



Memorandum
Office of the County Executive
Michaelian Office Building

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, County Executive

Date: July 20, 2026

RE: Bond Act for capital project RP02A –Ice Casino Improvements II (Unique ID 3248)

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester (“County”) to amend its current year Capital Budget (“Capital Budget Amendment”), as well to as adopt a related amended bond act (“Amended Bond Act”), to finance the following capital project:

RP02A – Ice Casino Improvements II (Unique ID: 3248) (“RP02A”).

The proposed Capital Budget Amendment will amend the County’s capital budget to increase the County share for RP02A by \$4,000,000.00. The Amended Bond Act, in the total amount of \$62,789,000, which includes \$58,789,000 in previously authorized bonds of the County, would finance the cost of construction and construction management associated with the complete rehabilitation of the Ice Casino Building at Playland Park in Rye. Due to the length of time that has transpired since the project’s prior funding requests, construction costs have increased dramatically, resulting in the project cost exceeding the budget. Additional funds are needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the improvements to the Ice Casino will include structural rehabilitation of the facility’s second floor Studio Rink, replacement of roofing over the Studio Rink, rehabilitation of the facility’s locker room wing, replacement of roofing over the locker rooms, along with associated mechanical, electrical and ADA improvements. The project will also include restoration of the building’s historic front façade, as well as rehabilitation of the building’s rear and side façades.

The Department has advised that the Ice Casino is an integral contributing historic element of Playland Park and helps define Playland’s landmark status. Furthermore, the structure is in dire need of exterior restoration along with structural, weather tightness and mechanical rehabilitation and upgrades in order to continue to serve the public.

Your Honorable Board is advised that design, which was performed by an outside consultant, is complete. It is estimated that construction will take twenty-eight (28) months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for RP02A in the amount of \$58,789,000.00 pursuant to Bond Act No. 30-2022, and amended by Bond Act 118-2025. All bonds pursuant to Bond Act No. 30-2022 in the amount of \$3,212,620 have already been sold, whereas the bonds pursuant to Bond Act No. 118-2025 in the amount of \$55,576,380 have not been sold.

Accordingly, it is now requested that Bond Act No. 118-2025 be amended to increase the amount authorized by \$4,000,000.00, for a total authorized amount, as amended, of \$62,789,000.00.

It should be noted that in addition to the amount financed under the Amended Bond Act, the County has received \$350,000.00 in Federal Covid-19 grant funding for this project.

Section 167.131 of the Laws of Westchester County mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project.

The Planning Department has advised that the Planning Board has previously reviewed RP02A and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

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

KWJ/PT/RP/mb
Attachments

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

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related amended bond act (“Amended Bond Act”), prepared by the law firm of Hawkins Delafield and Wood, LLP , which, if adopted, will authorize the County to issue up to \$4,000,000.00 in bonds of the County to finance capital project RP02A – Ice Casino Improvements II (Unique ID: 3248) (“RP02A”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the County share for RP02A by \$4,000,000.00. The Department Parks, Recreation and Conservation (“Department”) has advised your Committee that the Amended Bond Act, in the total amount of \$62,789,000, which includes \$58,789,000 in previously authorized bonds of the County, would finance the cost of construction and construction management associated with the complete rehabilitation of the Ice Casino Building at Playland Park in Rye. Due to the length of time that has transpired since the project’s prior funding requests, construction costs have increased dramatically, resulting in the project cost exceeding the budget. Additional funds are needed to award the project to a contractor and to accommodate the subsequent increase in costs for construction administration.

The Department has further advised your Committee that the improvements to the Ice Casino will include structural rehabilitation of the facility’s second floor Studio Rink, replacement of roofing over the Studio Rink, rehabilitation of the facility’s locker room wing, replacement of roofing over the locker rooms, along with associated mechanical, electrical and ADA improvements. The project will also include restoration of the building’s historic front façade, as well as rehabilitation of the building’s rear and side façades.

Your Committee is also advised that the Ice Casino is an integral contributing historic element of Playland Park and helps define Playland’s landmark status. Furthermore, the structure is in dire need of exterior restoration along with structural, weather tightness and mechanical rehabilitation and upgrades in order to continue to serve the public.

Your Honorable Board is advised that design, which was performed by an outside consultant, is complete. It is estimated that construction will take twenty-eight (28) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has authorized the County to issue bonds for RP02A in the amount of \$58,789,000.00 pursuant to Bond Act No. 30-2022, and amended by Bond Act 118-2025. All bonds pursuant to Bond Act No. 30-2022 in the amount of \$3,212,620 have already been sold, whereas the bonds pursuant to Bond Act No. 118-2025 in the amount of \$55,576,380 have not been sold.

Accordingly, it is now requested that Bond Act No. 118-2025 be amended to increase the amount authorized by \$4,000,000.00, for a total authorized amount, as amended, of \$62,789,000.00.

Your Committee is advised that in addition to the amount financed under the Amended Bond Act, the County has received \$350,000.00 in Federal Covid-19 grant funding for this project.

The Planning Department has advised your Committee that RP02A was previously reviewed and approved by your Honorable Board in 2025. RP02A was classified as a Type I action, a Full Environmental Assessment Form was prepared, and a Negative Declaration was issued by your Honorable Board pursuant to Resolution 65-2025. The current request is to provide additional funds with no change in the scope of the work. As such, the original Negative Declaration remains valid. However, the Planning Department has further advised that since that time, the New York State Legislature amended Article 8 of the Environmental Conservation Law, also known as the State Environmental Quality Review Act ("SEQRA"). Pursuant to Section 8-0111 (5-a)(b)(iii), the proposed park project is now exempt from SEQRA.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to amend the County's Capital Budget, as well as to adopt the related Amended Bond Act. In addition, Section 167.131 of the Laws of Westchester County mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project.

The Planning Department has advised your Committee that the Planning Board has previously reviewed RP02A and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts, noting that the Amended Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Amended Bond Act.

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

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

TO: 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: July 7, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT
RP02A ICE CASINO IMPROVEMENTS II**

The Planning Department has reviewed the above referenced project (Fact Sheet Unique ID: 3248) in connection with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

This project was previously reviewed and approved by the Board of Legislators in 2025. It was classified as a Type I action, a Full Environmental Assessment Form was prepared, and a Negative Declaration was issued by the Board (Resolution 65-2025). The current request is to provide additional funds with no change in the scope of work. As such, the original Negative Declaration remains valid.

However, since that time, the New York State Legislature amended Article 8 of Environmental Conservation Law, also known as the State Environmental Quality Review Act. Pursuant to Section 8-0111 (5-a)(b)(iii), the proposed park project is now exempt from SEQR.

Please contact me if you have any questions.

DSK/cnm

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Peter Tartaglia, Acting Commissioner of Parks, Recreation and Conservation
Dianne Vanadia, Associate Budget Director
Robert Lopane, Director of Program Development – PRC Planning
Matthew Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

ACT No. _____ 2026

An Act amending the 2026 County
Capital Budget Appropriations for
Capital Project

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2026 County Budget is hereby amended as follows:

	Previous 2026 Appropriation	Change	Revised 2026 Appropriation
I. APPROPRIATION	_____	_____	_____

Section 2. The estimated method of financing in the Capital Section of the 2026
Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes

Non County Shares

Cash

Total

_____	_____	_____
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Section 3. The ACT shall take effect immediately.