



Kenneth W. Jenkins
County Executive

August 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 consideration is an act (the "Act") which, if approved, would authorize the County of Westchester (the "County") to purchase two (2) parcels of real property located at 230 and 224 White Plains Road in Tuckahoe, New York. The properties, identified by tax map designation as Section 31, Block 3, Lot 13, and Section 31, Block 3, Lot C, respectively, consist of a two family dwelling, commonly known as the "Ward House", and a vacant residentially-zoned lot, adjacent to the dwelling. The Ward House, which dates back to the Revolutionary War, and the adjacent lot, will both be purchased as parkland.

I am also transmitting a proposed bond act (the "Bond Act") to authorize the issuance of up to \$2,550,000.00 in County bonds under capital project BLA1A – Parkland and Historical Preservation Program. The Bond Act will finance the \$980,000.00 purchase price of the two properties and associated costs, including closing costs and an environmental site assessment. Bond proceeds will also be used for design and construction costs associated with the renovation of the Ward House building and property, including site work and landscaping.

In compliance with Section 191.41 of the Laws of Westchester County ("LWC"), the required report of the Planning Commissioner in support of this property acquisition is attached herewith. In addition, pursuant to LWC Section 167.131, on June 3, 2025, the Westchester County Planning Board issued its report on the 2025 Capital Requests to designate this property for parkland acquisition and use \$2,550,000.00 from funds appropriated from capital project BLA1A Parkland and Historical Preservation Program, for the property purchases and related expenses described above. Accordingly, the necessary Planning Board report is herewith attached.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K. Jenkins", with a long, sweeping horizontal line extending to the right. Below the signature is the printed name and title of the signatory.

Kenneth W. Jenkins
Westchester County Executive

KWJ/BL/jpg

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

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt the attached act (the “Act”) that would authorize the County of Westchester to purchase two (2) parcels of real property located at 230 and 224 White Plains Road in Tuckahoe, New York. The properties, identified by tax map designation as Section 31, Block 3, Lot 13, and Section 31, Block 3, Lot C, consist of a two family dwelling, commonly known as the “Ward House”, and a vacant residentially-zoned lot, adjacent to the dwelling. The Ward House, which dates back to the Revolutionary War, and the adjacent lot, will both be purchased as parkland.

The County Executive also requests the adoption of a bond act (the “Bond Act”), prepared by the law firm of Hawkins Delafield and Wood, LLP, that would authorize the issuance of up to \$2,550,000.00 in County bonds under capital project BLA1A – Parkland and Historical Preservation Program. The Bond Act will finance the \$980,000.00 purchase price of the two properties and associated costs, including closing costs and an environmental site assessment. Bond proceeds will also be used for design and construction costs associated with the renovation of the Ward House building and property, including site work and landscaping.

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

In compliance with Section 191.41 of the Laws of Westchester County (“LWC”), the required report of the Planning Commissioner in support of this land acquisition is attached herewith. In addition, pursuant to LWC Section 167.131, on June 3, 2025, the Westchester County Planning Board issued its report on the 2025 Capital Requests to designate these properties for parkland acquisition and use \$2,550,000.00 from funds appropriated from capital project BLA1A Parkland and Historical Preservation Program for the land purchases and related expenses described above. Accordingly, the necessary Planning Board report is herewith attached.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Act to authorize the purchase of the properties, as well as to adopt the related Bond Act.

Your Committee has carefully considered the proposed Act and the related Bond Act, and recommends approval of both Acts.

Dated: , 2025

White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLA1A

☐ 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

WARD HOUSE 230 WPR

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 680,000 PPU 15 Anticipated Interest Rate 3.59%

Anticipated Annual Cost (Principal and Interest): \$ 59,696

Total Debt Service (Annual Cost x Term): \$ 895,440

Finance Department: Interest rates from Bond Buyer 8/1/2025 - 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:

Prepared by: Susan Darling

Title: Chief Planner

Department: Planning

Date: 8/1/25

Reviewed By:

DVB.4.75

Christine Rangel
Budget Director

Date:

8/4/25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLA1A

☐ 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

WARD HOUSE 224 WPR

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 610,000 PPU 30 Anticipated Interest Rate 4.61%

Anticipated Annual Cost (Principal and Interest): \$ 38,233

Total Debt Service (Annual Cost x Term): \$ 1,146,990

Finance Department: Interest rates from Bond Buyer - 8/1/2025 - 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:

Prepared by: Susan Darling

Title: Chief Planner

Department: Planning

Date: 8/1/25

Reviewed By: DVB: J. R.

