



# Public Works & Transportation

## BOL Meeting Minutes - Final

Committee Chair: Vedat Gashi

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

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Monday, May 24, 2021

10:00 AM

Committee Room

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### CALL TO ORDER

Meeting joint with the Committees on Budget & Appropriations and Labor & Housing

*With a quorum present, Chair Gashi called the meeting to order at 10:10 AM.*

*Pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, "Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency," which temporarily suspends portions of the New York State Open Meetings Law.*

*A section of the order, "Suspension of law allowing the attendance of meetings telephonically or other similar services," provides for the suspension of "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."*

*Others in attendance: BOL: Catherine Borgia, Alessandra Restiano, James Silverberg BOL Remote: Alfreda Williams, Margaret Cunzio, Damon Maher, Nancy Barr PLANNING Remote: Norma Drummond, Leo Gruenfeld DEF Remote: Vincent Kopicki, Robert Funicello Law Remote: Michelle Greenbaum WCC Remote: Brian Murphy, Robert Cirillo, Garrett McAllister*

**Present:** Committee Chair Gashi and Legislator Boykin

**Absent:** Legislator Covill

**Remote:** Legislator Johnson, Legislator Parker, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

### MINUTES APPROVAL

May 17, 2021 at 10:00 AM Minutes

On motion of Committee Chair Gashi, seconded by Legislator Woodson-Samuels, the minutes were approved. The motion carried unanimously.

### I. ITEMS FOR DISCUSSION

1. [ACT-2021-93](#) **BOND ACT-BPL30-76 Locust Hill Avenue, Yonkers**

A BOND ACT authorizing the issuance of ONE MILLION, FOUR HUNDRED THOUSAND

(\$1,400,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL 30 New Homes Land Acquisition II.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

Joint with B&A and L&H.

Guests: Commissioner Norma Drummond and Leonard Gruenfeld, Housing Administrator - Department of Planning

*Commissioner Drummond and Leo Gruenfeld from the Department of Planning appeared before the joint committees to discuss the Bond Act (BPL 30) and Act (Land Acquisition) - 76 Locust Avenue, Yonkers. Commissioner Drummond explained that there are two Acts before the committees, first the Bond Act in the amount of \$1,400,000 will authorize the purchase of the property and the second Act to authorize the purchase and conveyance of .96 acres located at 76 Locust Hill Avenue in the City of Yonkers.*

*The Developer, 76 Locust Hill, L.P. (c/o Westhab, Inc) will construct a new six-story building that will have 113 units with approximately 84 parking spaces that will include several spots equipped with electric vehicle charging stations. The units will consist of 19 studio, 45 one-bedrooms, 44 two-bedroom and 5 three-bedrooms. All units will be available to eligible households that earn at or below 40% and up to 60% Westchester County Area Median Income (AMI). One unit will be the superintendent's unit, 45 of the units will house formerly homeless households and receive support from the Empire State Supportive Housing Initiative (ESSHI) and 8 units will receive Section 8 Project Based Voucher. There will be community rooms, security office, property management office, on site laundry and a courtyard garden.*

*The site is currently occupied by a vacant church that will be demolished and not a historic property. Westhab purchase the property from the original owner in 2020 for \$1.4 million. Which is why the counties purchase price is the \$1.4 million, even though we had an appraisal done in January of 2021, and the building was appraised at 3,495,000 dollars. Because the County is buying it from and selling it to a related party, we can only reimburse the seller for the actual costs that they've incurred.*

*The Phase I and Phase II environmental Studies indicate the existence of two underground storage tanks and associated piping that will be removed prior to demolition. The County will get environmental indemnification insurance to cover us for any liability associated.*

*The total development cost is \$53.7 million dollars or \$475,789 dollars per unit. The subsidies included in this development are from the County, the \$1.4 million dollars from New Homes Land Acquisition (NHLA II) and the City of Yonkers is contributing their own Federal HOME funds. The Development is finalizing with NYS Homes and Community Renewal, will likely be funded with HFA issuance of tax-exempt and taxable bonds, low income housing credits, and HCR subsidy loans. The project will also benefit from NYSEERDA funding.*

On motion of Legislator Johnson, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

2. [ACT-2021-94](#) **ACT-Land Acquisition-76 Locust Hill Avenue, Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.96 acres of real property located at 76 Locust Hill Avenue in the City of Yonkers and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating one hundred thirteen (113) affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING**

Joint with B&A and L&H.

