



# Public Works & Transportation Meeting Agenda

Committee Chair: MaryJane Shimsky

800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
www.westchesterlegislators.com

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**Monday, July 11, 2022**

**10:00 AM**

**Committee Room**

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## CALL TO ORDER

Joint with Budget & Appropriations and Parks & Recreation committees

## MINUTES APPROVAL

Monday, June 27, 2022 at 10:00 a.m.

## I. ITEMS FOR DISCUSSION

1. [2022-320](#) BOND ACT-RP028-Playland Structural Restoration

A BOND ACT authorizing the issuance of TWENTY-NINE MILLION (\$29,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RP028 - Playland Structural Restoration.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & RECREATION**

Joint with Budget & Appropriations and Parks & Recreation

Guests: DPW: First Deputy Commissioner Gayle Katzman, Director of Design Coordination (Civil) Robert Donnelly, and Principal Architect Jim Antonaccio; Parks & Rec. Dept.: Commissioner Kathleen O'Connor, First Deputy Commissioner Peter Tartaglia, and Program Coordinator Ken Uhle; and Dave DeLuca, PE, Hardesty & Hanover, LLC

2. [2022-304](#) BOND ACT(Amended)-RGI04-Glen Island Bridge Rehabilitation III

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of FOUR MILLION, ONE HUNDRED TWENTY-FIVE THOUSAND (\$4,125,000) DOLLARS to finance Capital Project RG104 - Glen Island Bridge Rehabilitation III.

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

Joint with Budget & Appropriations and Parks & Recreation

Guests: DPW: First Deputy Commissioner Gayle Katzman, Director of Design Coordination (Civil) Robert Donnelly, and Principal Architect Jim Antonaccio; Parks & Rec. Dept.: Commissioner Kathleen O'Connor, First Deputy Commissioner Peter Tartaglia, and Program Coordinator Ken Uhle; and Dave DeLuca, PE, Hardesty & Hanover, LLC

3. [2022-355](#) PH-Amend Lease Agreement-Brook Shopping Centers, LLC

A RESOLUTION to set a Public Hearing on "A LOCAL LAW authorizing the County of Westchester, acting by and through the Westchester Community College ("WCC"), to amend the lease agreement with Brooks Shopping Centers, LLC ("Landlord") for space located at the Cross County Shopping Center, Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed NINE HUNDRED THOUSAND (\$900,000) DOLLARS for work required by WCC to be able to operate as a 21st century facility."

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

Joint with Budget & Appropriations

Guests: Westchester Community College: Dr. Belinda Miles, President, Brian Murphy, Vice President, Dr. Shawn Brown, Rob Cirillo, Anthony Scordino, and Stewart Glass

4. [2022-356](#) LOCAL LAW-Amend Lease Agreement-Brooks Shopping Centers, LLC

A LOCAL LAW authorizing the County of Westchester, acting by and through the Westchester Community College ("WCC"), to amend the lease agreement with Brooks Shopping Centers, LLC ("Landlord") for space located at the Cross County Shopping Center, Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed NINE HUNDRED THOUSAND (\$900,000) DOLLARS for work required by WCC to be able to operate as a 21st century facility.

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

Joint with Budget & Appropriations

Guests: Westchester Community College: Dr. Belinda Miles, President, Brian Murphy, Vice President, Dr. Shawn Brown, Rob Cirillo, Anthony Scordino, and Stewart Glass

## II. OTHER BUSINESS

## III. RECEIVE & FILE

## ADJOURNMENT



George Latimer  
County Executive

June 3, 2022

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 a bond act (“Bond Act”) which, if adopted, would authorize the County of Westchester (“County”) to issue bonds in the amount of \$29,000,000 to finance the following capital project:

RP028 – Playland Structural Restoration (“RP028”).

The Bond Act, in the amount of \$29,000,000 would finance the cost of construction of improvements to game rooms, arcade buildings and food shops at the County’s Playland Park (“Park”), including construction management.

The Department of Parks, Recreation and Conservation (“Department”) has advised that RP028 will maintain a safe and attractive experience for Park patrons. In addition, RP028 is required pursuant to the agreement between the County and Standard Amusements LLC, which obligates the County to undertake certain capital improvements at the Park.

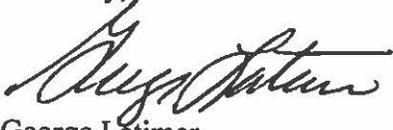
Design is currently being completed by consultants and is expected to be completed by the third quarter of 2022. It is estimated that construction will take twenty-four months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with separate components of RP028 as indicated in the annexed fact sheet.

