



George Latimer
County Executive

July 28, 2023

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 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:

RKD02 – Kensico Dam Plaza Storage Building ("RKD02").

The proposed Capital Budget Amendment will amend the County's capital budget to increase the County share for RKD02 by \$2,200,000. The Department of Parks, Recreation and Conservation ("Department") has advised that the Capital Budget Amendment is required to provide funds for additional work determined to be necessary during the design process, including a larger size building, addition of solar panels, additional stormwater retention features and due to cost escalation.

The Amended Bond Act, in the total amount of \$7,850,000, which includes \$150,000 in previously authorized bonds of the County, would finance the cost of additional design, construction and construction management in connection with the construction of a new maintenance building and outdoor storage area at the County's Kensico Dam Plaza.

The Department has advised that due to the increased popularity of the park resulting in higher daily attendance, the existing maintenance and storage facilities have become inadequate. The new maintenance building and outdoor storage area will provide for offices, indoor vehicle/equipment storage areas, work shop area, fuel dispensers and tanks, employee parking, outdoor storage yard, landscaping and other associated site work.

Design is currently being undertaken by a consultant and is expected to be completed by the fourth quarter of 2023. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for RKD02 as follows: Bond Act No. 140-2013 in the amount of \$150,000 to finance design in connection

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118 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-2900

with RKD02. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 140-2013 be amended to increase the amount authorized by \$7,700,000, for a total authorized amount, as amended, of \$7,850,000, to revise the scope of Bond Act No. 140-2013 to include work associated with the construction phase of RKD02, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised that based on its review, RKD02 has been classified as an "Unlisted" action under the State Environmental Quality Review Act ("SEQR"). A Resolution, and proposed Negative Declaration, along with an Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQR. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment; it must approve the Resolution adopting the Negative Declaration prior to enacting the aforementioned Bond Act. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

The Planning Department has advised that the Planning Board has previously reviewed RKD02 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 Bond Act and Capital Budget Amendment is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

**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”) which, if adopted, will authorize the County to issue a total amount of \$7,850,000, which includes \$150,000 in previously authorized bonds of the County to finance capital project RKD02 – Kensico Dam Plaza Storage Building (“RKD02”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the County share for RKD02 by \$2,200,000. The Department of Parks, Recreation and Conservation (“Department”) has advised that the Capital Budget Amendment is required to provide funds for additional work determined to be necessary during the design process, including a larger size building, addition of solar panels, additional stormwater retention features and due to cost escalation.

The related Amended Bond Act in the total amount of \$7,850,000 was prepared by the law firm Hawkins, Delafield & Wood would finance the cost of additional design, construction and construction management in connection with the construction of a new maintenance building and outdoor storage area at the County’s Kensico Dam Plaza.

The Department has advised that due to the increased popularity of the park resulting in higher daily attendance, the existing maintenance and storage facilities have become inadequate. The new maintenance building and outdoor storage area will provide for offices, indoor vehicle/equipment storage areas, work shop area, fuel dispensers and tanks, employee parking, outdoor storage yard, landscaping and other associated site work.

Design is currently being undertaken by a consultant and is expected to be completed by the fourth quarter of 2023. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for RKD02 as follows: Bond Act No. 140-2013 in the amount of \$150,000 to finance design in connection with RKD02. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 140-2013 be amended to increase the amount authorized by \$7,700,000, for a total authorized amount, as amended, of \$7,850,000, to revise the scope of Bond Act No. 140-2013 to include work associated with the construction phase of RKD02, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, RKD02 has been classified as an "Unlisted" action under the State Environmental Quality Review Act ("SEQR"). A Resolution, and proposed Negative Declaration, along with an Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQR. Upon review, your Committee concludes that the proposed action will not have any significant impact on the environment and recommends the adoption of the Resolution adopting the Negative Declaration. As you know, a determination of significance must be made prior to enacting the aforementioned Bond Act

The Planning Department has advised your Committee that the Planning Board has previously reviewed RKD02 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 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 Bond Act.

Dated: _____, 20____.
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RKD02

☐ 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 \$ 7,850,000 PPU 15 Anticipated Interest Rate 2.92%

Anticipated Annual Cost (Principal and Interest): \$ 653,252

Total Debt Service (Annual Cost x Term): \$ 9,798,780

Finance Department: Interest rates from August 1, 2023 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: # 85

SECTION E - EXPECTED DESIGN WORK PROVIDER

☐ County Staff

☒ Consultant

☐ Not Applicable

Prepared by: Robert Lopane

Title: Program Coordinator-Capital Planning

Department: Public Works & Transportation

Date: 8/1/23


Reviewed By: 

Budget Director

Date: 08/02/23

8/3/23

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

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

DATE: July 26, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT
RKD02 KENSICO DAM PLAZA STORAGE BUILDING**

The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID 2157) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

Pursuant to SEQR, this project has been classified as an Unlisted action. The County is the only involved agency and, therefore, must serve as lead agency. A Short Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

Please contact me if you require any additional information regarding this document.

DSK/cnm
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Dianne Vanadia, Associate Budget Director
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Kelly Sheehan, Assistant Commissioner *KS*

Date: March 28, 2023

RE: **Capital Budget Amendment –
RKD02 Kensico Dam Plaza Storage Building**

The County Executive is requesting an amendment to the 2023 Capital Budget to modify the funding of the above project. Capital project RKD02 Kensico Dam Plaza Storage Building will fund the design, construction management, and construction of an outdoor storage area including a work shop, storage yard and fuel dispensers.

A Capital Budget Amendment in the amount of \$2,200,000 is being requested to provide additional funding to address additional work determined during design including a larger size building, addition of solar panels, additional stormwater retention and cost escalation. This project was classified as a PL2HP, a project with physical planning and historic preservation aspects in the 2014 Report on the Capital Project Requests adopted August 6, 2013.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Norma V. Drummond, Commissioner
David S. Kvinge, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner

RESOLUTION

WHEREAS, there is pending before this Honorable Board a bond act for capital project RKD02 – Kensico Dam Plaza Storage Building (“RKD02”); and

WHEREAS, this Honorable Board has determined that the proposed bond act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQR”); and

WHEREAS, pursuant to SEQR and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is the only involved agency for this action and, therefore, is assuming the role of Lead Agency; and

WHEREAS, in accordance with SEQR and its implementing regulations, a Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached EAF and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached EAF, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the EAF and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the bond act and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the EAF, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQR and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

RESOLVED, that the Resolution shall take effect immediately.