Adrian Ramirez
Budget Director

Date: 8/4/25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLA1A

☐ 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

WARD HOUSE IMPROVEMENTS

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,260,000 PPU 10 Anticipated Interest Rate 3.10%

Anticipated Annual Cost (Principal and Interest): \$ 148,741

Total Debt Service (Annual Cost x Term): \$ 1,487,410

Finance Department: Interest rates from Bond Buyer 8/1/2025 - 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: 14

Prepared by: Susan Darling

Title: Chief Planner

Department: Planning

Date: 8/1/25

Reviewed By: DVS.4.75


Date: 8/1/25

Altamir Cornejo

Budget Director

8/1/25

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: June 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BLA1A PARKLAND AND HISTORICAL PRESERVATION PROGRAM
(Ward House, Tuckahoe)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
06-09-2025 (Unique ID: 2944)

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;
- **617.5(c)(8):** maintenance of existing landscaping or natural growth;
- **617.5(c)(39):** an agency's acquisition and dedication of 25 acres or less of land for parkland, or dedication of land for parkland that was previously acquired, or acquisition of a conservation easement.

COMMENTS: None.

DSK/cnm

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



Kenneth W. Jenkins, Co
Blanca P. Lopez, Comm
Department of Planning

Memorandum
Department of Planning

TO: Honorable Ken Jenkins
County Executive

FROM: Blanca P. Lopez, M.S.
Commissioner

A handwritten signature in black ink, appearing to be "BPL", enclosed within a circular scribble.

DATE: July 3, 2025

SUBJECT: Acquisition of the Ward House and adjacent parcel, 230 and 224 White Plains Road, Tuckahoe, NY.

Pursuant to Section 191.41 of the Laws of Westchester County ("LCWC"), this is the required report of the Commissioner of Planning on the proposed acquisition of the Ward House located at 230 White Plains Road and the adjacent vacant parcel located at 224 White Plains Road in the Village of Tuckahoe, New York. Currently, both properties are privately owned and identified as Section: 31, Block 3, Lot 13, and Section 31, Block 3, Lot C, respectively, on the tax maps of the Village of Tuckahoe. The Ward House has an area of 0.27 acres, and the vacant lot has an area of .15 acres.

The County will acquire these properties to designate them as parkland in order to protect and preserve their historic significance in Westchester County. The Ward House is a historic Revolutionary War-era house which once it is renovated by the County, will provide educational opportunities to offer a deeper understanding of our local and national history associated with this era.

The County Planning Board, pursuant to Section 167.131 of the County Charter, at their regular monthly meeting of June 3, 2025, amended its report on the 2025 Capital Budget, to designate this property for parkland acquisition and use \$2,550,000 from already appropriated funds from capital project **BLA1A Parkland and Historical Preservation Program** for the acquisition and renovation of the Ward House building and adjacent property.

Based on this record, I have no objection to the acquisition of these two properties known on the tax roll as 230 and 224 White Plains Road in the Village of Tuckahoe.

cc: John Nonna, County Attorney
Tami Altschiller, Deputy County Attorney
Christopher Steers, Director of Real Estate
Peter Tartaglia, First Deputy Commissioner
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner

BLA1A Parkland and Historical Preservation Program

Ward House Purchase and Improvements

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2025	2026	2027	2028	2029	Under Review
Gross	42,777	37,727						5,000
Less non-County Shares								
Net	42,777	37,727						5,000

Project Description

This project continues Capital Project BLA01 Parkland Acquisition/Westchester Legacy Program. The Legacy Program is designed to aggressively pursue land acquisition for three major objectives:

1. Purchase parkland for active recreation such as baseball and soccer fields, trails and bike paths.
2. Preserve green space, protect natural habitats and protect rivers, streams, and lakes.
3. Preserve land for historic preservation and protection of our cultural landscape.

BLA1A Parkland and Historical Preservation Program is a general fund capital program which require a capital budget amendment when specific project site locations are identified.

The *Ward House Purchase and Improvements* project will utilize previously appropriated funds in **BLA1A Parkland and Historical Preservation Program** for the acquisition of the Ward House located at 230 White Plains Road (Section 31, Block 3, Lot 13) and the adjacent vacant parcel located at 224 White Plains Road (Section 31, Block 3, Lot C) in the Village of Tuckahoe, New York. Funding will go toward purchase of the building and parcels and associated costs including environmental site assessments. In addition, funding will go toward the design and construction of the renovation of the Ward House building including site work and landscaping. The house and property will be designated as parkland.