The Planning Department has advised that based on its review, RP028 has been 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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 read "George Latimer". The signature is written in a cursive style with a prominent initial "G".

George Latimer  
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 \$29,000,000 to finance capital project RP028 – Playland Structural Restoration (“RP028”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of construction of improvements to game rooms, arcade buildings and food shops at the County’s Playland Park (“Park”), including construction management.

The Department of Parks, Recreation and Conservation (“Department”) has advised that RP028 will maintain a safe and attractive experience for Park patrons. In addition, RP028 is required pursuant to the agreement between the County and Standard Amusements LLC, which obligates the County to undertake certain capital improvements at the Park.

Design is currently being completed by consultants and is expected to be completed by the third quarter of 2022. It is estimated that construction will take twenty-four 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 separate components of RP028 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RP028 has been classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

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**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RP028

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 \$ 29,000,000 PPU 15 Anticipated Interest Rate 3.13%

Anticipated Annual Cost (Principal and Interest): \$ 2,420,198

Total Debt Service (Annual Cost x Term): \$ 36,302,970

Finance Department: Interest rates from May 23, 2022 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):

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## 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

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Ken Uhle

Title: Program Coord. Capital Planning PRC

Department: DPW&T

Date: 6/2/22

Reviewed By: 

Budget Director

Date: 6/2/22

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

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

DATE: May 25, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RP028 PLAYLAND STRUCTURAL RESTORATION**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-25-2022 (Unique ID: 1966)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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)(9):** construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.

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**COMMENTS:** Scope of work involves rehabilitation of seven existing structures--housing arcades, games, or food vendors--or replacement in kind where the structure is beyond rehabilitation, with one small addition to connect two existing food structures.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Kathleen O'Connor, Commissioner of Parks, Recreation & Conservation  
Peter Tartaglia, First Deputy Commissioner, Dept. of Parks, Recreation & Conservation  
Gideon Grande, Deputy Budget Director  
Lorraine Marzola, Associate Budget Director  
Kelly Sheehan, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. - 20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$29,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS TO GAME ROOMS, ARCADE BUILDINGS AND FOOD SHOPS AT PLAYLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$29,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$29,000,000 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, \$29,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the construction of improvements to game rooms, arcade buildings and food shops at Playland Park, including construction management, 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 object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$29,000,000. The plan of financing includes the issuance of \$29,000,000 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 and notes.

Section 2. The period of probable usefulness of the specific object or purpose for which said bonds are authorized 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 \$29,000,000. 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 \$29,000,000 as the estimated total 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 §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\_\_.

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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\_\_\_\_

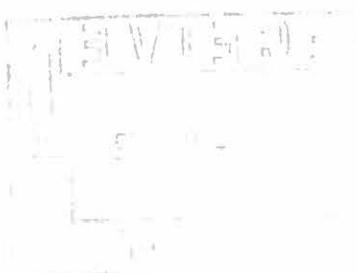
BOND ACT AUTHORIZING THE ISSUANCE OF \$29,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS TO GAME ROOMS, ARCADE BUILDINGS AND FOOD SHOPS AT PLAYLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$29,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$29,000,000 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 construction of improvements to game rooms, arcade buildings and food shops at Playland Park, including construction management, as set forth in the County's Current Year Capital Budget, as amended

amount of obligations to be issued and period of probable usefulness: \$29,000,000; 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:\***  
RP028

CBA

**Fact Sheet Date:\***  
05-19-2022

**Fact Sheet Year:\***  
2022

**Project Title:\***  
PLAYLAND STRUCTURAL  
RESTORATION

**Legislative District ID:**  
7,

**Category\***  
PLAYLAND

**Department:\***  
PARKS, RECREATION &  
CONSERVATION

**CP Unique ID:**  
1966

**Overall Project Description**

This project addresses the infrastructure needs of various buildings and structures which are not addressed in other Playland projects. Including the following buildings: small structures along the midway and cross axis, all support buildings, game rooms, small ride structures, the first aid building and various additional structures.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" 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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	70.298	41.298	29,000	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	70.298	41.298	29,000	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 18,598

<b>Current Bond Description:</b> This request will fund construction of all game rooms throughout the park, rehabilitation of the two arcade buildings and construction of all remaining food shops in the park.	
<b>Financing Plan for Current Request:</b>	
Non-County Shares:	\$ 0
Bonds/Notes:	29,000,000
Cash:	0
<b>Total:</b>	<b>\$ 29,000,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
29,000,000

