Westchester County to finance Capital Project SPS18 (Unique ID 3262) - South Yonkers Truck Sewer System Reconstruction.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Department of Environmental Facilities: Vincent Kopicki, Commissioner, Jazmin Logan, Environmental Project Director

The Committee recommended approval of a Bond Act in the amount of \$1,000,000 to finance Phase I of the South Yonkers Trunk Sewer System Reconstruction project, including inspection, rehabilitation, and reconstruction of portions of the County's trunk sewer system. The project will support ongoing assessment and maintenance of critical wastewater infrastructure, including a multi-sensor engineering inspection to identify and evaluate existing sewer conditions

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

8. [2026-341](#) **CBA-BIT45-Building Access Control and Video Surveillance Systems Upgrade**

AN ACT amending the 2026 County Capital Budget Appropriations for Capital Project BIT45 Building Access Control and Video Surveillance Systems Upgrade.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Department of Information Technology: Lennox Harris, Deputy CIO

This tem was discussed with item #9. The Committee recommended approval of a Capital Budget Amendment and related Bond Act in the amount of \$1,300,000 to fund additional costs associated with the Building Access Control and Video Surveillance Systems Upgrade project, including the acquisition and installation of security cameras, access control equipment, software, and related infrastructure at various County facilities. Legislators inquired about the potential for State reimbursement opportunities and requested additional information regarding the vendors involved in the implementation of the project.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

9. [2026-342](#) **BOND ACT-BIT45-Building Access Control and Video Surveillance Systems Upgrade**

A BOND ACT authorizing the issuance of ONE MILLION, THREE HUNDRED THOUSAND (\$1,300,000) DOLLARS in bonds of Westchester County to finance Capital Project to finance Capital Project BIT45 - Building Access Control and Video Surveillance Systems Upgrade.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Department of Information Technology: Lennox Harris, Deputy CIO

Please refer to item #8 for notes.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

10. [2026-331](#) **BOND ACT(Amended)-BCR64-3232-Correctional Facility Replace Fire Alarm System**

A BOND ACT (Amended) authorizing the issuance of SEVEN MILLION, NINE HUNDRED SIXTY THOUSAND (\$7,960,000) DOLLARS in bonds of Westchester County to finance Capital Project BCR64 (3232) - Correctional Facility Replace Fire Alarm System.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PUBLIC SAFETY & VETERANS

Guests:

Correction Department: Joseph Spano, Commissioner, William Fallon, Director of Administrative Services, Karl Vollmer, Senior Assistant Warden

The Committee recommended approval of an amended Bond Act in the total amount of \$9,625,000 to fund the replacement of the Correctional Facility's outdated fire alarm system, including new devices, fiber network connections, and updated monitoring technology throughout the facility complex. Legislators discussed the importance of maintaining the safety of all personnel and occupants during implementation and inquired whether the existing system's software and components were no longer available or supported by the manufacturer.

On motion of Legislator Woodson-Samuels, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

11. [2026-329](#) **BOND ACT-BCR5F-3230-Infrastructure Improvements**

A BOND ACT authorizing the issuance of FIVE HUNDRED THOUSAND (\$500,000) DOLLARS in bonds of Westchester County to finance Capital Project BCR5F (3230) - Infrastructure Improvements.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Guests:

Correction Department: Joseph Spano, Commissioner, William Fallon, Director of Administrative Services, Karl Vollmer, Senior Assistant Warden

The Committee recommended approval of a Bond Act in the amount of \$500,000 to fund the replacement of aging sewer grinder pumps at the Correctional Complex, which are experiencing frequent failures and require replacement to maintain reliable sanitation services and protect public health. Legislators inquired about the anticipated construction timeline and potential disruptions to facility operations during the replacement work.

On motion of Legislator Woodson-Samuels, seconded by Legislator Gashi, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

II. OTHER BUSINESS

III. RECEIVE & FILE

1. [2026-320](#) **CLERK OF THE BOARD - Addition to Saw Mill Sewer District - 398 South State Rd., Briarcliff Manor**

Forwarding a Resolution from the Village of Briarcliff requesting the addition of a parcel, located at 398 South State Road, Briarcliff Manor, to be added to the Saw Mill Sewer District.

COMMITTEE REFERRAL: COMMITTEE ON INFRASTRUCTURE & HOUSING

On motion of Legislator Gashi, seconded by Legislator Woodson-Samuels, the above item was received, filed, and approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

2. [2026-332](#) **HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - Brownfield Assessment and Redevelopment Initiative**

A Memo of Legislation to establish a Countywide initiative to identify, assess and support the redevelopment of underutilized properties impacted by actual or perceived environmental contamination.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND INFRASTRUCTURE & HOUSING

On motion of Legislator Woodson-Samuels, seconded by Legislator Nambiar, the above item was received, filed, and approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

3. [2026-333](#) **HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - First Gen. Homebuyer and Down Payment Matching Act**

A Memo of Legislation to establish a First-Generation Homebuyer and Down Payment Matching Initiative to help eligible Westchester residents pursue homeownership through financial education, savings support, down payment assistance, closing cost assisting and connection to existing homebuyer programs.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND INFRASTRUCTURE & HOUSING

On motion of Legislator Woodson-Samuels, seconded by Legislator Nambiar, the above item was received, filed, and approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

4. [2026-335](#) **HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - OTH and Commercial Conversion Readiness Act**

A Memo of Legislation to establish a Countywide Office-to Housing and Commercial Conversion Readiness Initiative to identify underutilized office buildings, aging retail centers, vacant commercial properties and other appropriate sites that may be suitable for adaptive reuse, mixed-use redevelopment or housing conversion.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND INFRASTRUCTURE & HOUSING

On motion of Legislator Woodson-Samuels, seconded by Legislator Nambiar, the above item was received, filed, and approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi

ADJOURNMENT

Moved by Legislator Woodson-Samuels, seconded by Legislator Pierce, the Committee adjourned at 12:35 PM by the following vote:

Aye: Legislator Williams, Legislator Holstein, Legislator Nambiar, Legislator Pierce, Legislator Woodson-Samuels and Legislator Gashi