Guests: Commissioner Norma Drummond and Leonard Gruenfeld, Housing Administrator - Department of Planning

*Please refer to item #1.*

On motion of Legislator Johnson, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

3. [ACT-2021-100](#) **ACT-Permanent Easement-Mamaroneck WWTP**

AN ACT authorizing the County of Westchester ("County" or "Grantee") to accept a permanent easement from the People of the State of New York, acting by the Commissioner of General Services ("State" or "Grantor") required in connection with the County's rehabilitation of its outfall jetty located at the County's Mamaroneck Wastewater Treatment Plant ("Project").

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Commissioner Vincent Kopicki- Department of Environmental Facilities; Michelle Greenbaum, Senior Assistant County Attorney

*Commissioner Kopicki, Robert Funicello from the Department of Environmental Facilities and Michelle Greenbaum from the Law Department appeared before the joint committees to discuss Act- Permanent Easement - Mamaroneck WWTP. Commissioner Kopicki discussed that this is an Act the would authorize the County to accept permanent easement required in connection with the County's rehabilitation of its outfall jetty located a the County's Mamaroneck Wastewater Treatment Plant. The easement would encompass approximately 0.978 acres of underwater land located in the Village and Town of Mamaroneck. The County has several easements in connection with the Mamaroneck WWTP. Commissioner Kopicki discussed the related capital projects and reasons for the easement.*

*Mr. Funicello discussed the reason for the easement. He discussed that the purpose of the easement from the NYS Office of General Services will allow us to construct rehabilitation of the pier. The pier holds the 5 foot diameter pipe which is the outfall for the plant. The pipe goes under the west basin and eventually into the Long Island Sound. This outfall is sensitive to any deterioration of the structure that supports it. The easement is to allow us to put in the riprap and the bolted steel. The riprap is required by the DEC and the steel has to go in four feet from the existing bulkhead, which is deteriorating badly. The property was never owned by the Village of Mamaroneck, therefore the land underwater and the pier on top is owned by the State of New York. we have an easement and NYS is expanding the easement to include the underwater land so they can proceed with the project. The Department is seeking approval from the County to accept the easement.*

On motion of Legislator Parker, seconded by Committee Vice-Chair Shimsky, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

**Away:** Legislator Boykin

#### 4. [ACT-2021-95](#) **BOND ACT-WCC79-Roof Replacement Various Buildings**

A BOND ACT authorizing the issuance of ONE MILLION, TWO HUNDRED SEVENTY THOUSAND (\$1,270,000) DOLLARS in bonds of Westchester County to finance Capital Project WCC79 - Roof Replacement Various Buildings.

***Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION***

Joint with B&A.

Guests: Brian Murphy, Vice President, Dean of Administrative Services & CFO, Robert Cirillo, Director of Physical Plant, and Anthony Scordino, Vice President of Information Technology - Westchester Community College

*Brian Murphy, CFO and Dean of Administrative Services and Robert Cirillo, Director of the Physical Plant appeared before the joint committees to discuss project WCC79-Roof Replacement Various Buildings. Mr. Cirillo discussed that this is a Bond Act in the amount of \$1,270,000 that would finance the County's approximately 50% share of the cost of the design and construction of a phase of the Westchester Community College roof replacement program, including design and construction, to replace roofs on the Academic Arts Building, Library and Science Building on the campus. He noted that the total amount appropriated for WCC79 is \$2,540,000 of which 50% (\$1,270,000) will be funded by NYS and 50% by the County. The replacement is necessary to preserve the infrastructure and reduce the risk of leakage. Design is anticipated to take 12 months and construction is anticipated to take 12 months.*

On motion of Committee Vice-Chair Shimsky, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

5. [ACT-2021-96](#) **BOND ACT-WCC83-Infrastructure Upgrade-Various Buildings**

A BOND ACT authorizing the issuance of THREE HUNDRED NINETY TWO THOUSAND (\$392,000) DOLLARS in bonds of Westchester County to finance Capital Project WCC83 - Infrastructure Upgrade - Various Buildings.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Brian Murphy, Vice President, Dean of Administrative Services & CFO, Robert Cirillo, Director of Physical Plant, and Anthony Scordino, Vice President of Information Technology - Westchester Community College

*Brian Murphy, CFO and Dean of Administrative Services and Robert Cirillo, Director of the Physical Plant appeared before the joint committees to discuss project WCC83-Infrastructure Upgrade - Various Buildings.*

*Mr. Cirillo discussed that this is a Bond Act in the amount of \$392,000 that would finance the County's 50% share of design and construction for Phase II of this project. The total cost of Phase II is \$784,000 of which 50% will be funded by NYS and 50% will be funded by the County. The financing will cover cost of the infrastructure upgrades at the College's Library Building, including the replacement of windows in the original portion of the building to meet Building Energy Code requirements. Work will also include minor electric work and interior work. Design is anticipated to take 12 months and construction is anticipated to take 18 months.*

