

Board of Legislators Meeting Agenda



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

Monday, February 2, 2026

7:00 PM

Legislative Chamber

Regular Meeting

CALENDAR 3 (CONSENT)

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

CALL TO ORDER

MINUTES APPROVAL

December 8, 2025, 10am, Regular Meeting
December 8, 2025, 10:30am, Special Meeting
January 5, 2026, 7pm, Organization Meeting
January 7, 2026, 2pm, Special Meeting

PUBLIC COMMENT

Speakers_____

UNFINISHED BUSINESS

I. COMMUNICATIONS

A. COUNTY EXECUTIVE

1. [2026-3](#) **BOND ACT-2026 Tax Certiorari Payments**

A BOND ACT authorizing the County of Westchester to issue bonds in the amount of FIVE MILLION (\$5,000,000) DOLLARS to finance real property tax refund (tax certiorari) payments becoming due and payable during the 2026 fiscal year, pursuant to judicial proceedings brought under Article Seven of the Real Property Tax Law.

COMMITTEE REFERRAL: COMMITTEE ON BUDGET & APPROPRIATIONS

2. [2026-4](#) **ACT-WCHCC-FACT Program-Forensic Medical Care**

AN ACT authorizing the County of Westchester, acting by and through its Office for Women, to enter into an agreement with the Westchester County Health Care Corporation ("WCHCC") pursuant to which WCHCC shall operate its Forensic Acute Care Team (FACT) Program and provide forensic medical care for children/adolescents and adults, for the term commencing retroactively on January 1, 2025 and continuing through December 31, 2027, in an amount not to exceed THREE HUNDRED TWENTY-TWO THOUSAND, FIVE HUNDRED SEVENTY-FIVE (\$322,575) DOLLARS.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, SOCIAL SERVICES, DISABILITIES & HUMAN RIGHTS AND HEALTH

3. [2026-7](#) **ACT-Amend Solid Waste IMA'S with Participating Municipalities**

AN ACT authorizing the County of Westchester, acting by and through Refuse Disposal District No. 1 ("District"), to amend intermunicipal agreements with municipalities located within the District, wherein each municipality delivers to the District its municipally collected solid waste and source separated recyclable materials and the County accepts such materials for disposal and/or recycling, in order to exercise the County's mutual options with each participating municipality to renew the IMAs for five (5) additional years.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

4. [2026-10](#) **BOND ACT-BSS21-3085-Infrast. Improvements to Shelter Facilities-Coachman Family Center '25-'29**

A BOND ACT authorizing the issuance of THREE MILLION, FIVE HUNDRED THOUSAND (\$3,500,000) DOLLARS in bonds of Westchester County to finance Capital Project BSS21 (3085) - Infrastructure Improvements to Shelter Facilities - Coachman Family Center (2025-2029).

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND SOCIAL SERVICES, DISABILITIES & HUMAN RIGHTS

5. [2026-11](#) **BOND ACT-A0143-Building 1 Upgrades and Rehabilitation**

A BOND ACT authorizing the issuance of TWENTY-FIVE MILLION (\$25,000,000) DOLLARS in bonds of Westchester County to finance Capital Project A0143 - Building 1 Upgrades and Rehabilitation.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

6. [2026-12](#) **BOND ACT(Amended)-RB04P-Westchester Ave East Over Mamaroneck River, White Plains**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of FOUR MILLION, SIX HUNDRED THOUSAND (\$4,600,000) DOLLARS making the new total FIVE MILLION, TWENTY-FIVE THOUSAND (\$5,025,000) DOLLARS to finance Capital Project RB04P - Westchester Ave East Over Mamaroneck

River, White Plains.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

7. [2026-13](#) **BOND ACT(Amended)-RBR07-Bronx River Pathway Reconstruction**

A BOND ACT (Amended) authorizing the issuance of an additional ONE MILLION, SEVEN HUNDRED THOUSAND (\$1,700,000) DOLLARS in bonds of Westchester County making the total amount ELEVEN MILLION, ONE HUNDRED THIRTY THOUSAND (\$11,130,000) DOLLARS to finance Capital Project RBR07 - Bronx River Pathway Reconstruction.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

8. [2026-14](#) **ACT-First Amendment-IMA-NYCDEP-Watershed**

AN ACT authorizing the County of Westchester to enter into a first amendment to an intermunicipal agreement with the New York City Department of Environmental Protection for the delegation to the County of Westchester, the administration and enforcement of Section 18-38 of Subchapter G of New York City's "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its sources", whereby the County will review and issue written determinations for all new, altered, modified or remediated subsurface sewage treatment systems located in the portion of the watershed of the New York City water supply situated within Westchester County in order to extend the termination date from December 30, 2025 to December 30, 2026.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND HEALTH

9. [2026-15](#) **PH-Second Amendment of Sublease of Cedarwood Hall from WCHCC and Second Amendment of Sublease to WIHD**

A RESOLUTION to set a Public Hearing on "A LOCAL LAW authorizing the County of Westchester to enter into a second amendment to the sublease with the Westchester County Health Care Corporation for space at Cedarwood Hall and to enter into a second amendment to the sublease for the space at Cedarwood Hall to the Westchester Institute for Human Development." [Public Hearing set for _____, 2026 at ____m.]. LOCAL LAW INTRO: 2026-16.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

10. [2026-16](#) **LOCAL LAW-Second Amendment of Sublease of Cedarwood Hall from WCHCC and Second Amendment of Sublease to WIHD**

A LOCAL LAW authorizing the County of Westchester to enter into a second amendment to the sublease with the Westchester County Health Care Corporation for space at Cedarwood Hall and to enter into a second amendment to the sublease for the space at Cedarwood Hall to the Westchester Institute for Human Development.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

11. [2026-17](#) **ACT-Amend Act 168-2025-Authorize Release of a Right of First Refusal-100 College Avenue, Sleepy Hollow**

AN ACT amending Act 168-2025 in order to further authorize the release of a right of first refusal clause in a deed from the County of Westchester to SH Affordable Housing Development Fund Company, Inc. dated October 8, 2008, with respect to real property located at 100 College Avenue in the Village of Sleepy Hollow.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

12. [2026-18](#) **ENV RES-80 Main Street, Ossining**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the acquisition and conveyance of real property located at 80 Main Street in the Village of Ossining.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

13. [2026-19](#) **BOND ACT-BPL37-80 Main Street, Ossining**

A BOND ACT authorizing the issuance of SIX MILLION, FORTY THOUSAND (\$6,040,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - New Homes Land Acquisition III.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

14. [2026-20](#) **ACT-Land Acquisition-80 Main Street, Ossining**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining 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 25 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

15. [2026-21](#) **BOND ACT-BPL37-19 Greenridge Avenue, White Plains**

A BOND ACT authorizing the issuance of ONE MILLION, FOUR HUNDRED TWENTY-FIVE THOUSAND (\$1,425,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - New Homes Land Acquisition Fund III.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

16. [2026-22](#) **ACT-Land Acquisition-19 Greenridge Avenue, White Plains**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains 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 six affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

17. [2026-39](#) **IMA-Firing Range-Carmel**

AN ACT authorizing the County of Westchester, acting by and through its Department of Public Safety, to enter into an inter-municipal agreement with the Town of Carmel in order to have its public safety employees from Carmel utilize the County's Firing Range located at the County's Police Academy in Valhalla, New York, for firearms training.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC SAFETY & VETERANS

18. [2026-40](#) **CBA-RP056-Playland Infrastructure, Rides and Site Work**

AN ACT amending the 2025 County Capital Budget Appropriations for Capital Project RP056 - Playland Infrastructure, Rides and Site Work.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT

19. [2026-41](#) **2025 Operating Budget Amendment-RP056-Playland Infrastructure, Rides and Site Work**

AN ACT to amend the 2025 Operating Budget in connection with Capital Project RP056 - Playland Infrastructure, Rides and Site Work.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT

20. [2026-42](#) **BOND ACT(Amended)-RP056-Playland Infrastructure, Rides and Site Work**

A BOND ACT (Amended) to increase the amount of bonds authorized by Bond Act No. 83-2025 in connection with the resolution of a dispute entitled "Arbitration between the County of Westchester and Standard Amusements LLC a.k.a. Arbitration Proceeding." This would authorize the issuance of THIRTY-SIX MILLION, FIVE HUNDRED NINETEEN THOUSAND, TWO HUNDRED NINETY-FOUR (\$36,519,294) DOLLARS in bonds of Westchester County.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT

21. [2026-43](#) **PH-Prohibit the Sale of Camouflaged Vaping Devices in Westchester County**

A RESOLUTION to set a Public Hearing on "A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in

Westchester County." [Public Hearing set for _____, 2026 at _____ .m].
LOCAL LAW INTRO: 2026-44.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND HEALTH

22. [2026-44](#) **LOCAL LAW-Prohibit the Sale of Camouflaged Vaping Devices in Westchester County**

A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County."

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND HEALTH

23. [2026-48](#) **APPT-Deputy County Executive-McDonald**

A RESOLUTION appointing Joan McDonald as the Deputy County Executive of Westchester County, effective February 1, 2026.

COMMITTEE REFERRAL: COMMITTEE ON APPOINTMENTS

SI. 24.[2026-51](#) **BOND ACT-BPL26-3131-Flood Mitigation**

A BOND ACT authorizing the issuance of ONE MILLION, EIGHT HUNDRED FIFTY THOUSAND (\$1,850,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL26 (3131) Flood Mitigation.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

SI. 25.[2026-52](#) **IMA-Ward Avenue Bridge-Village of Mamaroneck**

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement with the Village of Mamaroneck requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge in order to reduce flooding of municipal and private property in the Village.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

B. COUNTY ATTORNEY

1. [2026-23](#) **ACT - Workers Comp Settlement M.S.**

AN ACT authorizing the County Attorney and the Commissioner of Finance to compromise the liability of the County of Westchester and pay a reduced lump sum to a former County employee in lieu of future payments.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

2. [2026-24](#) **ACT - Insurance Settlement Claims**

AN ACT authorizing the County Attorney to settle the insurance claims and resulting insurance coverage dispute with Berkshire Hathaway Direct Insurance Company, f/k/a

American Centennial Insurance Company ("ACIC"), for THREE HUNDRED SIX THOUSAND (\$306,000) DOLLARS.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

3. [2026-25](#) **PH - Repealing VOP Authorization**

A RESOLUTION to set a Public Hearing on "A LOCAL LAW repealing the authorization for the County Attorney to present criminal proceedings related to Violations of Probation in the Criminal Courts in conjunction with the Department of Probation." [Public Hearing set for _____, 2026 at _____ .m.]. LOCAL LAW INTRO: 2026-26.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND PUBLIC SAFETY & VETERANS

4. [2026-26](#) **LL - Repealing VOP Authorization**

A LOCAL LAW repealing the authorization for the County Attorney to present criminal proceedings related to Violations of Probation in the Criminal Courts in conjunction with the Department of Probation.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND PUBLIC SAFETY & VETERANS

5. [2026-27](#) **ACT - Retainer Amendment with Sheppard Mullin**

AN ACT authorizing the County of Westchester to amend a retainer agreement with the law firm of Sheppard, Mullin, Richter & Hampton LLP, for the provision of outside counsel legal services in connection with a default (the "Default") by Custom Marine, Inc. ("Custom") under Department of Public Works & Transportation (the "Department") Contract No. 12-517-REV, in order to increase the authorized not-to-exceed amount of the Agreement by NINE THOUSAND (\$9,000) DOLLARS.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

6. [2026-33](#) **ACT - Lawsuit Settlement of Jefferson v. Westchester County, etc.**

AN ACT authorizing the County Attorney to settle the lawsuit of Syreeta L. Jefferson v. Westchester County; Archdiocese of New York; St. Cabrini Home; Missionary Sisters of the Sacred Heart of Jesus; Redemptorists of the Baltimore Province a/k/a The Redemptorists; and Does 1-10, in the amount of SEVEN HUNDRED FIFTY THOUSAND (\$750,000) DOLLARS, inclusive of attorney's fees.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

SI. 7. [2026-50](#) **ACT - Lawsuit Settlement of Gabari v. Westchester County, et al.**

AN ACT authorizing the County Attorney to settle the lawsuit of Melanie Gabari v. The County of Westchester, Jeffrey Munson, George Munson and Carol Munson in the amount of SEVEN

HUNDRED FIFTY THOUSAND (\$750,000) DOLLARS, inclusive of attorney's fees.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

SI. 8. [2026-55](#) ACT - Lawsuit Settlement Pompey v. Westchester County

AN ACT authorizing the County Attorney to settle the lawsuit of Pompey v. Westchester County in the amount of TWO HUNDRED THOUSAND (\$200,000) DOLLARS, inclusive of all costs and attorney fees.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND LITIGATION

C. LEGISLATORS

1. [2026-28](#) HON. MARGARET A. CUNZIO - Request for Removal from the WC Saw Mill Sanitary Sewer District - 621 Chappaqua Rd.

A request for removal from the Westchester County Saw Mill Sanitary Sewer District for property located at 621 Chappaqua Road, Town of Mt. Pleasant.

COMMITTEE REFERRAL: COMMITTEE ON INFRASTRUCTURE & HOUSING

SI. 2. [2026-53](#) HON. VEDAT GASHI - IMA - National Night Out - Multiple Municipalities

AN ACT authorizing the County of Westchester to enter into inter-municipal agreements with one or more Westchester County municipal corporations as defined in Article 5-G of the New York State General Municipal Law, acting by and through either their Police Department, or Fire Department, pursuant to which each municipality will provide its National Night Out program during the period from January 1, 2026 through December 31, 2026.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC SAFETY & VETERANS

D. OTHERS

1. [2026-29](#) CLERK OF THE BOARD - Tax Commission 2025 Annual Report

Forwarding the 2025 Annual Report for the Westchester County Tax Commission.

COMMITTEE REFERRAL: COMMITTEE ON BUDGET & APPROPRIATIONS

2. [2026-45](#) CLERK OF THE BOARD - Office of Assigned Counsel Annual Report - 2025

Forwarding the 2025 Office of Assigned Counsel Annual Report.

COMMITTEE REFERRAL: COMMITTEE ON LITIGATION

SI. 3. [2026-54](#) CLERK OF THE BOARD - 2025 Westchester County Clerk Annual Report

Forwarding the 2025 Westchester County Clerk Annual Report.

COMMITTEE REFERRAL: COMMITTEE ON BUDGET & APPROPRIATIONS

II. NOTICES & PETITIONS

1. [2026-30](#) **CLERK OF THE BOARD - Memo re: Majority Leadership**

Forwarding a memo from Legislator Judah Holstein regarding the Majority Leadership Team for the 2026 Legislative Term.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

2. [2026-31](#) **CLERK OF THE BOARD - Memo re: Minority Leadership**

Forwarding a memo from Legislator Margaret Cunzio regarding the Minority Leadership Team for the 2026 Legislative Term.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

3. [2026-34](#) **CLERK OF THE BOARD - NR IDA - PILOT Agreement**

Forwarding from the New Rochelle Industrial Development Agency and Allstate Acquisitions LLC, a PILOT Agreement for a project located at 316 Huguenot Street, New Rochelle, NY.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

4. [2026-35](#) **CLERK OF THE BOARD - NR IDA PILOT Agreement, North Ave.**

Forwarding a PILOT Agreement from the New Rochelle Industrial Development Agency for a project located at 600 and 616 North Avenue, New Rochelle.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

5. [2026-36](#) **CLERK OF THE BOARD - Extension of the Peekskill Hollow Sewer District**

Forwarding from the Town of Somers, a Resolution and Petition to extend the Peekskill Hollow Sewer District to include the boundaries of the North Edge Realty Corp. extension area of Somers Sewer District No. 1.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

6. [2026-46](#) **CLERK OF THE BOARD - Local State of Emergency Declaration 1-24-26**

Forwarding, from the County Executive, a Local Emergency Declaration and Order for January 24, 2026.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

7. [2026-47](#) **CLERK OF THE BOARD - Local State of Emergency Declaration 12-26-25**

Forwarding, from the County Executive, a Local State of Emergency issued for 12-26-25.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

SI. 8. [2026-49](#) CLERK OF THE BOARD - Village of Scarsdale Notice of Intent

Forwarding correspondence from the Village of Scarsdale Board of Trustees which includes their intent to act as Lead Agency, Part I of the Short Environmental Assessment Form and the Brite Avenue and Fox Meadow Road Drainage Study.