**Comments:**

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2005	125,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2009	473,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2015	500,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2016	8,500,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2020	30,700,000	CONSTRUCTION FOR A NEW RESTROOM BUILDING AND FOOD SHOPS ON THE WESTSIDE CROSS AXIS, AND REHABILITATION OF THE MAIN RESTROOMS; REHABILITATION AND CONVERSION OF THE EMPLOYEE BUILDING TO THE NEW RESTAURANT VENUE
2021	1,000,000	ADDITIONAL FUNDING FOR AN EMPLOYEE SERVICE AREA
2022	29,000,000	CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR VARIOUS BUILDINGS

**Total Appropriation History:**

70,298,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
16	119	480,000	407,584	ARCADES AT PLAYLAND
16	120	287,855	287,855	FOOD STRUCTURES - PLAYLAND
16	121	274,415	274,415	RESTROOMS - PLAYLAND
16	122	1,440,000	268,367	PLAYLAND EMPLOYEE AREAS
16	123	1,680,000	416,750	GAMING STRUCTURES - PLAYLAND
20	161	8,710,145	0	CONSTRUCTION & CONSTRUCTION MANAGEMENT OF THE WEST CROSS-AXIS FOOD FACILITIES AT PLAYLAND PARK
20	162	10,625,585	882,209	CONSTRUCTION & CONSTRUCTION MANAGEMENT OF EXISTING RESTROOMS AT PLAYLAND PARK
20	196	16,800,000	0	REHABILITATION OF THE CURRENT EMPLOYEE BUILDING AT PLAYLAND PARK

**Total Financing History:**

40,297,999

**Recommended By:****Department of Planning**

WBB4

**Date**

05-25-2022

**Department of Public Works**

JZR7

**Date**

05-25-2022

**Budget Department**

LMY1

**Date**

05-25-2022

**Requesting Department**

KUUI

**Date**

05-25-2022

## PLAYLAND STRUCTURAL RESTORATION ( RP028 )

**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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	70,298	41,298	16,752	29,000					
<b>Non County Share</b>									
<b>Total</b>	70,298	41,298	16,752	29,000					

### Project Description

This project addresses the infrastructure needs of various buildings and structures which are not addressed in other Playland projects. Including the following buildings: small structures along the midway and cross axis, all support buildings, game rooms, small ride structures, the first aid building and various additional structures.

### Current Year Description

The current year request funds construction and construction management for various buildings.

### Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2022	29,000,000			29,000,000

### 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
2005	125,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	COMPLETE
2009	473,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2015	500,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2016	8,500,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2020	30,700,000	Construction for a new restroom building and food shops on the westside cross axis, and rehabilitation of the main restrooms; rehabilitation and conversion of the employee building to the new restaurant venue	CONSTRUCTION
2021	1,000,000	Additional funding for an employee service area	CONSTRUCTION
<b>Total</b>	<b>41,298,000</b>		

**PLAYLAND STRUCTURAL RESTORATION  
( RP028 )**

**Prior Appropriations**

	<b>Appropriated</b>	<b>Collected</b>	<b>Uncollected</b>
<b>Bond Proceeds</b>	41,298,000	3,579,384	37,718,616
<b>Total</b>	41,298,000	3,579,384	37,718,616

**Bonds Authorized**

<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>
119 16	480,000	12/15/17	406,124	72,416
		12/15/17	1,460	
120 16	287,855	12/15/17	286,824	
		12/15/17	1,031	
121 16	274,415	12/15/17	92,625	
		12/15/17	333	
		04/30/20	181,457	
122 16	1,440,000	12/15/17	112,275	1,327,321
		12/15/17	404	
123 16	1,680,000	12/15/17	55,375	1,484,176
		12/15/17	199	
		12/10/18	99,450	
		04/30/20	40,800	
161 20	8,710,145			8,710,145
162 20	10,625,585			10,625,585
196 20	16,800,000			16,800,000
<b>Total</b>	<b>40,298,000</b>		<b>1,278,356</b>	<b>39,019,644</b>

George Latimer  
County Executive

May 25, 2022

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 “Bond Act”) which, if adopted, would authorize the County of Westchester (the “County”) to issue additional bonds in the amount of \$4,125,000 to finance the following capital project:

**RG104 – Glen Island Bridge Rehabilitation III (“RG104”).**

The Bond Act, in the total amount of \$5,175,000, which includes \$1,050,000 in previously authorized bonds of the County, would provide additional design funding for the rehabilitation of the Glen Island Bridge (the “Bridge”) in New Rochelle. This funding will be used to pay additional design fees associated with the Bridge rehabilitation and a temporary bridge that will provide access to Glen Island during the construction phase. The additional funding will be used for public outreach, hearings, additional testing and investigation, temporary real estate efforts required for the temporary bridge and County reviews and oversight.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that the Bridge provides sole access from the mainland to Glen Island, which includes Glen Island Park and the Glen Island Harbour Club. The County is required by the U.S. Coast Guard to operate and maintain the bascule Bridge, which also allows access through the channel. The Bridge is an original component of the 1925 development of Glen Island by the County Park Commission. Structural engineering reports by the Department of Public Works and Transportation indicate an urgent need to rehabilitate the Bridge.

Following bonding authorization, the additional design work will be scheduled and is anticipated to take seven (7) months to complete and will be performed by outside consultants. It is estimated that construction will take between 24-26 months to complete and will begin after award and execution of the construction contracts, subject to your Honorable Board’s approval of construction funding.

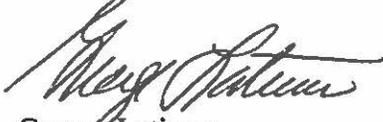
It should be noted that your Honorable Board has previously authorized bonding in connection with RG104 as follows: Bond Act No. 122-2019 in the amount of \$1,050,000, which funded design of the replacement of the Bridge deck and above deck elements, as well as all associated infrastructure. The bonds authorized by Bond Act No. 122-2019 have not been sold. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No.

122-2019, to increase the initial amount authorized thereunder by \$4,125,000, to a new total amount authorized of \$5,175,000 and to revise the scope of the project to include additional design services associated with the Bridge rehabilitation and the temporary bridge.

The Planning Department has advised that based on its review, the above-referenced capital project has been 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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 cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

GL/KOC/PJT/jpg  
Attachments

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

Your Committee is in receipt of an amended bond act (the “Bond Act”) in the total amount of \$5,175,000, which includes \$1,050,000 in previously authorized bonds of the County of Westchester (“County”), to finance Capital Project RGI04 – Glen Island Bridge Rehabilitation III (“RGI04”).

The Bond Act, which was prepared by the law firm of Hawkins Delafield & Wood, will provide additional design funding for the rehabilitation of the Glen Island Bridge (the “Bridge”) in New Rochelle. This funding will be used to pay additional design fees associated with the Bridge rehabilitation and for a temporary bridge that will provide access to Glen Island during the construction phase. The additional funding will be used for public outreach, hearings, additional testing and investigation, temporary real estate efforts required for the temporary bridge and County reviews and oversight.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that the Bridge provides sole access from the mainland to Glen Island, which includes Glen Island Park and the Glen Island Harbour Club. The County is required by the U.S. Coast Guard to operate and maintain the bascule Bridge, which also allows access through the channel. The Bridge is an original component of the 1925 development of Glen Island by the County Park Commission. Structural engineering reports by the Department of Public Works and Transportation indicate an urgent need to rehabilitate the Bridge.

Your Committee is advised that following bonding authorization, the additional design work will be scheduled and is anticipated to take seven (7) months to complete and will be performed by outside consultants. It is estimated that construction will take between 24-26 months to complete and will begin after award and execution of the construction contracts, subject to your Honorable Board’s approval of construction funding.

Your Committee notes that your Honorable Board has previously authorized bonding in connection with RGI04 as follows: Bond Act No. 122-2019 in the amount of \$1,050,000, which funded design of the replacement of the Bridge deck and above deck elements, as well

as all associated infrastructure. The bonds authorized by Bond Act No. 122-2019 have not been sold. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No. 122-2019 to increase the initial amount authorized thereunder by \$4,125,000, to a new total amount authorized of \$5,175,000 and to revise the scope of the project to include additional design services associated with the Bridge rehabilitation and the temporary bridge.