Appropriations/Requests

2020:	Funding for acquisition of properties for parkland and historic preservation (\$1,000,000)
2021:	Creation of a new park in Ludlow Park, Yonkers (\$10,000,000); 4 th Street Playground, Mt. Vernon (\$2,000,000); RiverWalk Improvements, Yonkers (\$5,000,000)
2022:	Funding for environmental reviews for the design and construction of RiverWalk trail connections in Tarrytown (\$1,300,000)
2023:	Funding for a True Linear RiverWalk Park in Yonkers (\$5,000,000) and Flint Park Turf Field, Larchmont (\$1,000,000), Habirshaw County Park (2020 appropriations)
2024:	\$1,000,000 for Improvements to RiverWalk in Tarrytown. BOL add of \$2,000,000 for Silliman Park in Ardsley, BOL add of \$427,000 for Rye Town Interior Bathhouse, \$500,000 was added for general purposes and cost inflation
2025:	\$2,000,000 for the construction and CM of the Habirshaw County Park; \$3,000,000 for the construction and CM of improvements to RiverWalk in the Village of Tarrytown; \$100,000 for the acquisition of 311 Welcher Avenue, City of Peekskill from previously appropriated funds; BOL add of \$3,000,000 for Mount Vernon 4 th Street Park Legacy Project; BOL add of \$2,550,000 for Ward House Purchase and Restoration, Village of Tuckahoe
Under Review:	\$5,000,000 additional funding for parkland preservation

Justification

The Westchester County park and open space system has contributed greatly to the quality of life in the County. Municipal officials and residents throughout Westchester have indicated that open space preservation remains a top priority. The acquisition and protection of lands for environmental protection helps to build on this legacy. The County has played an important role in expanding opportunities for active recreation; traditionally it was municipalities and school districts that developed athletic fields.

The 1999 Open Space Policies were adopted by both the Planning and Parks Boards. These policies have goals for a continued County park and open space acquisition program that includes:

1. Provision of opportunities for active and passive recreation, with emphasis on locations close to concentrations of the County's population;
2. Establishment of a series of open space linkages to provide a connected system of parklands;
3. Preservation of significant amounts of the Hudson River waterfront;
4. Protection of environmentally significant properties; and
5. Preservation of properties considered to be of historic significance.

Consistency with Programs or Plans

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

Planning Board Analysis

PL2: The Planning Board supports this project to improve parkland and recreational opportunities in the densely populated Village of Port Chester. The Planning Board supports projects with the goal to keep park facilities in a well-maintained state. Performing physical improvements on a priority basis reflects a comprehensive approach to undertaking capital improvements.

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

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,550,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION OF THE WARD HOUSE LOCATED AT 230 WHITE PLAINS ROAD AND THE ADJACENT PROPERTY LOCATED AT 224 WHITE PLAINS ROAD, IN THE VILLAGE OF TUCKAHOE, FOR HISTORIC PRESERVATION AND THE ESTABLISHMENT OF PARKLAND UNDER THE WESTCHESTER LEGACY PROGRAM, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,550,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,550,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

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

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and the provisions of other laws applicable thereto, \$2,550,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance acquisition of the Ward House located at 230 White Plains Road (Section 31, Block 3, Lot 13) at the estimated maximum cost of \$680,000; acquisition of the adjacent vacant parcel located at 224 White Plains Road (Section

31, Block 3, Lot C), including related closing costs and site assessment, at the estimated maximum cost of \$610,000; and construction of improvements to the Ward House building and site, including design and related administration, at the estimated maximum cost of \$1,260,000; all for the purpose of historic preservation and the establishment of parkland under the Westchester Legacy Program, 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 \$2,550,000. The plan of financing includes the issuance of \$2,550,000 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 and notes.

Section 2. The period of probable usefulness applicable to \$680,000 of said bonds, within the limitations of Section 11.00 a. 11(c) of the Law, is fifteen (15) years; the period of probable usefulness applicable to \$610,000 of said bonds, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years; and the period of probable usefulness applicable to \$1,260,000 of said bonds, within the limitations of Section 11.00 a. 12(a)(3) of the Law, is ten (10) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the

proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$2,550,000. 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 \$2,550,000 as the estimated maximum cost of the aforesaid specific object or purpose is hereby approved.