FOR INFORMATIONAL PURPOSES ONLY - NO COMMITTEE REFERRAL NECESSARY

III. STANDING COMMITTEES**SI. 1. [2026-5](#) PH-Sewer District Mod-Add-Somers**

A RESOLUTION to set a Public Hearing on "AN ACT to modify the Peekskill Sanitary Sewer District by the addition of two (2) parcels of property located in the Town of Somers." [Public Hearing set for _____, 2026 at _____ .m.]. ACT INTRO: 2026-6.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

***Please note: This County Executive communication was placed directly into committee for immediate consideration.**

RESOLUTION _____ - 2026 VOTE _____

SI. 2. [2026-8](#) ACT-Fixing Tax Distribution Tables

AN ACT fixing the Tax Distribution Tables for the County General Fund (for County Operating Purposes and for County share of MTA), for the County Water District No. 1, for the Refuse Disposal District No. 1, and for each of the thirteen Sanitary Sewer Districts in the County.

SUBMITTED BY: COMMITTEE ON BUDGET & APPROPRIATIONS

***Please note: This County Executive communication was placed directly into committee for immediate consideration.**

ACT _____ - 2026 VOTE _____

SI. 3. [2026-9](#) ACT-Fixing & Determining Amounts of County Gen'l Fund Taxes

AN ACT fixing and determining the amounts of County General Fund taxes (for County Operating Purposes and for County share of MTA); the Special District Taxes; and other charges against the various towns and cities in the County of Westchester; and levying such apportioned amounts for the purposes therein set forth against such towns and cities.

SUBMITTED BY: COMMITTEE ON BUDGET & APPROPRIATIONS

***Please note: This County Executive communication was placed directly into committee for immediate consideration.**

ACT _____ - 2026 VOTE _____

IV. SPECIAL ORDERS

MOTIONS, RESOLUTIONS & CALL OF THE DISTRICTS**1. [2026-37](#) MEMORIAL RESOLUTIONS 1-2026**

HON. MARGARET A. CUNZIO: Taylor Rae Morrone, Anthony J. Cicia, Paul Douglas Strudwick, Anna Rocchio

HON DAVID IMAMURA: Cristina Liberatore

HON. JAMES NOLAN: Amy Shaw, Nelly Gladys Rossinelli Lembo

LEGISLATORS NOLAN, CUNZIO AND TUBIOLO: Jacqueline M. Rudolph

LEGISLATORS NOLAN AND TUBIOLO: Medina Dervisevic, James "Jim" Gomez

HON. ERIKA PIERCE: Virginia (Ginny) Gold, Phil Sears, Diane Tully, Inez A. Jones

HON. JENN PUJA: Esther Sloan, Kenneth "Kenny" A. Smith, William Eckfeld, GianRaul Yiangou Moreno Olivio, Reverend Dr. Lester Cousins, Edward A. Morgan

LEGISLATORS PUJA AND WILLIAMS JOHNSON: Hurvy Bradshaw

HON. DAVID J. TUBIOLO: Michael Galvin

HON. EMILJANA ULAJ: Richard Carson, Charles Pittignano, Jeannette Norris Gingold

ADJOURNMENT

Next Meeting: February 9, 2026 at 7pm.

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

January 5, 2026

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 which, if adopted, would authorize the County of Westchester (the "County") to issue bonds in the amount of Five Million (\$5,000,000.00) Dollars to finance real property tax refund (tax certiorari) payments becoming due and payable during the 2026 fiscal year, pursuant to judicial proceedings brought under Article Seven of the Real Property Tax Law.

The Budget Department has advised that this legislation is necessary to implement the financial plan associated with the 2026 County Budget.

Based on the importance of this legislation to the County, favorable action on the proposed Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

KWJ/LS/mg

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of bonding legislation in the amount of \$5,000,000.00 to finance real property tax refund payments becoming due and payable during the 2026 fiscal year, pursuant to judicial proceedings brought under Article Seven of the Real Property Tax Law. The Bond Act, which was prepared by the law firm of Hawkins Delafield & Wood LLP, will fund payment of tax certiorari judgments.

The Budget Department has advised that this legislation is necessary to implement the financial plan associated with the 2026 County Budget.

The Planning Department has advised that the proposal does not meet the definition of an action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of your Honorable Board. Therefore, no further environmental review is required. Your Committee 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

SUBJECT: Bond For Tax Certs Paid in 2026

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A) GENERAL FUND AIRPORT SPECIAL REVENUE FUND (Districts)

B) EXPENSES AND REVENUES

Total Current Year Cost \$ 0

Total Current Year Revenue \$ 5,000,000

Source of Funds (check one): Current Appropriations

Transfer of Existing Appropriations Additional Appropriations Other (explain)

Identify Accounts: 101-9632/9639 Bond and Note Revenue/Premium in 2026

Potential Related Operating Budget Expenses: Annual Amount \$ 5,000,000

Describe: To offset 2026 expense in Certiorari Proceedings expense

Potential Related Revenues: Annual Amount \$ _____

Describe: _____

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

Current Year: None

Next Four years: Estimated Debt service of \$5,605,240 as follows:

2027-\$1,122,147;

2028-\$1,122,090

2029-\$1,119,430

2030 \$1,119,573

2031 \$1,122,000

Prepared by: Mario Arena 01/06/2026

Title: Deputy Finance Commissioner

Department: Finance

Reviewed By: _____

Budget Director

1/7/26

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE PAYMENT OF REAL PROPERTY TAX REFUNDS PURSUANT TO TAX CERTIORARI PROCEEDINGS BROUGHT PURSUANT TO ARTICLE SEVEN OF THE REAL PROPERTY TAX LAW, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 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, \$5,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance real property tax refund payments becoming due and payable during the 2026 fiscal year, pursuant to judicial proceedings brought pursuant to Article Seven of the Real Property Tax Law. The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$5,000,000. The plan of financing includes the issuance of \$5,000,000 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.

Section 2. The period of probable usefulness applicable to the purpose for which said \$5,000,000 serial bonds are authorized to be issued, within the limitations of Section 11.00 a. 33. and 33-a. of the Law, is five (5) years; provided, however, that if the total amount of tax refunds to be paid pursuant to court orders during the fiscal year in which any of said refunds are paid is (i) more than one per centum but less than three per centum of the County's tax levy for such fiscal year, then the period of probable usefulness applicable to the bonds issued in connection with any such refund shall be ten (10) years, and (ii) more than three per centum but less than five per centum of the County's tax levy for such fiscal year, then the period of probable usefulness applicable to the bonds issued in connection with any such refund shall be fifteen (15) years, and (iii) more than five per centum of the County's tax levy for such fiscal year, then the period of probable usefulness applicable to the bonds issued in connection with any such refund shall be twenty (20) 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 class of objects or purposes 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 \$5,000,000. 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 §21.00 relative to providing for substantially level or declining annual debt service, §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 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)

Clerk and Chief Administrative Officer of the
County Board of Legislators of the 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 \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE PAYMENT OF REAL PROPERTY TAX REFUNDS PURSUANT TO TAX CERTIORARI PROCEEDINGS BROUGHT PURSUANT TO ARTICLE SEVEN OF THE REAL PROPERTY TAX LAW, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 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 real property tax refund payments becoming due and payable during the 2026 fiscal year, pursuant to judicial proceedings brought pursuant to Article Seven of the Real Property Tax Law.

amount of obligations to be issued: \$5,000,000

period of probable usefulness: minimum five (5) years and maximum twenty (20) years, dependent on total amount of tax certiorari claims paid in a single fiscal year.

Dated: _____, 20___
White Plains, New York

Clerk and Chief Administrative Officer of the County Board
of Legislators of the County of Westchester, New York



Kenneth W. Jenkins
County Executive

January 9, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Honorable Members of the Board of Legislators:

Transmitted herewith for your consideration and approval is an Act, which, if adopted, would authorize the County of Westchester (the "County"), acting by and through its Office for Women, to enter into an agreement (the "Agreement") with the Westchester County Health Care Corporation ("WCHCC") pursuant to which WCHCC will operate its Forensic Acute Care Team ("FACT") Program and provide forensic medical care for children/adolescents and adults, for the term commencing retroactively on January 1, 2025 and continuing through December 31, 2027, in a total amount not to exceed Three Hundred Twenty-Two Thousand Five Hundred Seventy-Five (\$322,575.00) Dollars. The funding amount per year will not exceed One Hundred Seven Thousand Five Hundred Twenty-Five (\$107,525.00) Dollars.

In 2013, WCHCC established the FACT Program in response to the growing need for improved quality care for acute services for adolescents ages 12 to 18, offering forensic medical care to all children/adolescents presenting with concerns for acute sexual abuse or assault. The FACT Program has since experienced an increase in adult patients. By the end of September 2014, patients over the age of 18 had increased by 44%. Therefore, in 2015, WCHCC expanded its FACT Program to include adult patients. Between 2022 and 2024, over 700 patients were served by the FACT Program, the majority of which were adults. During that time, WCHCC also provided ongoing education and training to medical staff, advocates, and other service providers.

As your Honorable Board may know, Section 3307(4) of the New York Public Authorities Law requires the approval of your Honorable Board and the Board of Acquisition and Contract for this Agreement.

Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

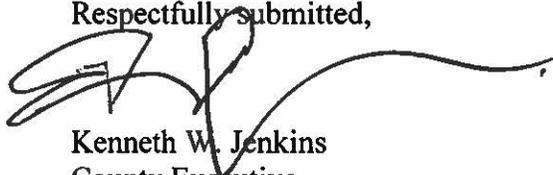
Telephone: (914)995-2900

E-mail: ceo@westchestercountyny.gov



I believe that entering into the Agreement with WCHCC on the terms set forth above is in the best interests of the County. Therefore, I recommend your favorable action on the annexed proposed Act.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kenneth W. Jenkins', with a long, sweeping horizontal line extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/SB/mcz

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

Your Committee is in receipt of a communication from the County Executive requesting that your Honorable Board authorize the County of Westchester (the “County”), acting by and through its Office for Women, to enter into an agreement (the “Agreement”) with the Westchester County Health Care Corporation (“WCHCC”) pursuant to which WCHCC will operate its Forensic Acute Care Team (“FACT”) Program and provide forensic medical care for children/adolescents and adults, for the term commencing retroactively on January 1, 2025 and continuing through December 31, 2027, in a total amount not to exceed Three Hundred Twenty-Two Thousand Five Hundred Seventy-Five (\$322,575.00) Dollars. The funding amount per year will not exceed One Hundred Seven Thousand Five Hundred Twenty-Five (\$107,525.00) Dollars.

Your Committee has been advised that in 2013, WCHCC established the FACT Program in response to the growing need for improved quality care for acute services for adolescents ages 12 to 18, offering forensic medical services to all children/adolescents presenting with concerns for acute sexual abuse or assault. By the end of September 2014, patients over the age of 18 had increased by 44%. Therefore, in 2015, WCHCC expanded its FACT Program to include adult patients. Between 2022 and 2024, over 700 patients were served by the FACT Program, the majority of which were adults. During that time, WCHCC also provided ongoing education and training to medical staff, advocates, and other service providers.

The Planning Department has advised that based on its review, the proposed Agreement described above does not meet the definition of an “action” under New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of the Board of Legislators.

Your Committee has been advised that Section 3307(4) of the New York Public Authorities Law requires the approval of your Honorable Board and the Board of Acquisition and Contract for this Agreement. Pursuant to that section, said approval of the Board of Legislators must be by an affirmative vote of not less than a majority of the voting strength of the Board.

Your Committee has carefully considered and recommends approval of the annexed proposed Act.

Dated: _____, 20__

White Plains, New York

COMMITTEE ON

c: mcz 1.26.2026

FISCAL IMPACT STATEMENT

SUBJECT: WCHCC's FACT Program

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 \$ 107,525

Total Current Year Revenue \$ -

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

Additional Appropriations

Other (explain)

Identify Accounts: 101 11 0900 4380

Potential Related Operating Budget Expenses: Annual Amount \$0.00

Describe: _____

Potential Related Operating Budget Revenues: Annual Amount \$0.00

Describe: _____

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

Current Year: \$0.00

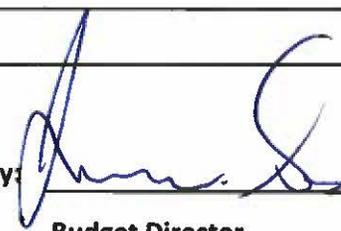
Next Four Years: \$0.00

Prepared by: Stephanie Basilan

Title: Program Coordinator

Department: Office for Women

Date: October 18, 2025

Reviewed By: 

Budget Director

Date: 1/8/26

ACT NO. 20__ - _____

An Act authorizing the County of Westchester, acting by and through its Office for Women, to enter into an agreement with the Westchester County Health Care Corporation pursuant to which WCHCC shall operate its Forensic Acute Care Team (FACT) Program and provide forensic medical care for children/adolescents and adults, for the term commencing retroactively on January 1, 2025 and continuing through December 31, 2027, in an amount not to exceed \$322,575.00.

BE IT ENACTED by the County Board of the County of Westchester, as

follows:

Section 1. The County of Westchester, acting by and through its Office for Women, is hereby authorized to enter into an agreement (the "Agreement") with the Westchester County Health Care Corporation ("WCHCC") pursuant to which WCHCC shall operate its Forensic Acute Care Team ("FACT") Program and provide forensic medical care for children/adolescents and adults, for the term commencing retroactively on January 1, 2025 through December 31, 2027, in a total amount not to exceed Three Hundred Twenty-Two Thousand Five Hundred Seventy-Five (\$322,575.00) Dollars. The funding amount per year will not exceed One Hundred Seven Thousand Five Hundred Twenty-Five (\$107,525.00) Dollars.

§2. The County Executive or his authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§3. This Act shall take effect immediately.

THIS AGREEMENT, made _____, 202__ by and between:

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601

(hereinafter referred to as the “County”)

and

WESTCHESTER COUNTY HEALTH CARE CORPORATION, a public benefit corporation of the State of New York, having an office and principal place of business at Executive Offices, Taylor Pavilion, C-2, 100 Woods Road, Valhalla, NY 10595

(hereinafter referred to as the “Corporation”)

WITNESSETH:

WHEREAS, in 2013, the Corporation established the Forensic Acute Care Team (“FACT”) Program in response to the growing need for improved quality care for acute services for adolescents ages 12 to 18, offering forensic medical care for all children/adolescents presenting with concerns for acute sexual abuse or assault; and

WHEREAS, in 2015, the Corporation expanded its FACT Program to cover an increased volume of patients in the adult Department of Health Sexual Assault protocol at the Valhalla Campus of Westchester Medical Center; and

WHEREAS, the County has engaged the Corporation to provide certain forensic medical services as more fully described in Schedule “A” which is attached hereto and made a part hereof; and

WHEREAS, the County desires to enter into an Agreement with the Corporation to provide forensic medical care to children/adolescents and adults through its FACT Program; and

WHEREAS, the Corporation desires to provide such services to the County for the compensation and on the terms herein provided; and

WHEREAS, on _____ the Westchester County Board of Legislators adopted Act No. ____-2025 authorizing the County to enter into an agreement with the Corporation for the above mentioned services; and

NOW, THEREFORE, in consideration of the terms and conditions herein contained, the parties agree as follows:

FIRST: The Corporation shall provide the services (“Work”) described in Schedule “A” which is attached hereto and made a part hereof.

