

**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 \$500,000.00 to finance capital project RGP16 (3125) – General Infrastructure – Roofing Systems (2024-2028) ("RGP16"). The Bond Act, which was prepared by the law firm Harris Beach Murtha PLLC, will finance the cost of general infrastructure roofing system improvements for the Department of Parks, Recreation & Conservation ("Department"), including design, construction, and construction management associated with the repair and/or replacement of existing roofs and associated building renovations and site work at Merestead (Cabana Barn & Barn #2) and Muscoot Farm (Maintenance Yard Barns) and other building roofs in the County Park System, at the estimated maximum cost of \$500,000.

The Department has advised that the repair and replacement of the aging roof systems in the County Park System is a critical investment necessary to protect the County's public assets, ensure public safety, and avoid significantly higher long-term costs.

Following bonding authorization, design will be scheduled and is anticipated to take six months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take eight months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, RGP16 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 ("SEQR"). 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: MARCH 10, 2026
White Plains, New York

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BUDGET +
APPROPRIATIONS
COMMITTEE

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INFRASTRUCTURE
+ HOUSING
COMMITTEE

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PARKS +
ENVIRONMENT
COMMITTEE

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGP16

☐ 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 \$ 500,000 PPU 15 Anticipated Interest Rate 2.97%

Anticipated Annual Cost (Principal and Interest): \$ 41,223

Total Debt Service (Annual Cost x Term): \$ 618,339

Finance Department: maab 2-3-26

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

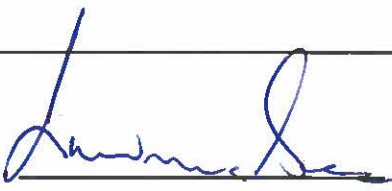
Number of Full Time Equivalent (FTE) Jobs Funded: 5

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 2/3/26

Reviewed By: 

DV 2/3/26

Budget Director

Date: 2/3/26

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

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

DATE: February 2, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RGP16 GENERAL INFRASTRUCTURE - ROOFING SYSTEMS (2024-2028)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/15/2025 (Unique ID: 3125)

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

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.

COMMENTS: None.

DSK/oav

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
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
Dianne Vanadia, Associate Budget Director
Robert Lopane, Director of Program Development – PRC Planning
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF GENERAL INFRASTRUCTURE ROOFING SYSTEMS IMPROVEMENTS FOR THE DEPARTMENT OF PARKS, RECREATION & CONSERVATION; STATING THE ESTIMATED TOTAL MAXIMUM COST THEREOF IS \$500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$500,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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, to the provisions of other laws applicable thereto, \$500,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of general infrastructure roofing system improvements for the Department of Parks, Recreation & Conservation, including design, construction, and construction management associated with the repair and/or

replacement of existing roofs and associated building renovations and site work at Merestead (Cabana Barn & Barn #2) and Muscoot Farm (Maintenance Yard Barns) and other building roofs in the County Park System, at the estimated maximum cost of \$500,000, all as set forth in the County's current year Capital Budget, as amended. The total estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$500,000. The plan of financing includes the issuance of \$500,000 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 applicable to the class of objects or purposes for which \$500,000 bonds authorized in this resolution are to be issued, within the limitations of Section 11.00 a. 12(a)(2) of the Local Finance 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 \$500,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. 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 \$500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF GENERAL INFRASTRUCTURE ROOFING SYSTEM IMPROVEMENTS FOR THE DEPARTMENT OF PARKS, RECREATION & CONSERVATION; STATING THE ESTIMATED TOTAL MAXIMUM COST THEREOF IS \$500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$500,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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 general infrastructure roofing system improvements for the Department of Parks, Recreation & Conservation, including design, construction, and construction management associated with the repair and/or replacement of existing roofs and associated building renovations and site work at Merestead (Cabana Barn & Barn #2) and Muscoot Farm (Maintenance Yard Barns) and other building roofs in the County Park System, at the estimated maximum cost of \$500,000; 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: \$500,000 for 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:* RGP16	☐ CBA	Fact Sheet Date:* 01-02-2026
Fact Sheet Year:* 2026	Project Title:* GENERAL INFRASTRUCTURE - ROOFING SYSTEMS (2024-2028)	Legislative District ID:
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3125

Overall Project Description

This project is to repair and/or replace various existing building roofs in the County Park System.

- | | | |
|---|--|--|
| ☒ Best Management Practices | ☐ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	2,500	1,000	500	500	500	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	2,500	1,000	500	500	500	0	0	0

Expended/Obligated Amount (in thousands) as of : 368

Current Bond Description: Funding is requested for design, construction, and construction management associated with the repair and/or replacement of existing roofs and associated building renovations and site work at Merestead (Cabana Barn & Barn #2) and Muscote Farm (Maintenance Yard Barns) and other building roofs in the County Park System.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	500,000
Cash:	0
Total:	\$ 500,000

SEQR Classification:

TYPE II

Amount Requested:

500,000

Expected Design Work Provider:

- | | | |
|--|-------------------------------------|---|
| ☒ County Staff | ☐ Consultant | ☐ Not Applicable |
|--|-------------------------------------|---|

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2024	500,000	DESIGN AND CONSTRUCTION OF ROOFS AT LENOIR PRESERVE, GLEN ISLAND PARK, V.E. MACY PARK AND OTHER BUILDING ROOFS.
2025	500,000	DESIGN AND CONSTRUCTION OF ROOFS AT BRP SALT SHED, MERESTEAD, LENOIR PRESERVE, AND CROTON POINT PARK
2026	500,000	DESIGN AND CONSTRUCTION OF ROOFS AT MERESTEAD AND MUSCOOT FARM

Total Appropriation History:

1,500,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
23	247	500,000	0	GENERAL INFRASTRUCTURE - ROOFING SYSTEMS
25	37	500,000	0	GENERAL INFRASTRUCTURE - ROOFING SYSTEMS (2024-2028)

Total Financing History:

1,000,000

Recommended By:**Department of Planning**

DVWA

Date

12-15-2025

Department of Public Works

RJB4

Date

12-16-2025

Budget Department

DEV9

Date

12-18-2025

Requesting Department

RCL3

Date

12-18-2025

GENERAL INFRASTRUCTURE - ROOFING SYSTEMS (2024-2028) (RGP16)

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	2026	2027	2028	2029	2030	Under Review
Gross	2,500	1,000	111	500	500	500			
Non County Share									
Total	2,500	1,000	111	500	500	500			

Project Description

This project is to repair and/or replace various existing building roofs in the County Park System.

Current Year Description

The current year request funds continuation of the project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	500,000			500,000

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
2024	500,000	Design and construction of roofs at Lenoir Preserve, Glen Island park, V.E. Macy park and other building roofs.	COMPLETE
2025	500,000	Design and construction of roofs at BRP Salt Shed, Merestead, Lenoir Preserve, and Croton Point Park	CONSTRUCTION
Total	1,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	1,000,000		1,000,000
Total	1,000,000		1,000,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
247 23	500,000			500,000
37 25	500,000			500,000
Total	1,000,000			1,000,000