On motion of Committee Vice-Chair Shimsky, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

6. [ACT-2021-97](#) **BOND ACT-WCC85-Academic Arts Building Infrastructure Upgrade**

A BOND ACT authorizing the issuance of SEVEN HUNDRED EIGHTY SIX THOUSAND (\$786,000) DOLLARS in bonds of Westchester County to finance Capital Project WCC85 - Academic Arts Building Infrastructure Upgrade.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Brian Murphy, Vice President, Dean of Administrative Services & CFO, Robert Cirillo, Director of Physical Plant, and Anthony Scordino, Vice President of Information Technology - Westchester Community College

*Brian Murphy, CFO and Dean of Administrative Services and Robert Cirillo, Director of the Physical Plant appeared before the joint committees to discuss project WCC85-Academic Arts Building Infrastructure Upgrades. Mr. Cirillo discussed that this is a Bond Act in the amount of \$786,000 that would finance the County's share of the initial phase of the Academic Arts Building Infrastructure Upgrades. The total Cost of the phase is \$1,572,000 of which the County will finance 50% and NYS will finance 50%. Work will include renovation of the theater rigging system and the installation of approximately 120 feet of handrail to meet current code requirement, and reconstructing 50 linear feet of cheek wall. work will also include landscaping improvements and drainage. Design is anticipated to take 12 months and construction is anticipated to take 18 months. .*

On motion of Legislator Boykin, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

7. [ACT-2021-98](#) **BOND ACT-WCC90-Technology Upgrade Off Campus 2017-'18 - 2021-'22**

A BOND ACT authorizing the issuance of FIFTY THOUSAND (\$50,000) DOLLARS in bonds of Westchester County to finance Capital Project WCC90 - Technology Upgrade Off Campus 2017/18 - 2021/22.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Brian Murphy, Vice President, Dean of Administrative Services & CFO, Robert Cirillo, Director of Physical Plant, and Anthony Scordino, Vice President of Information Technology - Westchester Community College

*Brian Murphy, CFO and Dean of Administrative Services and Garrett McAllister, Deputy of Information Technology appeared before the joint committees to discuss project WCC90-Technology Upgrade Off Campus. Mr. McAllister discussed that this is a Bond Act in the amount of \$50,000 that would finance the County's 50% share of Phase I of the project. Phase I, which is \$100,000, will be funded 50% by NYS and 50% by the County. Work will include replacement and installation of servers, switches, tape drive replacements and wireless points. The servers are used to implement critical college applications. The additional switches would keep up with the growing needs of the applications that support video conferencing and web casting. The access points are on a 5 years replacement cycle and newer equipment requires faster access. This phase will also replace PC's, laptops, printers and scanners on a 5 year program.*

On motion of Legislator Woodson-Samuels, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

8. [ACT-2021-99](#) **BOND ACT-WCC91-Technology Upgrade On-Campus 2017-'18 - 2021-'22**

A BOND ACT authorizing the issuance of SIX HUNDRED EIGHTEEN THOUSAND (\$618,000) DOLLARS in bonds of Westchester County to finance Capital Project WCC91 - Technology Upgrade On-Campus 2017/18 - 2021/22.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Brian Murphy, Vice President, Dean of Administrative Services & CFO, Robert Cirillo, Director of Physical Plant, and Anthony Scordino, Vice President of Information Technology - Westchester Community College

*Brian Murphy, CFO and Dean of Administrative Services and Garrett McAllister, Deputy of Information Technology appeared before the joint committees to discuss project WCC91-Technology Upgrade On-Campus. Mr. McAllister discussed that this is a Bond Act in the amount \$618,000 would finance the County;s approximately 50% share of the cost of Phase I of the technology upgrades on campus. Work would include Firewall Replacement to keep the campus protected from security threats, PC, laptops, printer, router, and scanner replacements, phone replacement conversation to Voice IO, Server, Switch, UPS, and Tape Drive Replacements. Phase I will cost \$1,236,000 of which 50% (\$618,000) will represent the County's portion and 50% from NYS.*

On motion of Legislator Boykin, seconded by Legislator Walter, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Legislator Covill

## II. OTHER BUSINESS

## III. RECEIVE & FILE

## ADJOURNMENT

Moved by Committee Vice-Chair Shimsky, seconded by Legislator Woodson-Samuels, the Committee adjourned at 11:31 AM.