SECOND: For the services rendered pursuant to Paragraph “FIRST,” the Corporation shall be paid a total amount not-to-exceed Three Hundred Twenty-Two Thousand Five Hundred Seventy-Five Dollars (\$322,575.00), payable quarterly, in the manner and at the rates set forth in Schedule “B.” The funding amount per year will not exceed One Hundred Seven Thousand Five Hundred Twenty-Five Dollars (\$107,525.00).

Any and all requests for payment made by the Corporation, including any request for partial payment made in proportion to the Work completed, shall be submitted by the Corporation on uniquely numbered invoices and shall be submitted on a quarterly basis not later than the 15th day of the month following the quarter in which the Work was performed by the Corporation and paid only after approval by the Director of the Office for Women (the “Director”) or her designee, which approval shall not be unreasonably withheld. In no event shall *final* payment be made to the Corporation prior to completion of all professional services, the submission of reports, if any, and the approval of same by the Director. All invoices submitted during the calendar year shall utilize sequential numbering and be non-repeating.

Except as otherwise expressly stated in this Agreement, no payment shall be made by the County to the Corporation for out of pocket expenses or disbursements made in connection with the services rendered or the Work to be performed hereunder.

THIRD: Prior to the making of any payments hereunder, the County may, at its option, audit such books and records of the Corporation as are reasonably pertinent to this Agreement to substantiate the basis for payment. The County will not withhold payment pursuant to this paragraph for more than thirty (30) days after payment would otherwise be due pursuant to the provisions of this paragraph “SECOND,” but the County shall not be restricted from withholding payment for cause found in the course of such audit or because of failure of the Corporation to cooperate with such audit. The County shall, in addition, have the right to audit such books and records subsequent to payment, if such audit is commenced within one (1) year following termination of this Agreement.

FOURTH: The parties recognize and acknowledge that the obligations of the County under this Agreement are subject to annual appropriations by its Board of Legislators pursuant to the Laws of Westchester County. Therefore, this Agreement shall be deemed executory only to the extent of the monies appropriated and available. The County shall have no liability under this Agreement beyond funds appropriated and available for payment pursuant to this Agreement. The parties understand and intend that the obligation of the County hereunder shall constitute a current expense of the County and shall not in any way be construed to be a debt of the County in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the County, nor shall anything contained in this Agreement constitute a pledge of the general tax revenues, funds or moneys of the County. The County shall pay amounts due under this Agreement exclusively from legally available funds appropriated for this purpose. The County shall retain the right, upon the occurrence of the adoption of any County Budget by its Board of Legislators during the term of this Agreement or any amendments thereto, and for a reasonable period of time after such adoption(s), to conduct an analysis of the impacts of any such County Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates set forth herein. If the County subsequently offers to pay a reduced amount to the Corporation, then the Corporation shall have the right to terminate this Agreement upon reasonable prior written notice.

This Agreement is also subject to further financial analysis of the impact of any New York State Budget (the “State Budget”) proposed and adopted during the term of this

Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Corporation, then the Corporation shall have the right to terminate this Agreement upon reasonable prior written notice.

FIFTH: This Agreement shall commence retroactively on January 1, 2025 (the “Commencement Date”) and shall expire on December 31, 2027, unless terminated sooner as provided for herein.

SIXTH: The Corporation shall immediately inform the Director in writing of any cause for delay in the performance of its obligations under this Agreement.

SEVENTH: (a) The County, upon ten (10) days’ notice to the Corporation, may terminate this Agreement in whole or in part when the County deems it to be in its best interest. In such event, the Corporation shall be compensated and the County shall be liable only for payment for services already rendered under this Agreement prior to the effective date of termination, which shall be pro-rated in accordance with the budget set forth in Schedule “B.” Upon receipt of notice that the County is terminating this Agreement in its best interests, the Corporation shall stop Work immediately and incur no further costs in furtherance of this Agreement without the express approval of the Director, and the Corporation shall direct any approved subcontractors to do the same.

In the event of a dispute as to the value of the Work rendered by the Corporation prior to the date of termination, it is understood and agreed that the Director shall determine the value of such Work rendered by the Corporation. The Corporation shall accept such reasonable and good faith determination as final.

(b) In the event the County determines that there has been a material breach by the Corporation of any of the terms of the Agreement and such breach remains uncured for ten (10)

days after service on the Corporation of written notice thereof, the County, in addition to any other right or remedy it might have, may terminate this Agreement and the County shall have the right, power and authority to complete the Work provided for in this Agreement, or contract for its completion, and any additional expense or cost of such completion shall be charged to and paid by the Corporation. Without limiting the foregoing, upon written notice to the Corporation, repeated breaches by the Corporation of duties or obligations under this Agreement shall be deemed a material breach of this Agreement justifying termination for cause hereunder without requirement for further opportunity to cure.

EIGHTH: To the extent allowed by law and consistent with the Corporation's policy, the County shall be entitled to copies of all records compiled by the Corporation in completing the Work described in this Agreement, including but not limited to written reports, forms, test results, lab reports, studies, computer printouts, graphs, charts, and all other similar recorded data.

NINTH: Any purported delegation of duties or assignment of rights under this Agreement without the prior express written consent of the County is void. All subcontracts shall provide that subcontractors are subject to all terms and conditions set forth in the contract documents. All work performed by a sub-contractor shall be deemed work performed by the Corporation.

TENTH: The Corporation shall comply with all rules, regulations and licensing requirements pertaining to the services that it will provide under this Agreement.

ELEVENTH: The Corporation expressly agrees that neither it nor any contractor, subcontractor, employee, or any other person acting on its behalf shall discriminate against or intimidate any employee or other individual on the basis of race, creed, religion, color, gender, age, national origin, ethnicity, alienage or citizenship status, disability, marital status, sexual orientation, familial status, genetic predisposition or carrier status during the term of or in connection with this Agreement, as those terms may be defined in Chapter 700 of the Laws of Westchester County.

TWELFTH: In connection with the forensic medical care offered to children / adolescents aged 12 to 18 through the Corporation's FACT Program, to be delivered herein, the Corporation agrees to self-insure all liability for bodily injury and death and/or property damage under the Corporation's self-insurance program. Such self-insurance shall insure against all costs, damages, expenses and/or any payment of any and all claims, accidents and injuries, and all damages whatsoever caused to any person or any property in connection with the services and work to be performed by the Corporation. If the Corporation changes from a self-insurance program to a traditional insurance program during the Agreement term, then the Corporation agrees to procure and maintain certificates of insurance in accordance with the requirements outlined in Schedule "C", entitled "Standard Insurance Provisions," which is attached hereto and made a part hereof.

In addition to, and not in limitation of, the above, the parties agree as follows:

(a) that except for the amount, if any, of damage contributed to by, caused by, or resulting from the negligence or willful misconduct of the County, to the extent allowed under the law, the Corporation shall defend, indemnify and hold harmless the County, its officers, employees and agents from and against any and all liability, damage, third party claims, demands, costs, judgments, fees, reasonable attorneys' fees or loss arising directly out of the negligent acts or omissions hereunder by the Corporation or third parties under the direction or control of the Corporation; and

(b) that except for the amount, if any, of damage contributed to by, caused by, or resulting from the negligence or willful misconduct of the Corporation, to the extent allowed under the law, the County shall defend, indemnify and hold harmless the Corporation, its officers, employees and agents from and against any and all liability, damage, third party claims, demands, costs, judgments, fees, reasonable attorneys' fees or loss arising directly out of the negligent acts or omissions hereunder by the County or third parties under the direction or control of the County.

THIRTEENTH: All notices of any nature referred to in this Agreement shall be in writing and either sent by registered or certified mail postage pre-paid, or sent by hand or overnight courier, or sent by facsimile (with acknowledgment received and a copy of the notice sent by overnight courier), to the respective addresses set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt.

To the County:

Office for Women
112 East Post Road, Room 110B
White Plains, New York 10601

with a copy to:

County Attorney
Michaelian Office Building, Room 600
148 Martine Avenue
White Plains, New York 10601

To the Corporation:

Kara Bennorth
Executive Vice President & Chief Administrative Officer
WMCHHealth
100 Woods Road
Valhalla, New York, 10595

with a copy to:

Office of Legal Affairs
Westchester County Health Care Corporation
Taylor Pavilion, C-2
100 Woods Road
Valhalla, New York 10595
WMCLegalNotices@WMCHHealth.org.

FOURTEENTH: This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It shall not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.

FIFTEENTH: In the event of a conflict between the terms of this Agreement and the provisions of any Schedule attached hereto, the terms of this Agreement shall control.

SIXTEENTH: This Agreement shall not be enforceable until signed by all parties and approved by the Office of the County Attorney and the Office of General Counsel to the Corporation.

SEVENTEENTH: This Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Agreement shall be construed and enforced in accordance with the laws of the State of New York.

EIGHTEENTH: Attached hereto and forming parts hereof are the schedules listed below. Simultaneous with its execution of this Agreement, the Corporation shall provide the County with a completed copy of each schedule. The Corporation agrees that the terms of each of these schedules has been accepted and agreed-to by the Corporation by virtue of its execution of this Agreement, and the Corporation represents and warrants that it has completed each of these schedules accurately and completely.

- 1.) Schedule “D” — “Business Enterprises Owned and Controlled by Women or Persons of Color”

Pursuant to Section 308.01 of the Laws of Westchester County, it is the goal of the County to use its best efforts to encourage, promote and increase the participation of business enterprises owned and controlled by women or persons of color in contracts and projects funded by all departments of the County.

- 2.) Schedule “E” — “Required Disclosure of Relationships to County”

In the event that any information provided in Schedule “E” must be changed during the term of this Agreement, the Contractor agrees to notify the County in writing within ten (10) business days and provide an updated version of the schedule. The

Contractor shall also have each approved subcontractor complete a separate Schedule “E” and shall advise the subcontractor of the duty to report any changes to the information contained therein to the Contractor within ten (10) business days of such event and such information shall be forwarded by the Contractor to the County in the manner described above.

3.) Schedule “F” — “Questionnaire Regarding Business Enterprises Owned and Controlled by Service-Disabled Veterans”

The County believes it is a laudable goal to provide business opportunities to veterans who were disabled while serving our country, and wants to encourage the participation in County contracts of certified business enterprises owned and controlled by service-disabled veterans. This schedule is required as part of the County’s program to encourage the participation of such business enterprises in County contracts, and in furtherance of Article 3 of the New York State Veterans’ Service Law.

4.) Schedule “G” — “Vendor Direct Program - Electronic Funds Transfer”

All payments made by the County to the Contractor will be made by electronic funds transfer (“EFT”) pursuant to the County’s Vendor Direct Program. If the Contractor is not already enrolled in the Vendor Direct Program, the Contractor shall fill out and submit an EFT Authorization Form as part of this Agreement. (In rare cases, a hardship waiver may be granted. For a Hardship Waiver Request Form, the Contractor understands that it must contact the County’s Finance Department.)

If the Contractor is already enrolled in the Vendor Direct Program, the Contractor hereby agrees to immediately notify the County’s Finance Department in writing if

the EFT Authorization Form on file must be changed, and provide an updated version of the document.

[NO FURTHER TEXT/SIGNATURE PAGE FOLLOWS]

DRAFT

IN WITNESS WHEREOF, The County of Westchester and the Corporation have caused this Agreement to be executed.

THE COUNTY OF WESTCHESTER

By: _____
Kenneth W. Jenkins
County Executive

WESTCHESTER COUNTY HEALTH CARE CORPORATION

By: _____
Name:
Title:

Approved by the Westchester County Board of Legislators by Act No. ____-2025 on the ____ day of _____, 2025.

Approved by the Westchester County Board of Acquisition and Contract on the ____ day of _____, 2025.

Approved:

Assistant County Attorney
The County of Westchester
CON#137536

S:\Contract\ZORN\CXX\Westchester County Health Care Corp\2025\FACT Program\WCHCC - FACT Program - 2025-2027 Agreement 12.19.25.docx

ACKNOWLEDGMENT

STATE OF NEW YORK)

ss.:

COUNTY OF WESTCHESTER)

On this _____ day of _____, 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

CERTIFICATE OF AUTHORITY
(CORPORATION)

I, _____,
(Officer other than officer signing contract)

certify that I am the _____ of
(Title)
the _____
(Name of Corporation)

a corporation duly organized and in good standing under the _____
(Law under which organized, e.g., the New York Business Corporation Law) named in the
foregoing agreement; that

(Person executing agreement)

who signed said agreement on behalf of the _____
(Name of Corporation)

was, at the time of execution

(Title of such person)

of the Corporation and that said agreement was duly signed for and on behalf of said Corporation
by authority of its Board of Directors, thereunto duly authorized and that such authority is in full
force and effect at the date hereof.

(Signature)

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____ in the year 20__ before me, the undersigned, a
Notary Public in and for said State, _____ personally appeared,
personally known to me or proved to me on the basis of satisfactory evidence to be the officer
described in and who executed the above certificate, who being by me duly sworn did depose
and say that he/she resides at _____,
and he/she is an officer of said corporation; that he/she is duly authorized to execute said
certificate on behalf of said corporation, and that he/she signed his/her name thereto pursuant to
such authority.

Notary Public
Date

SCHEDULE “A”

SCOPE OF SERVICES

The Westchester County Health Care Corporation (the “Corporation”) shall operate its Forensic Acute Care Team (“FACT”) Program and provide services to children/adolescents and adults at the Valhalla Campus of Westchester Medical Center (“WMC”).

The Corporation shall provide state-of-the-art, patient-centered forensic medical care to patients presenting with concerns for sexual abuse/assault who reside in Westchester County, or report assault/abuse that occurred within Westchester County.

Such services include:

- Responding within one (1) hour to Westchester Medical Center
- Conducting those elements of the forensic medical assessment that the patient opts to have, including:
 - obtaining medical history and brief history of the assault and type(s) of contact (for the purposes of diagnosis and treatment)
 - evidence collection
 - colposcopic and/or photo documentation of external genitalia when applicable
 - photo documentation of non-genital skin findings
 - completion of required documentation
 - completion of the Forensic Rape Examination (FRE) form
 - discussion of prophylactic medications with Attending Physician Facilitating age and situation appropriate follow up plans

The Corporation will also provide consultation and testimony as factual witness only, not as experts, when applicable for the Westchester County District Attorney’s Office for cases involving criminal activities reported to have occurred in Westchester County whereby there was either no forensic assessment, or the patient/victim had services elsewhere.

[NO FURTHER TEXT ON THIS PAGE]

SCHEDULE “B”

SCOPE OF SERVICES AND APPROVED BUDGET

The Westchester County Health Care Corporation (the “Corporation”) shall respond to 100% of patients presenting to the Westchester Medical Center (“WMC”) with concerns for sexual abuse and/or sexual assault in accordance with the standards described in SCHEDULE “A.” It is anticipated that 250 patients will be served on an annual basis during the contract term.

