

**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 \$400,000 to finance capital project RWW03 – Willson's Woods Site Work ("RWW03"). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning parking lot improvements and expansion, repaving of park access drive and pathways, maintenance building and yard improvements and expansion, site lighting and other associated site work and landscaping.

The Department of Parks, Recreation & Conservation ("Department") has advised that according to a recent recreation survey, County residents continue to express the need for swimming and sunbathing areas (59%) as well as water parks and water slides (42%). As the Willson's Woods facility has increased in popularity, due in part by the opening of new playgrounds, picnic areas and the newly renovated wave pool, the need for additional parking and safer pedestrian and vehicular circulation has increased. Expansion of parking in conjunction with the redesign of the park access drive and pathways will help to reduce vehicular congestion while improving pedestrian safety throughout the park. The existing maintenance garage is not sufficient to meet demands and there is a strong need for more work space and secured covered storage for vehicles and equipment.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take eighteen 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 in connection with other components of RWW03 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RWW03 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

*James B. Bell*  
*John*  
*Debra*  
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*Symona Branch*

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*Symona Branch*

Budget & Appropriations

Public Works &  
Transportation

Parks & Recreation

COMMITTEE ON

Dated: November 1, 2023  
White Plains, New York

***The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.***



Budget & Appropriations



Parks & Recreation

**COMMITTEES ON**

Public Works & Transportation

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RWW03

☐ 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 \$ 400,000 PPU 5 Anticipated Interest Rate 3.06%

Anticipated Annual Cost (Principal and Interest): \$ 88,533

Total Debt Service (Annual Cost x Term): \$ 442,665

Finance Department: Interest rates from September 14, 2023 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: 5

## SECTION E - EXPECTED DESIGN WORK PROVIDER

☐ County Staff

☒ Consultant

☐ Not Applicable

Prepared by: Robert C. Lopane

Title: Program Coordinator-Capital Planning

Department: Public Works & Transportation

Date: 9/14/23

Reviewed By:


*Dual 9/14/23*

Budget Director

Date:

9/14/23

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney

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

DATE: September 1, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RWW03 WILLSON'S WOODS SITE WORK**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
08/16/2023 (Unique ID: 2306)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

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

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**COMMENTS:** The current request is for design only.

DSK/dvw

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  
Robert Lopane, Program Coordinator, Department of Public Works & Transportation  
Dianne Vanadia, Associate Budget Director  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING PARKING LOT IMPROVEMENTS AND EXPANSION AND OTHER IMPROVEMENTS TO WILLSON'S WOODS PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$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, \$400,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning parking lot improvements and expansion, repaving of park access drive and pathways, maintenance building and yard improvements and expansion, site lighting and other associated site work and landscaping, 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 total estimated cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$400,000. The plan of financing includes the issuance of \$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.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 62(2<sup>nd</sup>) 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 \$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 \$400,000 as the estimated total 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 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 \$400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING PARKING LOT IMPROVEMENTS AND EXPANSION AND OTHER IMPROVEMENTS TO WILLSON'S WOODS PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$400,000 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 preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning parking lot improvements and expansion, repaving of park access drive and pathways, maintenance building and yard improvements and expansion, site lighting and other associated site work and landscaping, all as set forth in the County's Current Year Capital Budget, as amended.
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amount of obligations to be issued and period of probable usefulness:	\$400,000; five (5) years
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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

<b>Project ID:*</b> RWW03	<input type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 08-03-2023
<b>Fact Sheet Year:*</b> 2023	<b>Project Title:*</b> WILLSON'S WOODS SITE WORK	<b>Legislative District ID:</b> 13,
<b>Category*</b> RECREATION FACILITIES	<b>Department:*</b> PARKS, RECREATION & CONSERVATION	<b>CP Unique ID:</b> 2306

**Overall Project Description**

This project restores and renovates site and landscaping at the park.

- |   |  |  |
|---|--|--|
| <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	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	14,480	14,480	0	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	14,480	14,480	0	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 802

**Current Bond Description:** Funding is requested for design associated with parking lot improvements and expansion, re-paving of park access drive and pathways, maintenance building and yard improvements and expansion, site lighting and other associated site work and landscaping.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	400,000
Cash:	0
<b>Total:</b>	<b>\$ 400,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

400,000

**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
2010	400,000	DESIGN 1ST PHASE
2013	3,150,000	CONSTRUCTION AND REPAIR OF INFRASTRUCTURE
2017	530,000	DESIGN AND CONSTRUCTION FOR REPLACEMENT OF THE EXISTING PLAYGROUND AND A NEW SMALL PLAYGROUND LOCATED NEAR THE POOL.
2019	10,400,000	ACQUISITION AND DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR PARKING IMPROVEMENTS/EXTENSIONS

**Total Appropriation History:**

14,480,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
13	211	400,000	159,014	WILSON'S WOODS, MOUNT VERNON SITE WORK
18	161	0	0	DESIGN IN CONNECTION WITH PLANNING PLAYGROUND IMPROVEMENTS TO WILLSON'S WOODS PARK
19	213	530,000	530,000	DESIGN IN CONNECTION WITH PLANNING PLAYGROUND IMPROVEMENTS TO WILLSON'S WOODS PARK

**Total Financing History:**

930,000

**Recommended By:**

Department of Planning  
MLLL

Date  
08-16-2023

Department of Public Works  
RJB4

Date  
08-16-2023

Budget Department  
DEV9

Date  
08-22-2023

Requesting Department  
RCL3

Date  
08-22-2023

## WILLSON'S WOODS SITE WORK ( RWW03 )

**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	2023	2024	2025	2026	2027	Under Review
Gross	14,480	14,480	802						
Non County Share									
Total	14,480	14,480	802						

### Project Description

This project restores and renovates site and landscaping at the park.

### Current Year Description

There is no current year request.

### Impact on Operating Budget

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

### Appropriation History

Year	Amount	Description	Status
2010	400,000	Design 1st phase	DESIGN
2013	3,150,000	Construction and repair of infrastructure	AWAITING BOND AUTHORIZATION
2017	530,000	Design and construction for replacement of the existing playground and a new small playground located near the pool.	CONSTRUCTION
2019	10,400,000	Acquisition and design, construction and construction management for parking improvements/extensions	AWAITING BOND AUTHORIZATION
Total	14,480,000		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	14,480,000	689,014	13,790,986
Total	14,480,000	689,014	13,790,986

### Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
211 13	400,000	12/01/21	159,014	240,986
161 18				
213 19	530,000	04/30/20	266,028	
		12/01/21	263,973	
Total	930,000		689,014	240,986