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

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: \_\_\_\_\_, 2022  
White Plains, New York

**COMMITTEE ON**

k/jpg/4/18/2022

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #:   RGI04  

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   \$               5,175,000       PPU   5       Anticipated Interest Rate   2.65%

Anticipated Annual Cost (Principal and Interest):               \$   1,117,442

Total Debt Service (Annual Cost x Term):                       \$   5,587,210

Finance Department:       Interest rates from May 18, 2022 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

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by:               Ken Uhle

Title:                       Program Coord. Capital Planning PRC

Department:               DPW&T

Date:                        5/23/22

Reviewed By: *5/24/22* 

Budget Director

Date:                        5/24/22

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

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

DATE: May 18, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RGI04 GLEN ISLAND BRIDGE REHABILITATION III**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 04-13-2022 (Unique ID: 1916)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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 design and other pre-construction services.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Marzola, Associate Budget Director  
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation  
Peter Tartaglia, First Deputy Commissioner, Dept. of Parks, Recreation and Conservation  
Kelly Sheehan, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20\_\_\_\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED JULY 15, 2019 IN RELATION TO THE PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REPLACEMENT OF THE BRIDGE DECK AND ABOVE ELEMENTS OF THE GLEN ISLAND BRIDGE AS WELL AS A TEMPORARY BRIDGE FOR ACCESS, AT THE MAXIMUM ESTIMATED COST OF \$5,175,000. (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$1,050,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the replacement of the bridge deck and above elements of the Glen Island Bridge, pursuant to Act No. 122-2019 duly adopted on July 15, 2019; and

WHEREAS, it has been determined that additional funds are required for said preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning of the Glen Island Bridge and the design of a temporary bridge, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such planning;

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 July 15, 2019, entitled:

“ACT NO. 122-2019

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,050,000 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 THE REPLACEMENT OF THE BRIDGE DECK AND ABOVE ELEMENTS OF THE GLEN ISLAND BRIDGE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,050,000 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 \$5,175,000 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 THE REPLACEMENT OF THE BRIDGE DECK AND ABOVE ELEMENTS OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,175,000; STATING THE PLAN OF

FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,175,000 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; \$5,175,000 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 the replacement of the bridge deck and above elements of the Glen Island Bridge and all associated infrastructure, including the removal and replacement of the bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, as well as the electro-mechanical and counterweight systems for both fixed and bascule sections and spans, along with painting the bridge superstructure and the design of a temporary bridge, 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 \$5,175,000. The plan of financing includes the issuance of \$5,175,000 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 \$5,175,000 bonds authorized by this Act are to be issued, 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 \$5,175,000. 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 \$5,175,000 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 July 15, 2019 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 \$5,175,000 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 THE REPLACEMENT OF THE BRIDGE DECK AND ABOVE ELEMENTS OF THE GLEN ISLAND BRIDGE AND THE DESIGN OF A TEMPORARY BRIDGE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,175,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,175,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on July 15, 2019 and amended on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the replacement of the bridge deck and above elements of the Glen Island Bridge and all associated infrastructure, including the removal and replacement of the bridge deck, sidewalk and handrails, lighting, traffic warning signs and gates, as well as the electro-mechanical and counterweight systems for both fixed and bascule sections and spans, along with painting the bridge superstructure and the design of a temporary bridge, 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: \$5,175,000; 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

<b>Project ID:*</b> RG104	<input type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 03-22-2022
<b>Fact Sheet Year:*</b> 2022	<b>Project Title:*</b> GLEN ISLAND BRIDGE REHABILITATION III	<b>Legislative District ID:</b> 11,
<b>Category*</b> RECREATION FACILITIES	<b>Department:*</b> PARKS, RECREATION & CONSERVATION	<b>CP Unique ID:</b> 1916

**Overall Project Description**

Rehabilitation of the entire bridge including, but not limited to: installation of a temporary bridge for access during construction, repair of bascule bridge structure, locking and safety systems, spall repairs, painting of the entire bridge, repair of girders, concrete piers and concrete abutments. Operation of bridge as mandated by U.S. Coast Guard. localized repair to sidewalks, railing, and bridge deck.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies     | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" 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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	58,000	9,978	48,022	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	58,000	9,978	48,022	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of : 500**

**Current Bond Description:** This funding request will provide for additional design fees for the bridge rehabilitation and a temporary bridge for access to the park during construction including: public outreach, hearings, additional testing and investigation, temporary real estate efforts required for the temporary bridge and county reviews and oversight.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	4,125,000
Cash:	0
<b>Total:</b>	<b>\$ 4,125,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

4,125,000

**Comments:**

The request will amend bond act 19-122 upward to include additional design fees.