The Corporation shall provide trainings to four hospitals on methods for patient transfer to WMC, when appropriate, on an annual basis during the contract term.

The Corporation shall provide the aforementioned services through a physician coordinator, a nurse coordinator and on-call providers (identified in the budget below).

[NO FURTHER TEXT ON THIS PAGE]

1/1/2025 - 12/31/2025		
Personnel		
Name	Position	2025 Budget
On-Call 0-Adult 24/7 (Single Coverage)		
Monday thru Friday	Up to 3,120 hours @ \$8.00/hour	
Nights	Up to 3,120 hours @ \$12.00/hour	
Weekends (Sat & Sun)	Up to 2,496 hours @ \$15.00/hour	\$107,525.00
Holidays	Up to 288 hours @ \$20.00/hour	
Meeting/Educational Time	Up to 32.5 hours @ \$60.00/hour	
Subtotal Salaries		\$107,525.00
Subtotal Fringe		\$0.00
Total Personnel		\$107,525.00
<u>OTPS (Other than Personnel Services)</u>		
Equipment		-
Supplies		
Rent		
Utilities		
Telecommunications		
Maintenance		
Travel		
Miscellaneous		
Total OTPS		-
Total Consulting Services		-
Total Budget		\$107,525.00

Westchester County Health Care Corporation		
Forensic Acute Care Team (FACT) Program		
1/1/2026 - 12/31/2026		
Personnel		
Name	Position	2026 Budget
On-Call 0-Adult 24/7 (Single Coverage)		
Monday thru Friday	Up to 3,120 hours @ \$8.00/hour	
Nights	Up to 3,120 hours @ \$12.00/hour	
Weekends (Sat & Sun)	Up to 2,496 hours @ \$15.00/hour	\$107,525.00
Holidays	Up to 288 hours @ \$20.00/hour	
Meeting/Educational Time	Up to 32.5 hours @ \$60.00/hour	
Subtotal Salaries		\$107,525.00
Subtotal Fringe		\$0.00
Total Personnel		\$107,525.00
<u>OTPS (Other than Personnel Services)</u>		
Equipment		-
Supplies		
Rent		
Utilities		
Telecommunications		
Maintenance		
Travel		
Miscellaneous		
Total OTPS		-
Total Consulting Services		-
Total Budget		\$107,525.00

Westchester County Health Care Corporation		
Forensic Acute Care Team (FACT) Program		
1/1/2027 - 12/31/2027		
Personnel		
Name	Position	2027 Budget
On-Call 0-Adult 24/7 (Single Coverage)		
Monday thru Friday	Up to 3,120 hours @ \$8.00/hour	
Nights	Up to 3,120 hours @ \$12.00/hour	
Weekends (Sat & Sun)	Up to 2,496 hours @ \$15.00/hour	\$107,525.00
Holidays	Up to 288 hours @ \$20.00/hour	
Meeting/Educational Time	Up to 32.5 hours @ \$60.00/hour	
Subtotal Salaries		\$107,525.00
Subtotal Fringe		\$0.00
Total Personnel		\$107,525.00
<u>OTPS (Other than Personnel Services)</u>		
Equipment		-
Supplies		
Rent		
Utilities		
Telecommunications		
Maintenance		
Travel		
Miscellaneous		
Total OTPS		-
Total Consulting Services		-
Total Budget		\$107,525.00

SCHEDULE "C"

STANDARD INSURANCE PROVISIONS
Westchester County Health Care Corp

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality's negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality until such time as the Municipality shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) **Workers' Compensation and Employer's Liability.** Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) **Commercial General Liability Insurance** with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:

- i. Premises - Operations.
- ii. Broad Form Contractual.
- iii. Independent Contractor and Sub-Contractor.
- iv. Products and Completed Operations.

- c) **Commercial Umbrella/Excess Insurance:** \$2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

- d) **Automobile Liability Insurance** with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:

- (i) Owned automobiles.
- (ii) Hired automobiles.
- (iii) Non-owned automobiles.

- e) **Contractor's Professional Liability (Errors and Omissions).** The Municipality shall provide proof of such insurance. (Limits of \$1,000,000 per occurrence/\$3,000,000

aggregate).

- f) County is included as additional insured as required by written contract. The General Liability/Professional Liability policy provides Sexual Abuse & Molestation coverage to Named Insured as the exclusion for Sexual Abuse and Molestation specially states it does not apply to Named Insured.

3. All policies of the Municipality shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality.

[NO FURTHER TEXT ON THIS PAGE]

SCHEDULE "D"

**QUESTIONNAIRE REGARDING BUSINESS ENTERPRISES
OWNED AND CONTROLLED BY PERSONS OF COLOR OR WOMEN**

As part of the County's program to encourage the meaningful and significant participation of business enterprises owned and controlled by persons of color or women in County contracts, and in furtherance of Section 308.01 of the Laws of Westchester County, completion of this form is required.

A "business enterprise owned and controlled by women or persons of color" means a business enterprise, including a sole proprietorship, limited liability partnership, partnership, limited liability corporation, or corporation, that either:

- 1.) meets the following requirements:
 - a. is at least 51% owned by one or more persons of color or women;
 - b. is an enterprise in which such ownership by persons of color or women is real, substantial and continuing;
 - c. is an enterprise in which such ownership interest by persons of color or women has and exercises the authority to control and operate, independently, the day-to-day business decisions of the enterprise; and
 - d. is an enterprise authorized to do business in this state which is independently owned and operated.
- 2.) is a business enterprise certified as a minority business enterprise ("MBE") or women business enterprise ("WBE") pursuant to Article 15-a of the New York State Executive Law and the implementing regulations, 9 New York Code of Rules and Regulations subtitle N Part 540 et seq., **OR**
- 3.) is a business enterprise certified as a small disadvantaged business concern pursuant to the Small Business Act, 15 U.S.C. 631 et seq., and the relevant provisions of the Code of Federal Regulations as amended.

Please note that the term "persons of color," as used in this form, means a United States citizen or permanent resident alien who is and can demonstrate membership of one of the following groups:

- (a) Black persons having origins in any of the Black African racial groups;
- (b) Hispanic persons of Mexican, Puerto Rican, Dominican, Cuban, Central or South American descent of either Indian or Hispanic origin regardless of race;
- (c) Native American or Alaskan native persons having origins in any of the original peoples of North America; or
- (d) Asian or Pacific Islander persons having origins in any of the Far East countries, South East Asia, the Indian subcontinent or the Pacific Islands.

1. Are you a business enterprise owned and controlled by women or persons of color in accordance with the standards listed above?

_____ No

_____ Yes

Please note: If you answered “yes” based upon certification by New York State and/or the Federal government, official documentation of the certification must be attached.

2. If you answered “Yes” above, please check off below whether your business enterprise is owned and controlled by women, persons of color, or both.

_____ Women

_____ Persons of Color (*please check off below all that apply*)

_____ Black persons having origins in any of the Black African racial groups

_____ Hispanic persons of Mexican, Puerto Rican, Dominican, Cuban, Central or South American descent of either Indian or Hispanic origin regardless of race

_____ Native American or Alaskan native persons having origins in any of the original peoples of North America

_____ Asian or Pacific Islander persons having origins in any of the Far East countries, South East Asia, the Indian sub-continent or the Pacific Islands

[NO FURTHER TEXT ON THIS PAGE]

SCHEDULE "E"

REQUIRED DISCLOSURE OF RELATIONSHIPS TO COUNTY

1.) Are any of the employees that the Contractor will use to carry out this contract also a County officer or employee, or the spouse, child, or dependent of a County officer or employee?

Yes _____ No _____

If yes, please provide details (attach extra pages, if necessary): _____

2.) Are any of the owners of the Contractor or their spouses a County officer or employee?

Yes _____ No _____

If yes, please provide details (attach extra pages, if necessary): _____

3.) Do any County officers or employees have an **interest**¹ in the Contractor or in any approved subcontractor that will be used for this contract?

Yes _____ No _____

If yes, please provide details (attach extra pages, if necessary): _____

[NO FURTHER TEXT ON THIS PAGE]

¹ "Interest" means a direct or indirect pecuniary or material benefit accruing to a County officer or employee, his/her spouse, child or dependent, whether as the result of a contract with the County or otherwise. For the purpose of this form, a County officer or employee shall be deemed to have an "interest" in the contract of:

- 1.) His/her spouse, children and dependents, except a contract of employment with the County;
- 2.) A firm, partnership or association of which such officer or employee is a member or employee;
- 3.) A corporation of which such officer or employee is an officer, director or employee; and
- 4.) A corporation of which more than five (5) percent of the outstanding capital stock is owned by any of the aforesaid parties.

SCHEDULE "F"

For Informational Purposes Only

**QUESTIONNAIRE REGARDING BUSINESS ENTERPRISES
OWNED AND CONTROLLED BY SERVICE-DISABLED VETERANS**

The County believes it is a laudable goal to provide business opportunities to veterans who were disabled while serving our country, and wants to encourage the participation in County contracts of certified business enterprises owned and controlled by service-disabled veterans. As part of the County's program to encourage the participation of such business enterprises in County contracts, and in furtherance of Article 3 of the New York State Veterans' Services Law, we request that you answer the questions listed below.

The term "Certified Service-Disabled Veteran-Owned Business" shall mean a business that is a certified service-disabled veteran-owned business enterprise under the New York State Service-Disabled Veteran-Owned Business Act (Article 3 of the New York State Veterans' Services Law).

1. Are you a business enterprise that is owned and controlled by a service-disabled veteran in accordance with the standards listed above?

_____ No
_____ Yes

2. Are you certified with the State of New York as a Certified Service-Disabled Veteran-Owned Business?

_____ No
_____ Yes

If you are certified with the State of New York as a Certified Service-Disabled Veteran-Owned Business, please attach a copy of the certification.

[NO FURTHER TEXT ON THIS PAGE]



Kenneth W. Jenkins
County Executive

January 26, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith is legislation which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through Refuse Disposal District No. 1 ("District"), to again amend intermunicipal agreements (collectively "IMAs") with participating municipalities located within the District, wherein each participating municipality delivers to the District its municipally collected solid waste and source separated recyclable materials and the County accepts such materials for disposal and/or recycling, in order to exercise the County's mutual options with each participating municipality to renew the IMAs for five (5) additional years.

Pursuant to Act No. 173-2009 adopted by your Honorable Board on October 19, 2009, the District entered into IMAs with thirty-six (36) municipalities for the collection of solid waste and source separated recyclable materials. Municipalities pay a user fee for each ton of delivered municipally collected solid waste (the "Solid Waste Tipping Fee"). The Solid Waste Tipping Fee is currently \$45.00 per ton. On October 22nd each year of the IMA term, the Solid Waste Tipping Fee is adjusted based on the percent change (as a positive or negative number) in the Consumer Price Index for all Urban Consumers for New York – Northern New Jersey ("CPI-U") during the immediately preceding twelve (12) month period.

The IMAs were for a base term of ten (10) years from October 22, 2009 through October 21, 2019 (the "Initial Term"). In addition, the County, at its sole option, could elect to extend the Initial Term for one five (5) year renewal period upon the same terms and conditions (the "First Renewal Term"). If the County elected to extend the Initial Term, the parties may then, upon mutual written agreement, further extend the First Renewal Term not more than two (2) times for additional five (5) year terms. Pursuant to Act No. 10-2020 adopted by your Honorable Board on February 24, 2020, the County was authorized amend the IMAs in order to extend the Initial Term and to amended certain other provisions of the IMA. Thereafter the County duly executed the amendments with the municipalities thereby authorizing its sole five (5) year options for the First Renewal Term which expired on October 21, 2024.

Authority is now being sought for the County to exercise its first of two (2) mutual options to further extend the First Renewal Term for an additional five (5) year term.

This example of shared services among municipalities has been very successful and has enabled the District and its participating municipalities to dispose of solid waste in an environmentally cost efficient manner while also removing and processing recyclables from the County's waste stream. The Material Recovery Facility in Yonkers serves as the cornerstone for recycling efforts of the municipalities in the District. Municipalities delivered over 63,000 tons of source separated recyclables to the facility in 2024. After processing, the recyclables are marketed and sold. District revenues from the sale of recyclables were over \$5.8 million in 2024. It is in the best interest of all involved to continue the existing program.

Under the proposed amendment to the IMAs, the County will exercise its first of two (2) mutual options to further extend the First Renewal for an additional five (5) year term commencing retroactively on October 22, 2024 and continuing through October 21, 2029. All other terms and conditions of the IMAs, as previously amended, will remain in full force and effect.

Accordingly, I most respectfully recommend your Honorable Board's approval of the attached Act.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth W. Jenkins', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/JPI/
Attachment

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

Your Committee is in receipt of a communication from the County Executive recommending approval of an Act which, if adopted by this Honorable Board, would authorize the County of Westchester (the “County”), acting by and through Refuse Disposal District No. 1 (“District”), to again amend intermunicipal agreements (collectively “IMAs”) with participating municipalities located within the District, wherein each participating municipality delivers to the District its municipally collected solid waste and source separated recyclable materials and the County accepts such materials for disposal and/or recycling, in order to exercise the County’s mutual options with each participating municipality to renew the IMAs for five (5) additional years.

Pursuant to Act No. 173-2009 adopted by your Honorable Board on October 19, 2009, the District entered into IMAs with thirty-six (36) municipalities for the collection of solid waste and source separated recyclable materials. Municipalities pay a user fee for each ton of delivered municipally collected solid waste (the “Solid Waste Tipping Fee”). The Solid Waste Tipping Fee is currently \$45.00 per ton. On October 22nd each year of the IMA term, the Solid Waste Tipping Fee is adjusted based on the percent change (as a positive or negative number) in the Consumer Price Index for all Urban Consumers for New York – Northern New Jersey (“CPI-U”) during the immediately preceding twelve (12) month period.

The IMAs were for a base term of ten (10) years from October 22, 2009 through October 21, 2019 (the “Initial Term”). In addition, the County, at its sole option, could elect to extend the Initial Term for one five (5) year renewal period upon the same terms and conditions (the “First Renewal Term”). If the County elected to extend the Initial Term, the parties may then, upon mutual written agreement, further extend the First Renewal Term not more than two (2) times for additional five (5) year terms. Pursuant to Act No. 10-2020 adopted by your Honorable Board on February 24, 2020, the County was authorized amend the IMAs in order to extend the Initial Term and to amended certain other provisions of the IMA. Thereafter the County duly executed the amendments with the municipalities thereby authorizing its sole five (5) year options for the First Renewal Term which expired on October 21, 2024.

Authority is now being sought for the County to exercise its first of two (2) mutual options to further extend the First Renewal Term for an additional five (5) year term.

This example of shared services among municipalities has been very successful and has enabled the District and its participating municipalities to dispose of solid waste in an environmentally cost efficient manner while also removing and processing recyclables from the County's waste stream. The Material Recovery Facility in Yonkers serves as the cornerstone for recycling efforts of the municipalities in the District. Municipalities delivered over 63,000 tons of source separated recyclables to the facility in 2024. After processing, the recyclables are marketed and sold. District revenues from the sale of recyclables were over \$5.8 million in 2024. It is in the best interest of all involved to continue the existing program.

Under the proposed amendment to the IMAs, the County will exercise its first of two (2) mutual options to further extend the First Renewal for an additional five (5) year term commencing retroactively on October 22, 2024 and continuing through October 21, 2029. All other terms and conditions of the IMAs, as previously amended, will remain in full force and effect.

The Planning Department has advised that, based on its review, the proposed IMAs constitute a "Type II" under the State Environmental Quality Review Act, 6 NYCRR Part 617 ("SEQRA), which is an action determined not to have a significant effect on the environment and therefore does not require further environmental review. A copy of the SEQRA status sheet is annexed hereto. Your Committee concurs with this conclusion.

An affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the attached Act.

Your Committee has carefully considered and recommends approval of the attached Act.

Dated: _____, 2026

White Plains, New York

COMMITTEE ON

c:jpi.1.7.26

FISCAL IMPACT STATEMENT

SUBJECT: Extend Solid Waste IMAs NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A) GENERAL FUND AIRPORT SPECIAL REVENUE FUND (Districts)

B) EXPENSES AND REVENUES

Total Current Year Cost \$ 27,000,000

Total Current Year Revenue \$ 14,295,000

Source of Funds (check one): Current Appropriations

Transfer of Existing Appropriations Additional Appropriations Other (explain)

Identify Accounts: 251-60-7600-4380; 251-60-7600-9229

Potential Related Operating Budget Expenses: Annual Amount \$ _____

Describe: _____

Potential Related Revenues: Annual Amount \$ _____

Describe: _____

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

Current Year: _____

Next Four years: Annual expenditures of approximately \$27 million and annual revenues of approximately \$16 million

Prepared by: William Olli

Title: Assistant Budget Director

Department: Budget

Reviewed By: *W5* 

Budget Director

1/12/26

If you need more space, please attach additional sheets.

TO: John Paul Iannace, Associate County Attorney
Department of Law

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

DATE: January 7, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR SOLID WASTE
INTERMUNICIPAL AGREEMENTS**

PROJECT/ACTION: Renewal of agreements between the County and municipalities (IMAs) of Refuse Disposal District No. 1, providing for the delivery and disposal of municipally collected solid waste and recyclable materials. The latest agreements expired in October 2024. The County will exercise its option to renew the IMAs for five additional years, retroactive to October 2024. All other terms and conditions will remain the same.

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 because the project/action may be classified as a TYPE II action pursuant to section(s):

- **617.5(c)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
-

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Sean Curtin, Assistant County Attorney
Claudia Maxwell, Principal Environmental Planner

ACT NO. - 2026

AN ACT authorizing the County of Westchester, acting by and through Refuse Disposal District No. 1 (“District”), to amend intermunicipal agreements with municipalities located within the District, wherein each municipality delivers to the District its municipally collected solid waste and source separated recyclable materials and the County accepts such materials for disposal and/or recycling, in order to exercise the County’s mutual options with each participating municipality to renew the IMAs for five (5) additional years.

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

Section 1. The County of Westchester (the “County”), acting by and through Refuse Disposal District No. 1 (“District”) is hereby authorized to amend intermunicipal agreements (“IMAs”) with municipalities located within the District, wherein each municipality delivers to the District its municipally collected solid waste and source separated recyclable materials and the County accepts such materials for disposal and/or recycling, in order to exercise the County’s mutual options with each participating municipality to renew the IMAs for five (5) additional years.

§ 2. Except as otherwise provided herein, all other terms and conditions of the IMAs, as previously amended, shall remain in full force and effect

§ 3. The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to effectuate the purposes hereof.

§ 4. This Act shall take effect immediately.

THIS SECOND AMENDMENT made this _____ day of _____, 20____, by and between:

THE COUNTY OF WESTCHESTER, ACTING BY AND THROUGH REFUSE DISPOSAL DISTRICT NO. 1, a district created pursuant to Article 5-A of the New York State County Law by Act No. 32-1982 of the Westchester County Board of Legislators, having an office and place of business at 270 North Avenue, New Rochelle, New York 10801, (hereinafter referred to as the "District"),

and

_____, a municipal Corporation of the State of New York, having an office and place of business _____ (hereinafter referred to as "Participant").

WITNESSETH:

WHEREAS, County Act. No. 32-1982 established the District in 1982 and intermunicipal agreements ("IMAs") were thereafter entered into by the municipalities that comprise the District (collectively the "Participants") to accept and process solid waste of the Participants; and

WHEREAS, the current IMAs are for the processing of solid waste and recyclables between the District and the Participants and has a base term of October 22, 2009, through October 21, 2019 ("Initial Term"), with the District having the sole option to extend the Initial Term for one (1) five (5) year renewal period upon the same terms and conditions (the "First Renewal Term"), and thereafter, should the District elect to extend the Initial Term, the District and the Participants may, upon mutual written agreement, further extend the First Renewal Term not more than two (2) times each for an additional five (5) year term; and

WHEREAS, the District duly exercised its option to extend the Initial

Term, and other certain terms of the IMAs were amended, therefore, the First Amendment to the IMAs was executed; and

WHEREAS, the First Renewal Term expired on October 21, 2024; and

WHEREAS, the District and the Participants agree that the current IMA between the parties is mutually beneficial; and

WHEREAS, the District and the Participants seek to continue the efficient operation of the District's solid waste and recyclables management and disposal system; and

WHEREAS, the District and the Participants all wish to further extend the First Renewal Term an additional five (5) years commencing retroactively on October 22, 2024 and continuing through October 21, 2029; and

WHEREAS, effective June 1, 2025, the Solid Waste Tipping Fee was reset to \$45.00/ton and thereafter shall be adjusted upward or downward in accordance with the terms of Article III of the IMA.

WHEREAS, the parties have agreed to act in good faith and to take all necessary and appropriate actions, in cooperation with one another, to effect the purposes of the IMAs, as amended, and to enter into this Second Amendment pursuant to their respective lawful authorities.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and of the undertakings of each party to the other, the parties do hereby promise and agree as follows:

1. All defined terms shall have the meanings ascribed to them in the IMA, as amended.

2. The IMA is hereby further amended to effectuate the mutual option of the District and the Participant to extend the Term of the IMA for the period of October 22, 2024 through October 21, 2029, unless terminated sooner.

3. Participant shall provide the District with updated insurance certificates covering the term of this Second Amendment in accordance with the Standard Insurance Provisions contained in Schedule "C-2" which is attached hereto and made a part hereof.

4. Except as otherwise provided herein, all other terms and conditions of the IMA, as amended by the First Amendment, shall remain in full force and effect.

5. This Second Amendment shall not be enforceable until signed by both parties and approved by the Office of the Westchester County Attorney.

[NO FURTHER TEXT ON THIS PAGE. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have duly executed this Second Amendment the day and year first above mentioned.

**THE COUNTY OF
WESTCHESTER, ACTING
BY AND THROUGH REFUSE
DISPOSAL DISTRICT NO. 1**

By: _____
Name:
Title:

MUNICIPALITY: _____

By: _____
Name:
Title:

Approved by the Board of Legislators of the County of Westchester by Act No. _____ at a meeting duly held on the _____ of _____, 20____.

Approved:

Associate County Attorney
The County of Westchester

S:/Iannace/DXF/IMA.SecondAmendment.Solid.Waste.11.21.25

CERTIFICATE OF AUTHORITY

(Municipality)

I, _____, certify that I am the
(Officer other than officer signing contract)

_____ of the _____
(Title) (Name of Municipality)

(the "Municipality") a corporation duly organized in good standing under the _____

(Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law)

named in the foregoing agreement that _____ who signed
said

(Person executing agreement)

agreement on behalf of the Municipality was, at the time of execution

of _____
(Title of such person),

the Municipality, that said agreement was duly signed for on behalf of said Municipality by

authority of its _____ thereunto duly
authorized, *(Town Board, Village Board, City Council)*

and that such authority is in full force and effect at the date hereof.

(Signature)

STATE OF NEW YORK)

ss.:

COUNTY OF WESTCHESTER)

On this ___ day of _____ 20___, before me personally came _____
_____ whose signature appears above, to me known, and
know to be the

_____ of
_____, *(Title)*

the municipal corporation described in and which executed the above certificate, who
being by me duly sworn did depose and say that he, the said _____

resides at _____, and

that he/she is the _____ of said municipal corporation.

(Title)

Notary Public

County

SCHEDULE "C-2"

STANDARD INSURANCE PROVISIONS

(DEF IMA)

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality (and its sub-contractor if applicable) shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality (and its sub-contractor if applicable) shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality (and its sub-contractor if applicable) and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality (and its sub-contractor if applicable) shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality (and its sub-contractor if applicable) to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality (and its sub-contractor if applicable) to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality (and its sub-contractor if applicable) from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality (and its sub-contractor if applicable) concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality (and its sub-contractor if applicable)'s negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality (and its sub-contractor if applicable) until such time as the Municipality (and its sub-contractor if applicable) shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality (and its sub-contractor if applicable) maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality (and its sub-contractor if applicable). Any available insurance proceeds in

excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality (and its sub-contractor if applicable) shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) Commercial General Liability Insurance with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:
 - i. Premises - Operations.
 - ii. Broad Form Contractual.
 - iii. Independent Municipality (and its sub-contractor if applicable) and Sub-Municipality (and its sub-contractor if applicable).
 - iv. Products and Completed Operations.
- c) Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

All Contracts involving the use of explosives, demolition and/or underground work shall provide proof that XCU is covered.

- d) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:
 - (i) Owned automobiles.
 - (ii) Hired automobiles.
 - (iii) Non-owned automobiles.

e) Pollution Liability, either by separate policy of insurance or through endorsement to the General Liability Policy. Minimum Limit: \$1,000,000.00. This insurance shall indicate the following coverages:

- (i) Transit
- (ii) Sudden and Accidental
- (iii) Clean-up

3. All policies of the Municipality (and its sub-contractor if applicable) shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality (and its sub-contractor if applicable).



Kenneth W. Jenkins
Westchester County Executive

January 26, 2026

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 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 \$3,500,000.00 to finance the following capital project:

BSS21 (3085) – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029) ("BSS21").

The Bond Act, in the amount of \$3,500,000.00, would finance the design of building improvements including interior renovations, bathroom replacements, HVAC, and electrical upgrades and related work at the Coachman Family Center.

The Department of Social Services ("Department") has advised that this project funds a multi-year cycle of improvements at the Coachman Family Center in White Plains, where there have been no significant interior rehabilitation improvements made to the living and common areas of the building since the building was purchased by the County over 30-years ago. These renovations will create a more welcoming and functional living space for those who require housing services.

Following bonding authorization, design will be scheduled and is anticipated to take fifteen months to complete and will be performed by outside consultants and in-house staff. Construction is estimated to take thirty months to complete and will begin after the award and execution of the construction contracts, subject to your Honorable Board's approval of construction funding.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

LGT/TR/mcz

**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 \$3,500,000.00 to finance capital project BSS21 (3085) – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029) (“BSS21”). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, will finance the design of building improvements including interior renovations, bathroom replacements, HVAC, and electrical upgrades and related work at the Coachman Family Center.

The Department of Social Services (“Department”) has advised that this project funds a multi-year cycle of improvements at the Coachman Family Center in White Plains, where there have been no significant interior rehabilitation improvements made to the living and common areas of the building since the building was purchased by the County over thirty years ago. These renovations will create a more welcoming and functional living space for those who require housing services.

Your Committee is advised that following bonding authorization, design will be scheduled and is anticipated to take fifteen months to complete and will be performed by outside consultants and in-house staff. Construction is estimated to take thirty months to complete and will begin after award and execution of the construction contracts, subject to your Honorable Board’s approval of construction funding.

The Planning Department has advised your Committee that based on its review, BSS21 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: _____, 20____
White Plains, New York

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS21

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 \$ 3,500,000 PPU 5 Anticipated Interest Rate 2.38%

Anticipated Annual Cost (Principal and Interest): \$ 751,325

Total Debt Service (Annual Cost x Term): \$ 3,756,625

Finance Department:

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ - The expense is the cost of the bond issuance.

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

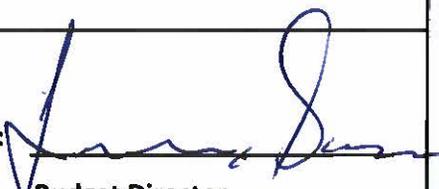
Number of Full Time Equivalent (FTE) Jobs Funded: 38

Prepared by: Thomas M. Rooney Jr.

Title: Reimbursement Manager

Department: Department of Social Services

Date: 1/16/26

Reviewed By: 
du 1/16/26

Budget Director

Date: 1/16/26

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: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS21 INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES
COACHMAN FAMILY CENTER (2025-2029)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/04/2025 (Unique ID: 3085)

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)(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 only.

DSK/oav

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN OF VARIOUS INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,500,000 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, \$3,500,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design of building improvements including interior renovations, bathroom replacements, HVAC and electrical upgrades and related work at the Coachman Family Center, 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 \$3,500,000. The plan of financing includes the issuance of \$3,500,000 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 and notes.

Section 2. The period of probable usefulness of the specific object or purpose for which said \$3,500,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 62 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 \$3,500,000. 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 \$3,500,000 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.

* * *

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 \$3,500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN OF VARIOUS INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,500,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on _____, 20____)

object or purpose: to finance the design of building improvements including interior renovations, bathroom replacements, HVAC and electrical upgrades and related work at the Coachman Family Center, 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: \$3,500,000; 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

Project ID:* BSS21	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-02-2026
Fact Sheet Year:* 2026	Project Title:* INFRASTRUCTURE IMPROVEMENTS 5, TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025- 2029)	Legislative District ID:
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* SOCIAL SERVICES	CP Unique ID: 3085

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC, fire suppression and electrical system replacements.

- | | | |
|---|---|--|
| <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	2026	2027	2028	2029	2030	Under Review
Gross	30,680	5,560	25,120	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	30,680	5,560	25,120	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: The bonding authorization is requested to fund the design for building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical upgrades.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,500,000
Cash:	0
Total:	\$ 3,500,000

SEQR Classification:

TYPE II

Amount Requested:

3,500,000

Expected Design Work Provider:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|--|---|

Comments:

Energy Efficiencies:

BUILDING SUSTAINABILITY WILL BE IMPROVED BY MORE EFFICIENT HVAC AND ELECTRICAL SYSTEMS INCLUDING LIGHTING.

Appropriation History:

Year	Amount	Description
2025	5,560,000	FUNDS DESIGN OF ALL PHASES AND WATER FACILITIES WORK
2026	25,120,000	DESIGN AND CONSTRUCTION FOR BUILDING REHABILITATION

Total Appropriation History:

30,680,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
25	35	0	0	COACHMAN FAMILY CENTER (2025-2029)
25	161	470,000	0	INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029)
25	160	1,370,000	0	INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029)

Total Financing History:

1,840,000

Recommended By:

Department of Planning
DVWA

Date
12-04-2025

Department of Public Works
RJB4

Date
12-05-2025

Budget Department
DEV9

Date
12-05-2025

Requesting Department
TTR1

Date
12-09-2025

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029) (BSS21)

User Department : Social Services
Managing Department(s) : Public Works ; Social Services ;
Estimated Completion Date: TBD
Planning Board Recommendation: 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	30,680	5,560		25,120					
Non County Share									
Total	30,680	5,560		25,120					

Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC, fire suppression and electrical system replacements.

Current Year Description

The current year request funds design and construction for building rehabilitation.

Current Year Financing Plan				
Year	Bonds	Cash	Non County Shares	Total
2026	25,120,000			25,120,000

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
2025	5,560,000	Funds design of all phases and water facilities work	\$3,720,000 AWAITING BOND AUTHORIZATION; \$685,000 DESIGN; \$1,155,000 CONSTRUCTION
Total	5,560,000		

Prior Appropriations			
	Appropriated	Collected	Uncollected
Bond Proceeds	5,560,000		5,560,000
Total	5,560,000		5,560,000

Bonds Authorized				
Bond Act	Amount	Date Sold	Amount Sold	Balance
35 25				
160 25	1,370,000			1,370,000
161 25	470,000			470,000
Total	1,840,000			1,840,000



Kenneth W. Jenkins
County Executive

January 26, 2026

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 \$25,000,000 to finance the following capital project:

A0143 –Building 1 Upgrades and Rehabilitation (“A0143”).