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

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the

renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

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

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

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

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

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

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

* * *

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

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

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

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

(SEAL)

LEGAL NOTICE

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

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

ACT NO. _____-20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,550,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION OF THE WARD HOUSE LOCATED AT 230 WHITE PLAINS ROAD AND THE ADJACENT PROPERTY LOCATED AT 224 WHITE PLAINS ROAD, IN THE VILLAGE OF TUCKAHOE, FOR HISTORIC PRESERVATION AND THE ESTABLISHMENT OF PARKLAND UNDER THE WESTCHESTER LEGACY PROGRAM, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,550,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,550,000 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 acquisition of The Ward House located at 230 White Plains Road (Section 31, Block 3, Lot 13) at the estimated maximum cost of \$680,000; acquisition of the adjacent vacant parcel located at 224 White Plains Road (Section 31, Block 3, Lot C), including related closing costs and site assessment, at the estimated maximum cost of \$610,000; and construction of improvements to the Ward house building and site, including design and related administration, at the estimated maximum cost of \$1,260,000; all for the purpose of historic preservation and the establishment of parkland under the Westchester Legacy Program, as set forth in the County's Current Year Capital Budget, as amended

Amount of obligations to be issued
and period of probable usefulness: \$680,000 - fifteen (15) years
 \$610,000 – thirty (30) years
 \$1,260,000 – ten (10) years

Dated: _____, 20____
White Plains, New York

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

CAPITAL PROJECT FACT SHEET

Project ID:* BLA1A	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 05-28-2025
Fact Sheet Year:* 2025	Project Title:* PARKLAND AND HISTORICAL PRESERVATION PROGRAM	Legislative District ID: 10
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PLANNING	CP Unique ID: 2944

Overall Project Description

The Legacy Program is designed to aggressively pursue land acquisition for three major objectives. One major objective is to purchase parkland for active recreation such as baseball and soccer fields, trail ways and bike paths. A key component of the ball field initiative is to partner with municipalities on the acquisition and/or development of ball fields to maximize available funding. The development of RiverWalk, the proposed promenade along the Hudson River, is a key component of the Legacy Program. A second major objective is to protect our County's natural habitats and protect rivers, streams and lakes. The third objective is to preserve land for historic preservation and protection of our cultural heritage. This project continues Capital Project BLA01 Parkland Acquisition/ Westchester Legacy Program. This is a general fund, specific projects are subject to a Capital Budget Amendment.

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

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	42,777	27,227	10,550	0	0	0	0	5,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	42,777	27,227	10,550	0	0	0	0	5,000

Expended/Obligated Amount (in thousands) as of : 2,413

Current Bond Description: This request is for the funding of the acquisition of the Ward House located at 230 White Plains Road (Section 31, Block 3, Lot 13) and the adjacent vacant parcel located at 224 White Plains Road (Section 31, Block 3, Lot C) in the Village of Tuckahoe, New York. Funding will go toward purchase of the building and parcels and associated costs including environmental site assessments. In addition, funding will go toward the design and construction of the renovation of the Ward House building and property including site work and landscaping. The house and property will be designated parkland.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	2,550,000
Cash:	0
Total:	\$ 2,550,000

SEQR Classification:

TYPE II

Amount Requested:

2,550,000

Expected Design Work Provider:

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

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2020	1,000,000	FUNDS THIS PROJECT
2021	17,000,000	LUDLOW PARK (WATER ACCESS PARK), YONKERS, \$10,000,000; 4TH STREET PLAYGROUND, MT. VERNON, \$2,000,000 AND RIVERWALKIMPROVEMENTS, YONKERS, \$5,000,000
2022	-700,000	DESIGN OF RIVERWALK IMPROVEMENTS IN TARRYTOWN \$1,300,000; 4TH STREET PLAYGROUND MT. VERNON APPROPRIATION REDUCTION (\$2,000,000)
2023	6,000,000	A TURF FIELD AT FLINT PARK IN LARCHMONT \$1,000,000; A LINEAR PARK EXTENDING NORTH FROM THE YONKERS JOINT WATER RESOURCE RECOVERY FACILITY IN THE LUDLOW SECTION OF YONKERS \$5,000,000.
2024	3,927,000	FUNDS THE REHABILITATION OF THE EXISTING RIVERWALK IN TARRYTOWN (\$1M) AND PROVIDES ADDITIONAL FUNDS TO THE PROJECT (\$500,000), AS WELL AS FUNDING FOR SILLIMAN PARK UPGRADES IN ARDSLEY (\$2M) AND RYE TOWN PARK BATHHOUSE UPGRADES (\$427,000)
2025	15,550,000	FUNDS THE CONSTRUCTION OF HABIRSHAW PARK IMPROVEMENTS LOCATED IN THE CITY OF YONKERS (\$2M), THE CONSTRUCTION OF RIVERWALK IMPROVEMENTSLOCATED IN THE VILLAGE OF TARRYTOWN (\$3M), MT. VERNON 4TH STREET PARK IMPROVEMENTS (\$3M), AND WARD HOUSE PURCHASE