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2017	9,978,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT.
2022	48,022,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

**Total Appropriation History:**

58,000,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
19	122	1,050,000		0 DESIGN OF REHABILITATION OF ABOVE DECK ELEMENTS OF GLEN ISLAND BRIDGE

**Total Financing History:**

1,050,000

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
04-13-2022

**Department of Public Works**  
RJB4

**Date**  
04-14-2022

**Budget Department**  
LMYI

**Date**  
04-14-2022

**Requesting Department**  
PJT2

**Date**  
04-15-2022

## GLEN ISLAND BRIDGE REHABILITATION III ( RGI04 )

**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	2022	2023	2024	2025	2026	Under Review
Gross	58,000	9,978	500	48,022					
Non County Share									
<b>Total</b>	<b>58,000</b>	<b>9,978</b>	<b>500</b>	<b>48,022</b>					

### Project Description

Rehabilitation of the bridge as follows: spall repairs, painting of the entire bridge, repair of girders, concrete piers and concrete abutments, localized repair to sidewalks, railing, and bridge deck.

### Current Year Description

The current year request funds design, construction and construction management.

### Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2022	48,022,000			48,022,000

### 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
2017	9,978,000	Design, construction and construction management.	\$1,050,000 - DESIGN; \$8,928,000 - AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>9,978,000</b>		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	9,978,000		9,978,000
<b>Total</b>	<b>9,978,000</b>		<b>9,978,000</b>

### Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
122 19	1,050,000			1,050,000
<b>Total</b>	<b>1,050,000</b>			<b>1,050,000</b>



George Latimer  
County Executive

June 17, 2022

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 consideration and approval is a proposed Local Law, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through the Westchester Community College ("WCC") to amend the lease agreement ("Lease") with Brooks Shopping Centers, LLC ("Landlord") for space located at the Cross County Shopping Center ("CCSC"), Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed \$900,000.00 for work required by WCC to be able to operate as a 21<sup>st</sup> century facility.

The Lease, as previously amended, provides terms for the relocation of WCC's Yonkers Extension Center (the "Extension Center") from the 12,165 square feet of space located at the Cross County Shopping Center ("CCSC"), Yonkers (the "Original Premises") to a new, 39,093 square foot premises (the "New Premises") at the CCSC once the work necessary for WCC's occupancy (the "Landlord's Work") is complete and WCC is able to relocate the Extension Center to the New Premises (the "Adjustment Date").

The original term of the Lease commenced on May 1, 2010 and expired on April 30, 2020 (the "Original Term") and, pursuant to your Honorable Board's Local Law enacted on May 4, 2020, the Lease was extended by eight months from May 1, 2020 to December 31, 2020. Pursuant to your Honorable Board's Local Law enacted on December 8, 2020, the Lease was further extended for one year from January 1, 2021 to December 31, 2021. By Local Law 11-2021 enacted on October 18, 2021, your Honorable Board authorized the County to further amend the Lease in order to provide terms for relocation of the Extension Center to the New Premises on the Adjustment Date, and to extend the term of the Lease for ten (10) years from the Adjustment Date.

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

Telephone: (914)995-2900 E-mail: (914) ceo@westchestergov.com



Pursuant to Local Law 11-2021, and the amendment to the Lease that it authorized, the Landlord, using its architect and contractors, will perform the Landlord's Work, in accordance with plans that have been reviewed and approved by WCC, at a cost to the Landlord not to exceed \$5,918,768.53 (the "Landlord's Work Allowance"), and WCC will be responsible for any additional cost of said work or of any change orders requested by WCC. Local Law 11-2021 further provided that change orders that result in an increase to the total amount payable under the Lease in excess of ten percent (10%) of the total principal amount of the Landlord's Work Allowance will require an amendment to the Lease and will be subject to approval of the Board of Legislators and the Board of Acquisition and Contract.

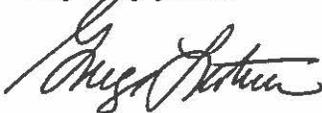
WCC has requested the Landlord to undertake the following work, which includes, but is not limited to, High-Flex classrooms that enable students to be taught in person and remotely at the same time. This capability was installed at the main campus during the COVID-19 pandemic and is needed at this state-of-the-art facility as the methodologies used to provide advanced education continue to evolve. Additional wiring and related infrastructure work is also required to enhance security and wireless internet access, and to increase audio and visual capability in order to maintain the College's ability to stay competitive with other institutions of higher learning.

These change orders requested by WCC are estimated to cost up to \$900,000.00, which exceeds the authority your Honorable Board granted to the Board of Acquisition & Contract in this matter. Therefore, pursuant to Local Law 11-2021, approval of your Honorable Board for an amendment ("Fourth Amendment") to the Lease is necessary. All other terms and conditions of the Lease, as previously amended, will remain in full force and effect.