The Bond Act, in the amount of \$25,000,000 will finance the cost of the construction and construction management of improvements to Building 1 at Westchester County Airport (“Airport”).

The Department of Public Works and Transportation (“Department”) has advised that project A0143 will restore Building 1 at the Airport to a safe and functional condition through comprehensive critical system upgrades. These improvements include roof and exterior repairs; replacement of heating, plumbing, electrical, and lighting systems; and the installation of modern fire protection and security systems. Building 1 currently houses the Westchester County Police Airport Precinct, as well as revenue-generating tenants that support aeronautical activities. Rehabilitation of the facility will provide safer, more efficient working conditions for existing occupants and create additional usable space to support other operational needs.

Design is currently in process by an outside consultant, and is expected to be completed by the end of the second quarter of 2026. It is estimated that construction will take twenty-four (24) months to complete and will begin after award and execution of the construction contracts.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester 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 \$25,000,000 to finance capital project A0143 (3120) – Building 1 Upgrades and Rehabilitation (“A0143”). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, to finance the will finance the cost of the construction and construction management of improvements to Building 1 at Westchester County Airport (“Airport”).

The Department of Public Works and Transportation (“Department”) has advised that project A0143 will restore Building 1 at the Airport to a safe and functional condition through comprehensive critical system upgrades. These improvements include roof and exterior repairs; replacement of heating, plumbing, electrical, and lighting systems; and the installation of modern fire protection and security systems. Building 1 currently houses the Westchester County Police Airport Precinct, as well as revenue-generating tenants that support aeronautical activities. Rehabilitation of the facility will provide safer, more efficient working conditions for existing occupants and create additional usable space to support other operational needs.

Design is currently in process by an outside consultant, and is expected to be completed by the end of the second quarter of 2026. It is estimated that construction will take twenty-four (24) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, the authorization of this capital project, A0143, may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act 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: _____, 2026
White Plains, New York

COMMITTEE ON:

mb/1/13/26

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: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
A0143 BUILDING 1 UPGRADES AND REHABILITATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/15/2025 (Unique ID: 3120)

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: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Lauren Walsh, Deputy Airport Manager – Administration
Christopher Prashad, Program Manager, Westchester County Airport
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$25,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO AIRPORT BUILDING 1, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,000,000 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 the provisions of other laws applicable thereto, \$25,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the construction and construction management of improvements to Airport Building 1, 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 \$25,000,000. The plan of financing includes the issuance of \$25,000,000 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 said specific object or purpose, within the limitations of Section 11.00 a. 14 of the Law, is ten (10) 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 \$25,000,000. 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 \$25,000,000 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.

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_____.

The Clerk and Chief Administrative Office of the
County Board of Legislators 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 \$25,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO AIRPORT BUILDING 1, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,000,000 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 construction and construction management of improvements to Airport Building 1; 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: \$25,000,000; ten (10) 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:* A0143	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-02-2026
Fact Sheet Year:* 2026	Project Title:* BUILDING 1 UPGRADES AND REHABILITATION	Legislative District ID: 6,
Category* AIRPORT	Department:* AIRPORT/DOT	CP Unique ID: 3120

Overall Project Description

This project will restore Building 1 at the Airport to a safe, usable condition through critical system upgrades, including roof and exterior repairs, new heating, plumbing, electrical, and lighting systems, and installation of modern fire protection and security systems.

- | | | |
|---|---|--|
| <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 checked="" type="checkbox"/> Revenue |
| <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	25,000	15,000	10,000	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	25,000	15,000	10,000	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: Funding is requested for construction management and construction associated with the full rehabilitation of Airport Building 1.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	25,000,000
Cash:	0
Total:	\$ 25,000,000

SEQR Classification:

TYPE II

Amount Requested:

25,000,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

SOLAR PANELS, NEW WINDOWS/DOORS, EFFICIENT BOILER SYSTEM AND IMPROVED INSULATION.

Appropriation History:

Year	Amount	Description
2025	15,000,000	CONSTRUCTION
2026	10,000,000	CONSTRUCTION

Total Appropriation History:

25,000,000

Total Financing History:

0

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
LGFA

Date
12-24-2025

BUILDING 1 UPGRADES AND REHABILITATION (A0143)

User Department : Airport/DOT
Managing Department(s) : Airport/DOT ; Public Works ;
Estimated Completion Date: TBD
Planning Board Recommendation: 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	25,000	15,000		10,000					
Non County Share									
Total	25,000	15,000		10,000					

Project Description

This project will restore Building 1 at the Airport to a safe, usable condition through critical system upgrades, including roof and exterior repairs, new heating, plumbing, electrical, and lighting systems, and installation of modern fire protection and security systems.

Current Year Description

The current request provides additional construction funds.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	10,000,000			10,000,000

Impact on Operating Budget

The impact on the Airport Special Revenue Fund is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2025	15,000,000	Construction	AWAITING BOND AUTHORIZATION
Total	15,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	15,000,000		15,000,000
Total	15,000,000		15,000,000



Kenneth W. Jenkins
Westchester County Executive

January 21, 2026

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 (“Amended Bond Act”), which, if adopted by your Honorable Board, would authorize the County of Westchester (“County”) to issue additional bonds to finance the following capital project:

RB04P – Westchester Ave East Over Mamaroneck River, White Plains (BIN 3358540)
 (“RB04P”).

The Amended Bond Act, in the total amount of \$5,025,000, which includes \$425,000 in previously authorized bonds of the County, would finance the cost of improvements to Westchester Avenue East over Mamaroneck River in White Plains, including construction, construction management, concrete culverts, waterproofing, miscellaneous concrete rehabilitation, roadway resurfacing, stabilization of the existing wingwall, and associated work.

The Department of Public Works and Transportation (“Department”) has advised that this bridge, which was built in 1962, has an annual daily traffic count of 9,811 and is in need of rehabilitation to maintain a safe roadway for the traveling public. In 2025, the New York State Department of Transportation gave the bridge a condition rating of 3.67 and the bridge has continued to deteriorate. This rating system, using a scale of 1 (“hazardous”) through 7 (“new”), is a weighted average of the condition of an evaluated bridge. A rating below 5 indicates that a bridge requires work and delay of this work could result in the continued deterioration of the bridge.

Design is currently being undertaken by a consultant and is expected to be completed during the first quarter of 2026. It is anticipated that construction will take approximately nine 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 RB04P as follows: Bond Act No. 66-2024 in the amount of \$425,000 to finance design in connection with RB04P. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 66-2024 be amended to increase the amount authorized by \$4,600,000, for a total authorized amount, as amended, of \$5,025,000, to revise the scope of Bond Act No. 66-2024 include work associated with the construction phase of RB04P, and to increase the period of probable usefulness of said bonds.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'KW Jenkins', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester 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 amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$4,600,000 in additional bonds of the County to finance capital project RB04P – Westchester Ave East Over Mamaroneck River, White Plains (BIN 3358540) (“RB04P”).

The Amended Bond Act in the total amount of \$5,025,000, which includes \$425,000 in previously authorized bonds of the County, was prepared by the law firm Harris Beach Murtha and would finance the cost of improvements to Westchester Avenue East over Mamaroneck River in White Plains, including construction, construction management, concrete culverts, waterproofing, miscellaneous concrete rehabilitation, roadway resurfacing, stabilization of the existing wingwall, and associated work.

The Department of Public Works and Transportation (“Department”) has advised that this bridge, which was built in 1962, has an annual daily traffic count of 9,811 and is in need of rehabilitation to maintain a safe roadway for the traveling public. In 2025, the New York State Department of Transportation gave the bridge a condition rating of 3.67 and the bridge has continued to deteriorate. This rating system, using a scale of 1 (“hazardous”) through 7 (“new”), is a weighted average of the condition of an evaluated bridge. A rating below 5 indicates that a bridge requires work and delay of this work could result in the continued deterioration of the bridge.

Design is currently being undertaken by a consultant and is expected to be completed during the first quarter of 2026. It is anticipated that construction will take approximately nine 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 RB04P as follows: Bond Act No. 66-2024 in the amount of \$425,000 to finance design in connection with RB04P. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 66-2024 be amended to increase the amount authorized by \$4,600,000, for a total authorized amount, as amended, of \$5,025,000, to revise the scope of Bond Act No. 66-2024

include work associated with the construction phase of RB04P, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, RB04P 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. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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 Amended Bond Act.

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

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RB04P

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 \$ 5,025,000 PPU 15 Anticipated Interest Rate 2.99%

Anticipated Annual Cost (Principal and Interest): \$ 422,004

Total Debt Service (Annual Cost x Term): \$ 6,330,060

Finance Department: maab 1-15-26

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: 55

Prepared by: Robert Abbamont

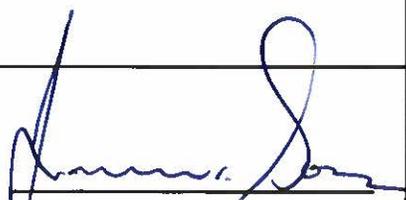
Title: Director of Operations (Capital)

Department: Public Works/Transportation

Date: 1/15/26

Reviewed By:

dv 1/15/26
CA 1/16/26



Budget Director

Date:

1/16/26

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: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RB04P WESTCHESTER AVE EAST OVER MAMARONECK RIVER,
WHITE PLAINS (BIN 3358540)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/04/2025 (Unique ID: 3077)

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: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. -20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED APRIL 29, 2024 IN RELATION TO FINANCING THE COST FOR THE IMPROVEMENTS TO WESTCHESTER AVENUE EAST OVER MAMARONECK RIVER IN WHITE PLAINS; AT THE TOTAL ESTIMATED COST OF \$5,025,000. (Adopted , 20__).

WHEREAS, this Board of Legislators (the “Board”) has heretofore duly authorized the issuance of bonds to finance the planning costs for improvements to Westchester Avenue East over Mamaroneck River in White Plains at the estimated maximum cost of \$425,000, pursuant to Act No. 66-2024 duly adopted on April 29, 2024, and it has now been determined that the period of probable usefulness of such planning may be increased so that it shall be equal to the period of probable usefulness of such improvements; and

WHEREAS, it is also now appropriate to authorize construction of such improvements, and it is necessary to increase the appropriation for such project by \$4,600,000 for a total maximum cost of \$5,025,000; and

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 April 29, 2024, entitled:

“(BOND) ACT NO. 66-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$425,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING FOR THE IMPROVEMENTS TO WESTCHESTER AVENUE EAST OVER MAMARONECK RIVER IN WHITE PLAINS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$425,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$425,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended and restated to read as follows:

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED APRIL 29, 2024 IN RELATION TO FINANCING THE COST FOR IMPROVEMENTS TO WESTCHESTER AVENUE EAST OVER MAMARONECK RIVER IN WHITE PLAINS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,025,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,025,000 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, \$5,025,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the improvements to Westchester Avenue East over Mamaroneck River in White Plains, including construction, construction management, concrete culverts, waterproofing, miscellaneous concrete rehabilitation, roadway resurfacing, stabilization of the existing wingwall, and associated work; 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 objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is

\$5,025,000. The plan of financing includes the issuance of \$5,025,000 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 specific object or purpose for which the bonds authorized by this resolution is to be issued, within the limitations of Section 11.00 a. 20(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 \$5,025,000. 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.

Section (B). The amendment and restatement 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 Officer of the
County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

An amended and restated Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on April 29, 2024 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 OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED APRIL 29, 2024 IN RELATION TO FINANCING THE COST FOR IMPROVEMENTS TO WESTCHESTER AVENUE EAST OVER MAMARONECK RIVER IN WHITE PLAINS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,025,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,025,000 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 for the improvements to Westchester Avenue East over Mamaroneck River in White Plains, including construction, construction management, concrete culverts, waterproofing, miscellaneous concrete rehabilitation, roadway resurfacing, stabilization of the existing wingwall, and associated work; all as set forth in the County's 20__ Capital Budget, as amended

amount of obligations to be issued: \$5,025,000; fifteen (15) years
and period of probable usefulness:

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:* CBA **Fact Sheet Date:***
 RB04P 01-02-2026

Fact Sheet Year:* **Project Title:*** **Legislative District ID:**
 2026 WESTCHESTER AVE EAST OVER MAMARONECK RIVER, WHITE PLAINS (BIN 3358540) 5,

Category* **Department:*** **CP Unique ID:**
 ROADS & BRIDGES PUBLIC WORKS 3077

Overall Project Description

This project shall fund the rehabilitation of the existing structure. The project will address the deterioration of the existing concrete culverts, waterproofing, miscellaneous concrete rehabilitation, construction of new roadway, stabilization of the existing wingwall, and associated work.

- | | | |
|---|--|--|
| <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	2026	2027	2028	2029	2030	Under Review
Gross	5,025	5,025	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	5,025	5,025	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 227

Current Bond Description: Funding is requested for construction and construction management associated with the rehabilitation of the existing structure including the concrete culverts, waterproofing, miscellaneous concrete rehabilitation, roadway resurfacing, stabilization of the existing wingwall, and associated work.	
Financing Plan for Current Request:	
Non-County Shares:	\$ 0
Bonds/Notes:	4,600,000
Cash:	0
Total:	\$ 4,600,000

SEQR Classification:
 TYPE II

Amount Requested:
 4,600,000

Expected Design Work Provider:
 County Staff Consultant Not Applicable

Comments:
 BCR: 3.67 (2025); AADT: 9,811

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2024	425,000	DESIGN
2025	4,600,000	CONSTRUCTION

Total Appropriation History:
 5,025,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
24	66	425,000	0	WESTCHESTER AVE EAST OVER MAMARONECK RIVER, WHITE PLAINS

Total Financing History:

425,000

Recommended By:

Department of Planning

DVWA

Date

12-04-2025

Department of Public Works

RJB4

Date

12-05-2025

Budget Department

DEV9

Date

12-05-2025

Requesting Department

RJB4

Date

12-05-2025

WESTCHESTER AVE EAST OVER MAMARONECK RIVER, WHITE PLAINS (BIN 3358540) (RB04P)

User Department : Public Works

Managing Department(s) : Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: 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	5,025	5,025	227						
Non County Share									
Total	5,025	5,025	227						

Project Description

This project shall fund the rehabilitation of the existing structure. The project will address the deterioration of the existing concrete culverts, waterproofing, miscellaneous concrete rehabilitation, construction of new roadway, stabilization of the existing wingwall, and associated work.

Current Year Description

There is no current request.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
0				

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	425,000	Design	DESIGN
2025	4,600,000	Construction	AWAITING BOND AUTHORIZATION
Total	5,025,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	5,025,000		5,025,000
Total	5,025,000		5,025,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
66 24	425,000			425,000
Total	425,000			425,000



Kenneth W. Jenkins
Westchester County Executive

January 21, 2026

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 (“Amended Bond Act”), which, if adopted by your Honorable Board, would authorize the County of Westchester (“County”) to issue additional bonds to finance the following capital project:

RBR07 – Bronx River Pathway Reconstruction (“RBR07”).

The Amended Bond Act, in the total amount of \$11,130,000, which includes \$9,430,000 in previously authorized bonds of the County, would finance the cost of design, construction and construction management of improvements to the Bronx River Reservation pathway and related infrastructure from the Kensico Dam Plaza to Green Acres Avenue, including rehabilitation and improvements to all pathway infrastructure including pathway pavement, footbridges, railings, stone walls, site furnishings, signage, pavement markings, grading, drainage, planting and other associated site work.