Total Appropriation History:

42,777,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
23	227	200,000	0	PARKLAND AND HISTORICAL PRESERVATION PROGRAM
24	73	1,000,000	0	PARKLAND AND HISTORICAL PRESERVATION PROGRAM - ID # 2434
24	149	270,000	0	RIVERWALK
24	233	100,000	0	311 WELCHER AVE
25	11	427,000	0	RYE TOWN BATHHOUSE
25	61	15,000,000	0	RIVERFRONT PARK CITY OF YONKERS

Total Financing History:

16,997,000

Recommended By:**Department of Planning**

MLLL

Date

06-09-2025

Department of Public Works

RJB4

Date

06-10-2025

Budget Department

DEV9

Date

06-10-2025

Requesting Department

MLLL

Date

06-10-2025

PARKLAND AND HISTORICAL PRESERVATION PROGRAM (BLA1A)

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	42,777	27,227	2,324	10,550					5,000
Non County Share									
Total	42,777	27,227	2,324	10,550					5,000

Project Description

The Legacy Program is designed to aggressively pursue land acquisition for three major objectives. One major objective is to purchase parkland for active recreation such as baseball and soccer fields, trail ways and bike paths. A key component of the ball field initiative is to partner with municipalities on the acquisition and/or development of ball fields to maximize available funding. The development of RiverWalk, the proposed promenade along the Hudson River, is a key component of the Legacy Program. A second major objective is to protect our County's natural habitats and protect rivers, streams and lakes. The third objective is to preserve land for historic preservation and protection of our cultural heritage. This project continues Capital Project BLA01 Parkland Acquisition/ Westchester Legacy Program. This is a general fund, specific projects are subject to a Capital Budget Amendment.

Current Year Description

The current year request funds the construction of Habirshaw Park improvements located in the City of Yonkers (\$2m), the construction of Riverwalk improvements located in the Village of Tarrytown (\$3m), Mt. Vernon 4th Street Park improvements (\$3m), and Ward House Purchase and Restoration in the Village of Tuckahoe (\$2.55m).

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	10,550,000			10,550,000

Impact on Operating Budget

The impact on the Operating Budget is the appropriation of Cash to Capital and the debt service associated with the issuance of bonds.

PARKLAND AND HISTORICAL PRESERVATION PROGRAM (BLA1A)

Appropriation History

Year	Amount	Description	Status
2020	1,000,000	Funds this project	\$270,000 DESIGN; \$800,000 AWAITING BOND AUTHORIZATION
2021	17,000,000	Ludlow Park (Water Access Park), Yonkers, \$10,000,000; 4th Street Playground, Mt. Vernon, \$2,000,000 and Riverwalk Improvements, Yonkers, \$5,000,000	AWAITING BOND AUTHORIZATION
2022	(700,000)	Design of Riverwalk improvements in Tarrytown \$1,300,000; 4th Street Playground Mt. Vernon appropriation reduction (\$2,000,000)	\$1,300,000 DESIGN; (\$2,000,000) APPROPRIATION REDUCTION
2023	6,000,000	A turf field at Flint Park in Larchmont \$1,000,000; a linear park extending north from the Yonkers Joint Water Resource Recovery Facility in the Ludlow section of Yonkers \$5,000,000.	\$1,000,000 IN PROGRESS; \$5,000,000 AWAITING BOND AUTHORIZATION
2024	3,927,000	Funds the rehabilitation of the existing Riverwalk in Tarrytown (\$1M) and provides additional funds to the project (\$500,000), as well as funding for Silliman Park upgrades in Ardsley (\$2M) and Rye Town Park Bathhouse upgrades (\$427,000)	\$270,000 DESIGN; \$100,000 PENDING PROPERTY ACQUISITION; \$3,557,000 AWAITING BOND AUTHORIZATION
Total	27,227,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	25,927,000		25,927,000
Funds Revenue	1,300,000	1,300,000	
Total	27,227,000	1,300,000	25,927,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
227 23	200,000			200,000
73 24	1,000,000			1,000,000
149 24	270,000			270,000
233 24	100,000			100,000
Total	1,570,000			1,570,000