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 and its implementing regulations, 6 NYCRR Part 617 ("SEQRA") have been met. The Planning Department advises that the proposed settlement agreement is classified as a Type II action. Therefore, no further action is required by your Honorable Board. As you know, your Honorable Board may use such expert advice to make its own conclusion.

I believe that the proposed amendment to the Lease is in the County's best interests, and I therefore urge approval of the attached Local Law.

Very truly yours,



George Latimer  
County Executive

GL/CS/BSM/dlv  
Attachment

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

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt a Local Law which, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through the Westchester Community College ("WCC") to amend the lease agreement (the "Lease") with Brooks Shopping Centers, LLC (the "Landlord") for space located at the Cross County Shopping Center ("CCSC"), Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed \$900,000.00 for work required by WCC to be able to operate as a 21<sup>st</sup> century facility.

The Lease, as previously amended, provides terms for the relocation of WCC's Yonkers Extension Center (the "Extension Center") from the 12,165 square feet of space located at the Cross County Shopping Center ("CCSC"), Yonkers (the "Original Premises") to a new, 39,093 square foot premises (the "New Premises") at the CCSC once the work necessary for WCC's occupancy (the "Landlord's Work") is complete and WCC is able to relocate the Extension Center to the New Premises (the "Adjustment Date"). ).

Your Committee is advised that the original term of the Lease commenced on May 1, 2010 and expired on April 30, 2020 (the "Original Term") and, pursuant to your Honorable Board's Local Law enacted on May 4, 2020, the Lease was extended by eight months from May 1, 2020 to December 31, 2020. Pursuant to your Honorable Board's Local Law enacted on December 8, 2020, the Lease was further extended for one year from January 1, 2021 to December 31, 2021. By Local Law 11-2021 enacted on October 18, 2021, your Honorable Board authorized the County to further amend the Lease in order to provide terms for relocation of the Extension Center to the New Premises on the Adjustment Date, and to extend the term of the Lease for ten (10) years from the Adjustment Date.

Your Committee is advised that, pursuant to Local Law 11- 2021, and the amendment to the Lease that it authorized, the Landlord, using its architect and contractors, will perform the Landlord's Work, in accordance with plans that have been reviewed and approved by WCC, at a

cost to the Landlord not to exceed \$5,918,768.53 (the “Landlord’s Work Allowance”), and WCC will be responsible for any additional cost of said work or of any change orders requested by WCC. Local Law 11-2021 further provided that change orders that result in an increase to the total amount payable under the Lease in excess of ten percent (10%) of the total principal amount of the Landlord’s Work Allowance will require an amendment to the Lease and will be subject to approval of the Board of Legislators and the Board of Acquisition and Contract.

Your Committee is advised that WCC has requested the Landlord to undertake the following work, which includes, but is not limited to, High-Flex classrooms that enable students to be taught in person and remotely at the same time. This capability was installed at the main campus during the COVID-19 pandemic and is needed at this state-of-the-art facility as the methodologies used to provide advanced education continue to evolve. Additional wiring and related infrastructure work is also required to enhance security and wireless internet access, and to increase audio and visual capability in order to maintain the College’s ability to stay competitive with other institutions of higher learning.

Your Committee is advised that these change orders requested by WCC .are estimated to cost up to \$900,000.00, which exceeds the authority your Honorable Board granted to the Board of Acquisition & Contract in this matter. Therefore, pursuant to Local Law 11-2021, approval of your Honorable Board for an amendment (“Fourth Amendment”) to the Lease is necessary. All other terms and conditions of the Lease, as previously amended, will remain in full force and effect.

The proposed Fourth Amendment requires the same approval as the Lease and its prior amendments, namely a Local Law approved by a two-thirds majority of your Honorable Board.

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 and its implementing regulations, 6 NYCRR Part 617 (“SEQRA”) have been met. The Planning Department advises that the proposed Fourth Amendment is classified as a Type II action.

Therefore, no further action is required by your Honorable Board. Your Committee has reviewed the annexed SEQRA memo and concurs with that conclusion.

Upon careful consideration, your Committee finds the proposed Fourth Amendment to be in the County's best interest as it provides for the necessary enhancements to new and improved Yonkers Extension Center and therefore your Committee recommends approval of the proposed Local Law.