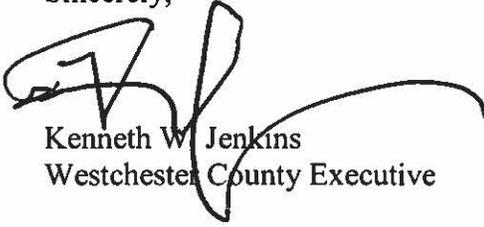
The Department of Parks, Recreation and Conservation (“Department”) has advised that recent market volatility in construction material supplies, combined with the site’s remote location have led to significant construction cost increases. Additional funds are required to award the project to a contractor and to accommodate cost increases.

Design work was completed by in-house staff and consultants. It is estimated that construction will take eighteen months to complete and will begin after award and execution of construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for RBR07 as indicated in the annexed fact sheet and as follows: Bond Act No. 109-2025 in the amount of \$9,430,000 was authorized to finance the above-referenced scope of work. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 109-2025 be amended to increase the amount authorized by \$1,700,000, for a total authorized amount, as amended, of \$11,130,000.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'K. W. Jenkins', with a long, sweeping horizontal line extending to the right.

Kenneth W. Jenkins
Westchester 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 amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$1,700,000 in additional bonds of the County to finance capital project RBR07 – Bronx River Pathway Reconstruction (“RBR07”).

The Amended Bond Act in the total amount of \$11,130,000 was prepared by the law firm Hawkins, Delafield & Wood, and includes \$9,430,000 in previously authorized bonds of the County. The Amended Bond Act would finance the cost of design, construction and construction management of improvements to the Bronx River Reservation pathway and related infrastructure from the Kensico Dam Plaza to Green Acres Avenue, including rehabilitation and improvements to all pathway infrastructure including pathway pavement, footbridges, railings, stone walls, site furnishings, signage, pavement markings, grading, drainage, planting and other associated site work.

The Department of Parks, Recreation and Conservation (“Department”) has advised that recent market volatility in construction material supplies, combined with the site’s remote location have led to significant construction cost increases. Additional funds are required to award the project to a contractor and to accommodate cost increases.

Design work was completed by in-house staff and consultants. It is estimated that construction will take eighteen months to complete and will begin after award and execution of construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for RBR07 as indicated in the annexed fact sheet and as follows: Bond Act No. 109-2025 in the amount of \$9,430,000 was authorized to finance the above-referenced scope of work. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 109-2025 be amended to increase the amount authorized by \$1,700,000, for a total authorized amount, as amended, of \$11,130,000.

The Planning Department has advised your Committee that based on its review, RBR07 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. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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 Amended Bond Act.

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

COMMITTEE ON

s/mg/12-8-25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RBR07

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 \$ 11,130,000 **PPU** 15 **Anticipated Interest Rate**

Anticipated Annual Cost (Principal and Interest): \$ 934,731

Total Debt Service (Annual Cost x Term): \$ 14,020,965

Finance Department: maab 1-15-2026

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

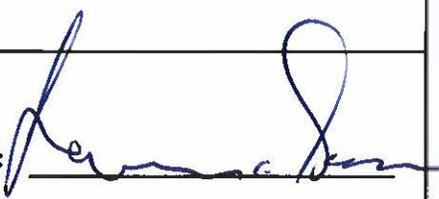
Number of Full Time Equivalent (FTE) Jobs Funded: 120

Prepared by: Robert C. Lopane

Title: Director of Program Development II - P

Department: Parks, Recreation & Conservation

Date: 1/16/26

Reviewed By: 

dv 1/16/26

Budget Director

Date: 1/16/26

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: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RBR07 BRONX RIVER PATHWAY RECONSTRUCTION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
12/04/2025 (Unique ID: 3060)

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;
- **617.5(c)(8):** maintenance of existing landscaping or natural growth;
- **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.

COMMENTS: None.

DSK/oav

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
Blanca P. Lopez, Commissioner of Planning
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Dianne Vanadia, Associate Budget Director
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED DECEMBER 7, 2021 AND AMENDED ON DECEMBER 11, 2023, OCTOBER 21, 2024, AND FURTHER AMENDED ON JUNE 2, 2025, IN RELATION TO THE COST OF THE CONSTRUCTION OF IMPROVEMENTS TO THE BRONX RIVER RESERVATION PATHWAY (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$9,430,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the reconstruction of the Bronx River Pathway, pursuant to Act No. 219-2021 duly adopted on December 7, 2021, as amended by Bond Act 248-2023 duly adopted on December 11, 2023, Bond Act 225-2024 duly adopted on October 21, 2024, and further amended by Bond Act 109-2025 duly adopted on June 2, 2025; and

WHEREAS, it has been determined that additional funds are required for to pay for the cost of the Project, 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, now therefore

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 December 7, 2021 and amended on December 11, 2023, October 21, 2024, and further amended on June 2, 2025 entitled:

“ACT NO. 109-2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$9,430,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF IMPROVEMENTS TO THE BRONX RIVER RESERVATION PATHWAY; STATING THE ESTIMATED TOTAL COST THEREOF IS \$9,430,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$9,430,000 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 \$11,130,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF IMPROVEMENTS TO THE BRONX RIVER RESERVATION PATHWAY, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$11,130,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$11,130,000 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, \$11,130,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the planning, construction and construction management of improvements to the Bronx River Reservation pathway and related infrastructure from the Kensico Dam Plaza to Green Acres Avenue, including rehabilitation and improvements to all pathway infrastructure including pathway pavement, footbridges, railings, stone walls, site furnishings, signage, pavement markings, grading, drainage, planting and other associated site work, 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 \$11,130,000. The plan of financing includes the issuance of \$11,130,000 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 \$11,130,000 bonds authorized by this Act are 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 \$11,130,000. 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 \$11,130,000 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.

* * *

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on December 7, 2021, amended on December 11, 2023, October 21, 2024 and June 2, 2025 and further 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.

A complete copy 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 \$11,130,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF IMPROVEMENTS TO THE BRONX RIVER RESERVATION PATHWAY, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$11,130,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$11,130,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on December 7, 2021 and amended on December 11, 2023, October 21, 2024, June 2, 2025 and on _____, 20____)

object or purpose: to finance the cost of the planning, construction and construction management of improvements to the Bronx River Reservation pathway and related infrastructure from the Kensico Dam Plaza to Green Acres Avenue, including rehabilitation and improvements to all pathway infrastructure including pathway pavement, footbridges, railings, stone walls, site furnishings, signage, pavement markings, grading, drainage, planting and other associated site work, 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: \$11,130,000; 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:* RBR07	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-02-2026
Fact Sheet Year:* 2026	Project Title:* BRONX RIVER PATHWAY RECONSTRUCTION	Legislative District ID: 3, 10, 5,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3060

Overall Project Description

This project will reconstruct approximately 10 miles of asphalt pathway from Kensico Dam Plaza to Greenacres Avenue and Crane Road to Scout Field. The project will also include reconstruction of just over 1 mile of stone dust pathway, pedestrian footbridge renovations, crosswalk improvements, fencing and guiderail improvements, culvert replacement, swale construction, stone masonry, signage, benches and associated site work and landscaping.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input 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	2026	2027	2028	2029	2030	Under Review
Gross	21,630	9,430	1,700	10,500	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	21,630	9,430	1,700	10,500	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 548

Current Bond Description: This bond request will provide additional funding for construction, construction administration and design support during construction for the 1st phase of improvements to the Bronx River Reservation pathway and related infrastructure from the Kensico Dam Plaza to Green Acres Avenue . There is no change in the scope.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,700,000
Cash:	0
Total:	\$ 1,700,000

SEQR Classification:

TYPE II

Amount Requested:

1,700,000

Expected Design Work Provider:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|--|---|

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2022	1,800,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT
2024	6,930,000	FUNDS PHASE 1 CONSTRUCTION
2025	700,000	FUNDS PHASE 2 DESIGN
2026	1,700,000	ADDITIONAL CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Total Appropriation History:

11,130,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
21	219	0	0	BRONX RIVER PATHWAY RECONSTRUCTION
23	248	0	0	
24	224	0	0	
24	225	0	0	
25	109	9,430,000	0	

Total Financing History:

9,430,000

Recommended By:

Department of Planning
DVWA

Date
12-04-2025

Department of Public Works
RJB4

Date
12-05-2025

Budget Department
DEV9

Date
12-05-2025

Requesting Department
RCL3

Date
12-08-2025

BRONX RIVER PATHWAY RECONSTRUCTION (RBR07)

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	21,630	9,430	524	1,700	10,500				
Non County Share									
Total	21,630	9,430	524	1,700	10,500				

Project Description

This project will reconstruct approximately 10 miles of asphalt pathway from Kensico Dam Plaza to Greenacres Avenue and Crane Road to Scout Field. The project will also include reconstruction of just over 1 mile of stone dust pathway, pedestrian footbridge renovations, crosswalk improvements, fencing and guiderail improvements, culvert replacement, swale construction, stone masonry, signage, benches and associated site work and landscaping.

Current Year Description

The current request funds additional Phase 1 construction costs.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	1,700,000			1,700,000

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
2022	1,800,000	Design, construction and construction management	COMPLETE
2024	6,930,000	Funds Phase 1 construction	CONSTRUCTION
2025	700,000	Funds Phase 2 design	DESIGN
Total	9,430,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	9,430,000		9,430,000
Total	9,430,000		9,430,000

**BRONX RIVER PATHWAY RECONSTRUCTION
(RBR07)**

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
219 21				
248 23				
224 24				
225 24				
109 25	9,430,000			9,430,000
Total	9,430,000			9,430,000



Kenneth W. Jenkins
Westchester County Executive

January 15, 2026

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 consideration is a proposed Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an amendment ("First Amendment") to an intermunicipal agreement (the "IMA") with the New York City Department of Environmental Protection (the "NYCDEP"), pursuant to which the NYCDEP delegates to the County, acting by and through its Department of Health ("DOH"), the administration and enforcement of Section 18-38 of Subchapter G of New York City's "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources". DOH will continue to review and issue written determinations for all new, altered, modified, or remediated subsurface sewage treatment systems ("SSTSS") located in the portion of the watershed of the New York City water supply situated within Westchester County. The First Amendment will extend the termination date of the IMA from December 30, 2025 to December 30, 2026. All of the remaining terms and conditions of the IMA, as renewed, will remain the same and in full force and effect upon the parties.

Your Honorable Board, by Act No. 341-2016, on November 14, 2016, authorized the County to enter into the IMA which was subsequently executed. The IMA provides for one five year renewal by both parties. A copy of the IMA is annexed hereto for your Honorable Board's reference. Thereafter, your Honorable Board, by Act No. 29-2021 on March 8, 2021, authorized the County to renew the IMA for one five year period thereby extending the termination date from December 30, 2021 to December 30, 2025.

The County and NYCDEP desire to extend the termination date of the IMA, as renewed, from December 30, 2025 to December 30, 2026, in order to allow for the parties to negotiate the terms and conditions of a new successor intermunicipal agreement.

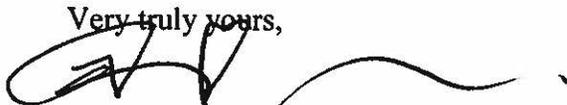
Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Email: CE@westchestercountyny.gov
Telephone: (914)995-2900

I believe it is in the County's best interests to enter into a First Amendment to the IMA in order to extend the termination date from December 30, 2025 to December 30, 2026. Accordingly, I recommend and urge your Honorable Board to adopt the proposed Act.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KWJ', with a long, sweeping horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester County Executive

KWJ/SA/LAC
Attachments

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

Your Committee is in receipt of a communication from the County Executive recommending approval of an Act that would, if approved, authorize the County of Westchester (the "County") to enter into an amendment ("First Amendment") to an intermunicipal agreement (the "IMA") with the New York City Department of Environmental Protection (the "NYCDEP"), pursuant to which the NYCDEP delegates to the County, acting by and through its Department of Health ("DOH"), the administration and enforcement of Section 18-38 of Subchapter G of New York City's "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources". DOH will continue to review and issue written determinations for all new, altered, modified, or remediated subsurface sewage treatment systems ("SSTs") located in the portion of the watershed of the New York City water supply situated within Westchester County. The First Amendment will extend the termination date of the IMA from December 30, 2025 to December 30, 2026. All of the remaining terms and conditions of the IMA, as renewed, will remain the same and in full force and effect upon the parties.

Your Honorable Board, on November 14, 2016, by Act No. 341-2016, authorized the County to enter into the IMA which was subsequently executed. The IMA provides for one five year renewal by both parties. A copy of the IMA is annexed hereto for your Honorable Board's reference. Thereafter, your Honorable Board, by Act No. 29-2021 on March 8, 2021, authorized the County to renew the IMA for one five year period thereby extending the termination date from December 30, 2021 to December 30, 2025.

Your Committee is advised that the County and NYCDEP desire to extend the termination date of the IMA, as renewed, from December 30, 2025 to December 30, 2026 in order to allow for the parties to negotiate the terms and conditions of a new successor intermunicipal agreement.

The Department of Planning ("Planning") has advised that that the proposed First Amendment does not meet the definition of an action under New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617. As such, no environmental review is required. Your Committee has reviewed to the memorandum from

Planning dated January 9, 2026, which is on file with the Clerk of your Honorable Board and concurs with this recommendation.

Your Committee has been advised that the adoption of the proposed Act requires an affirmative vote of a majority of the members of your Honorable Board. After due consideration, your Committee recommends the adoption of the proposed Act.

Dated: _____, 2026
White Plains, New York

FISCAL IMPACT STATEMENT

SUBJECT: NYCDEP Watershed Delegation 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 \$ 198,000

Total Current Year Revenue \$ 198,000

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

Additional Appropriations Other (explain)

Identify Accounts: 101-27-0010-8600-9216-HSDS

Potential Related Operating Budget Expenses: Annual Amount 198000

Describe: Performance based billing

Potential Related Operating Budget Revenues: Annual Amount 198000

Describe: Performance based billing

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

Current Year: 198,000 Expense & Revenue

Next Four Years: Contract extension for one year FY 2026

Prepared by: *Sumit*

Title: Director Fiscal Operations

Department: Health

Date: 10/29/2025

Reviewed By: *[Signature]*
mm

Budget Director

Date: 1/13/26

ACT NO. 2026-__

AN ACT authorizing the County of Westchester to enter into a first amendment to an intermunicipal agreement with the New York City Department of Environmental Protection for the delegation to the County of Westchester the administration and enforcement of Section 18-38 of Subchapter G of New York City's "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources", whereby the County will review and issue written determinations for all new, altered, modified, or remediated subsurface sewage treatment systems located in the portion of the watershed of the New York City water supply situated within Westchester County in order to extend the termination date from December 30, 2025 to December 30, 2026.

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

Section 1. The County of Westchester (the "County") is hereby authorized to enter into a first amendment to an intermunicipal agreement (the "IMA") with the New York City Department of Environmental Protection (the "NYCDEP"), pursuant to which the NYCDEP delegates to the County, acting by and through its Department of Health ("DOH"), the administration and enforcement of Section 18-38 of Subchapter G of New York City's "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources", whereby DOH will review and issue written determinations for all new, altered, modified, or remediated subsurface sewage treatment systems ("SSTSs") located in the portion of the watershed of the New York City water supply situated within Westchester County, in order to extend the termination date from December 30, 2025 to December 30, 2026.