Dated: \_\_\_\_\_, 2022  
White Plains, New York

COMMITTEE ON:

c.dlv

# FISCAL IMPACT STATEMENT

SUBJECT: Lease-Construction Yonkers Ext.  NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

GENERAL FUND       AIRPORT FUND       SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense      \$ 900,000

Total Current Year Revenue      \$ -

Source of Funds (check one):     Current Appropriations     Transfer of Existing Appropriations

Additional Appropriations       Other (explain)

Identify Accounts:      5443701

Potential Related Operating Budget Expenses:      Annual Amount      \_\_\_\_\_

Describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Potential Related Operating Budget Revenues:      Annual Amount      \_\_\_\_\_

Describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: \_\_\_\_\_

\_\_\_\_\_

Next Four Years: \_\_\_\_\_

\_\_\_\_\_

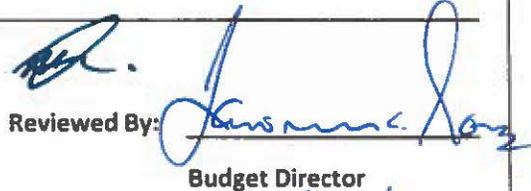
\_\_\_\_\_

Prepared by:      Stewart Glass

Title:      Director of Contracting & Procurement

Department:      Westchester Community College

Date:      June 13, 2022

  
Reviewed By: \_\_\_\_\_  
Budget Director

Date:      6/17/22

TO: David Vutera, Associate County Attorney  
Department of Law

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



DATE: June 7, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR AMENDMENT TO  
CROSS COUNTY SHOPPING CENTER LEASE AGREEMENT FOR  
WESTCHESTER COMMUNITY COLLEGE**

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**PROJECT/ACTION:** A local law authorizing the County of Westchester, acting by and through the Westchester Community College (WCC), to amend a lease agreement with Brooks Shopping Centers, LLC for space at the Cross County Shopping Center, located in the City of Yonkers, for use by WCC's Yonkers Extension Center. The amendment authorizes an increase in the total amount payable to provide for additional work needed at the leased premises in order to enable WCC to operate as a 21<sup>st</sup> century facility.

**With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further environmental review is required because the project/action:**

- DOES NOT MEET THE DEFINITION OF AN "ACTION" AS DEFINED UNDER SECTION 617.2(b)**
- MAY BE CLASSIFIED AS TYPE II PURSUANT TO SECTION 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.

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**COMMENTS:** Additional work includes creating High-Flex classrooms to support simultaneous in-person and remote learning. as well as additional wiring and related infrastructure to enhance security, wireless internet access, and audio/visual capabilities.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Norma Drummond, Commissioner  
Claudia Maxwell, Associate Environmental Planner

**RESOLUTION NO. - 2022**

**RESOLVED**, that this Board hold a public hearing pursuant to Section 209.141(4) of the Laws of Westchester County on Local Law Intro. No. -2022 entitled “A LOCAL LAW authorizing the County of Westchester, acting by and through the Westchester Community College (“WCC”), to amend the lease agreement with Brooks Shopping Centers, LLC (the “Landlord”) for space located at the Cross County Shopping Center, Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed \$900,000.00 for work required by WCC to be able to operate as a 21<sup>st</sup> century facility”. The public hearing will be held at m. on the day of , 2022 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law.

Dated: , 2022  
White Plains, New York

A LOCAL LAW authorizing the County of Westchester, acting by and through the Westchester Community College (“WCC”), to amend the lease agreement with Brooks Shopping Centers, LLC (“Landlord”) for space located at the Cross County Shopping Center, Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed \$900,000.00 for work required by WCC to be able to operate as a 21<sup>st</sup> century facility

**NOW, THEREFORE, BE IT ENACTED** by the Board of Legislators of the County of Westchester as follows:

**Section 1.** The County of Westchester, acting by and through Westchester Community College (“WCC”), is hereby authorized to amend the lease agreement (“Lease”) with Brooks Shopping Centers, LLC (“Landlord”) for space located at the Cross County Shopping Center (“CCSC”), Yonkers, in order to authorize an increase of the total amount payable under the Lease by an amount not to exceed \$900,000.00 for work required by WCC to be able to operate as a 21<sup>st</sup> century facility. The work that WCC has requested the Landlord to undertake includes, but is not limited to: High-Flex classrooms that enable students to be taught in person and remotely at the same time; and additional wiring and related infrastructure work required to enhance security and wireless internet access, and to increase audio and visual capability in order to maintain the College’s ability to stay competitive with other institutions of higher learning.

§2. All other terms and conditions of the Lease, as previously amended, shall remain in full force and effect.

§3. The County Executive or his duly authorized designee, is hereby authorized to execute and deliver all instruments approved as to form and substance by the County Attorney as are necessary and appropriate to effectuate the purposes of this Local Law.

§4. This Local Law shall take effect immediately.