§2. Except as otherwise specifically provided herein, all other terms and conditions of the IMA shall remain in full force and effect upon the parties.

§3. The County Executive or his authorized designee is hereby authorized to execute all instruments and take all actions reasonably necessary to carry out the purposes of this Act.

§4. This Act shall take effect immediately.



Kenneth W. Jenkins
County Executive

January 21, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith is a proposed Local Law that would authorize the County of Westchester (the "County") to enter into a second amendment of its sublease of a portion of Cedarwood Hall from the Westchester County Health Care Corporation ("WCHCC") and also enter into a second amendment of its sublease to Westchester Institute for Human Development ("WIHD") for the same space.

As you may recall, on December 13, 2004, your Honorable Board approved Local Law No. 22-2004 which authorized the County to enter into subleases with WCHCC and WIHD (respectively the "WCHCC Sublease" and the "WIHD Sublease"). As Cedarwood Hall is included in the Premises as defined by the Restated and Amended Lease Agreement between the County and WCHCC dated December 30, 1998, WCHCC subleased that portion of Cedarwood Hall used by WIHD to the County and the County in turn subleased the same space to WIHD. Thereafter, in 2015, your Honorable Board approved Local Law No. 2015-13 on November 9, 2015 which authorized the County to amend the WCHCC Sublease and WIHD Sublease in order to extend the term of the subleases, with options, through March 31, 2025.

The proposed Local Law allows this arrangement to continue uninterrupted and enables WIHD to get the best possible Medicaid reimbursement rates. The term of both proposed second amendments shall be retroactive to April 1, 2025 and continue through December 31, 2026. The proposed second amendment to the WCHCC Sublease will require the County to pay WCHCC \$966,455 annually (representing base rent and additional rent). The County and WIHD will simultaneously enter into a second amendment to the WIHD Sublease, and WIHD will be required to pay the County fair market value rent of \$32.32 per square foot, for 72,796 square feet, for a base annual rent of \$2,352,766.72, plus additional rent of \$4,560.00 representing the cost of medical waste removal, for a total rent of \$2,357,326.72. WIHD will also be required to pay its proportionate share of any increases in operating costs (taxes, heat, electric, maintenance, common area maintenance, etc.) The rent payable under both second amendments to the subleases for 2025 shall be prorated to account for the partial year.

WIHD has entered into a new lease with a private landlord and it is anticipated that the space will be ready for WIHD to occupy on or before December 31, 2026. In the event that space is ready beforehand, however, WIHD has requested an option to terminate the second amendment

to the WIHD Sublease on sixty (60) days written notice to the County. The County would likewise have an option to terminate the second amendment to the WCHCC Sublease on sixty (60) days written notice to WCHCC. All other terms and conditions of the WCHCC Sublease and the WIHD Sublease shall remain in full force and effect.

The County will also enter into a separate agreement with WIHD for services relating to clinical programs, training, education, technical assistance and applied research related to individuals with disabilities and their families which agreement will be submitted by the Department of Social Services to the County Board of Acquisition and Contract for its consideration and approval.

I have been advised that the New York Public Authorities Law Section 3307(4) requires the approval of your Honorable Board for the second amendment to the WCHCC Sublease. In addition, the second amendment to the WCHCC Sublease is subject to Section 104.11(e) of the Laws of Westchester County and the second amendment to the WIHD Sublease is subject to Section 104.11(b). Also attached is a Resolution authorizing a Public Hearing as required by §209.141(4) of the Laws of Westchester County.

Based upon the foregoing, I urge your Honorable Board's approval on the annexed legislation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth W. Jenkins', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/HJG/TSA
Attachment

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

Your Committee is in receipt of a communication from the County Executive transmitting a proposed Local Law that would authorize the County of Westchester (the “County”) to enter into a second amendment of its sublease of a portion of Cedarwood Hall from the Westchester County Health Care Corporation (“WCHCC”) and also enter into a second amendment of its sublease to Westchester Institute for Human Development (“WIHD”) for the same space. As you may recall, on December 13, 2004, your Honorable Board approved Local Law No. 22-2004 which authorized the County to enter into subleases with WCHCC and WIHD (respectively the “WCHCC Sublease” and the “WIHD Sublease”). As Cedarwood Hall is included in the Premises as defined by the Restated and Amended Lease Agreement between the County and WCHCC dated December 30, 1998, WCHCC subleased that portion of Cedarwood Hall used by WIHD to the County and the County in turn subleased the same space to WIHD. Thereafter, in 2015, your Honorable Board approved Local Law No. 2015-13 on November 9, 2015 which authorized the County to amend the WCHCC Sublease and WIHD Sublease in order to extend the term of the subleases, with options, through March 31, 2025.

The proposed Local Law allows this arrangement to continue uninterrupted and enables WIHD to get the best possible Medicaid reimbursement rates. The term of both proposed second amendments shall be retroactive to April 1, 2025 and continue through December 31, 2026. The proposed second amendment to the WCHCC Sublease will require the County to pay WCHCC \$966,455 annually (representing base rent and additional rent). The County and WIHD will simultaneously enter into a second amendment to the WIHD Sublease, and WIHD will be required to pay the County fair market value rent of \$32.32 per square foot, for 72,796 square feet, for a base annual rent of \$2,352,766.72, plus additional rent of \$4,560.00 representing the cost of medical waste

removal, for a total rent of \$2,357,326.72. WIHD will also be required to pay its proportionate share of any increases in operating costs (taxes, heat, electric, maintenance, common area maintenance, etc.) The rent payable under both second amendments to the subleases for 2025 shall be prorated to account for the partial year.

WIHD has entered into a new lease with a private landlord and it is anticipated that the space will be ready for WIHD to occupy on or before December 31, 2026. In the event that space is ready beforehand, however, WIHD has requested an option to terminate the second amendment to the WIHD Sublease on sixty (60) days written notice to the County. The County would likewise have an option to terminate the second amendment to the WCHCC Sublease on sixty (60) days written notice to WCHCC. All other terms and conditions of the WCHCC Sublease and the WIHD Sublease shall remain in full force and effect.

The County will also enter into a separate agreement with WIHD for services relating to clinical programs, training, education, technical assistance and applied research related to individuals with disabilities and their families which agreement will be submitted by the Department of Social Services to the County Board of Acquisition and Contract for its consideration and approval.

The Planning Department has advised that based on its review, the above second amendments to the subleases, may be classified as a "Type II" action under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQRA"). Type II actions are those actions determined not to have a significant effect on the environment and therefore do not require further environmental review. Your Committee concurs with this recommendation.

Your Committee has been advised that the New York Public Authorities Law Section 3307(4) requires the approval of your Honorable Board for the second amendment to the WCHCC Sublease.

In addition, the second amendment to the WCHCC Sublease is subject to Section 104.11(e) of the Laws of Westchester County and the second amendment to the WIHD Sublease is subject to Section 104.11(b). Also attached is a Resolution authorizing a Public Hearing as required by §209.141(4) of the Laws of Westchester County. Your Committee has been informed that passage of the aforementioned Local Law requires an affirmative vote of two-thirds of the voting strength of your Honorable Board.

Because of the importance of the services provided by WIHD, your Committee urges that your Honorable Board adopt the annexed Local Law authorizing the above transaction.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

K:tsa 1.5.26

FISCAL IMPACT STATEMENT

SUBJECT: Lease- Cedarwood Hall 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 \$ 966,455

Total Current Year Revenue \$ 2,357,327

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

Additional Appropriations Other (explain)

Identify Accounts: WCHCC Rent Expense: 101-46-3300-4320

WIHD Rental Income: 101-46-3300-9274

Potential Related Operating Budget Expenses: Annual Amount \$966,455

Describe: Renewal of WCHCC Sublease for a term commencing retroactively on
April 1, 2025 through December 31, 2026

Potential Related Operating Budget Revenues: Annual Amount \$2,357,327

Describe: Renewal of WIHD Sublease for a term commencing retroactively on
April 1, 2025 through December 31, 2026

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

Current Year: _____

Next Four Years: _____

Prepared by: Ugochukwu Chibuikem

Title: Asst. Budget Analyst

Department: Budget

Date: January 7, 2026



Reviewed By: [Signature]

Budget Director

Date: 1/8/26

TO: David Vutera, Associate County Attorney
Department of Law

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



DATE: January 15, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
WESTCHESTER INSTITUTE FOR HUMAN DEVELOPMENT
SUBLEASE OF CEDARWOOD HALL**

PROJECT/ACTION: Authorization of a second amendment to the County's sublease of a portion of Cedarwood Hall from the Westchester County Health Care Corporation, as well as a second amendment of the County's sublease of the same space to Westchester Institute for Human Development (WIHD) to allow WHID to continue use of the space through December 31, 2026 for ongoing services to individuals with disabilities. WHID has been operating in the space since 2005. The subleases, however, have expired. The term of the second amendments will be retroactive to the expiration date.

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 because the project/action may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(32):** license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Claudia Maxwell, Principal Environmental Planner

RESOLUTION NO. - 2026

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. -2004 entitled “A LOCAL LAW authorizing the County of Westchester to enter into a second amendment to the sublease with the Westchester County Health Care Corporation for space at Cedarwood Hall and to enter into a second amendment to the sublease for the space at Cedarwood Hall to the Westchester Institute for Human Development”. The public hearing will be held at m. on the day of , 2026 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.

LOCAL LAW INTRO NO. ___ - 2026

A **LOCAL LAW** authorizing the County of Westchester to enter into a second amendment to the sublease with the Westchester County Health Care Corporation for space at Cedarwood Hall and to enter into a second amendment to the sublease for the space at Cedarwood Hall to the Westchester Institute for Human Development.

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

Section 1. The County of Westchester (the “County”) is authorized to enter into a second amendment to its sublease agreement with Westchester County Health Care Corporation (“WCHCC”) for a portion of Cedarwood Hall (the “Premises”), which sublease was duly executed in 2005 (“WCHCC Sublease”), for a term commencing retroactively on April 1, 2025 and continuing through December 31, 2026. The County will pay WCHCC \$966,455 annually (representing base rent and additional rent).

§2. The County is further authorized to enter into a second amendment to its sublease agreement to Westchester Institute for Human Development (“WIHD”), which sublease was duly executed in 2005 (“WIHD Sublease”). WIHD will pay the County fair market value rent of \$32.32 per square foot, for 72,796 square feet, for a base annual rent of \$2,352,766.72, plus additional rent of \$4,560.00 representing the cost of medical waste removal, for a total rent of \$2,357,326.72. WIHD will also be required to pay its proportionate share of any increases in operating costs (taxes, heat, electric, maintenance, common area maintenance, etc.)

§3. The rent payable under both second amendments to the subleases for 2025 shall be prorated to account for the partial year.

§4. All other terms and conditions of the WCHCC Sublease and the WIHD Sublease, both as previously amended, shall remain in full force and effect.

§5. The County Executive or his authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§6. This Local Law shall take effect immediately.



Kenneth W. Jenkins
County Executive

January 16, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith is an Act which, if approved by your Honorable Board, will authorize the County of Westchester (the "County") to amend Act 168 – 2025, in order to further authorize the County to release the right of first refusal condition contained in that certain deed, dated October 8, 2008, by which the County conveyed approximately 2.4 acres of real property located at 100 College Avenue in the Village of Sleepy Hollow (the "Property") to SH Affordable Housing Development Fund Company, Inc., which was recorded in the Office of the Clerk of the County of Westchester on October 20, 2008 at Control No. 482830273 (the "Deed").

On August 4, 2025, your Honorable Board adopted Act 168 – 2025 which authorized the County to i) approve the transfer of the Property, which is improved by a building with one-hundred sixty-three (163) affordable rental units that affirmatively further fair housing (the "Affordable AFFH Units"), plus one superintendent unit, as well as parking and recreational areas ("Improvements" and together with the Property, and the Affordable Housing Units, collectively, the "Development"), from SH Affordable Housing Development Fund Company, Inc. as nominee for SH Housing Associates, LLC ("SH Housing") to Foundation for Affordable Housing, Inc. ("FFAH"); and ii) enter into an amendment to that certain Declaration of Restrictive Covenants (the "DRC"), dated October 8, 2008, in order to reflect the extension of the period of affordability for an additional fifty (50) year period, and to delete the right of first refusal clause contained in the DRC.

The County was advised subsequent to your Honorable Board's approval of Act 168 – 2025 that the Deed also contains a right of first refusal condition (the "Additional ROFR"), separate from the right of first refusal clause contained within the DRC, that reads as follows:

"Until the expiration of the Period of Affordability, no conveyance of the Property or any portion thereof, shall be made without fee title to the Property (exclusive of the improvements) having first been offered to the County pursuant to the County's right of first refusal (the "ROFR"), pursuant to Act No. 132 – 2008 of the Westchester County Board of Legislators (the "Board"). Said ROFR is exercisable by the Board pursuant to a subsequent action of said Board. Pursuant to the ROFR, the Board shall have the right upon any proposed conveyance of the Development or any portion thereof, to purchase the Property (exclusive of the improvements) or direct the sale of such property to an affordable housing entity ("Affordable Housing Entity") as the Board deems advisable for consideration of \$1.00. The ROFR runs with the land and binds the Property, and is enforceable against the owner, any subsequent purchasers and all of their respective legal

representatives, executors, administrators, heirs, successors and assigns. Exercise of the ROFR shall require that the County or such Affordable Housing Entity, as applicable, shall contemporaneously with its acquisition of the Property enter into a renewable ground lease with the subsequent developer entity leasing the Affordable Housing Property for \$1.00, plus any applicable annual fees to such subsequent developer entity for an initial term of 99 years commencing upon such transfer, subject to the Declaration of Restrictive Covenants. Notwithstanding the foregoing, the ROFR shall not apply to a transfer or conveyance of the Property resulting from a foreclosure or deed in lieu of foreclosure; however, the County reserves its right to exercise the ROFR in the event of any subsequent conveyance by the holder of fee title to the Property or any portion thereof.”

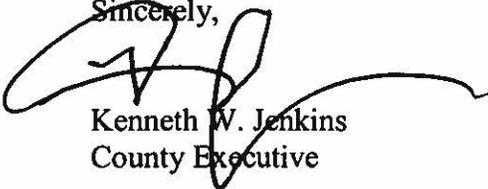
Similar to the right of first refusal clause contained in the DRC, the Additional ROFR is impairing FFAH’s ability to secure the financing necessary to complete the acquisition of the Development and/or the improvements described in Act 168 – 2025. Therefore, FFAH is now requesting that your Honorable Board amend Act 168 – 2025 in order to also release the Additional ROFR set forth in the Deed.

The Westchester County Planning Board (the “Planning Board”) was previously apprised of the transfer and amendment to the DRC as an information item at its February 4, 2025 meeting. Given that the proposed release of the Additional ROFR achieves the same objective as the amendment to the DRC, no additional Planning Board review is necessary.

Except as expressly modified herein, all other terms of Act 168 – 2025 will remain unchanged.

Based on the foregoing, I respectfully recommend the adoption of the annexed proposed Act amending Act No 168 – 2025.

Sincerely,



Kenneth W. Jenkins
County Executive

Attachments
KJ/BL/LG/SC

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

Your Committee is in receipt of a communication from the County Executive recommending the adoption of an Act which, if approved by your Honorable Board, would authorize the County of Westchester (the “County”) to amend Act 168 – 2025, in order to further authorize the County to release the right of first refusal condition contained in that certain deed, dated October 8, 2008, by which the County conveyed approximately 2.4 acres of real property located at 100 College Avenue in the Village of Sleepy Hollow (the “Property”), to SH Affordable Housing Development Fund Company, Inc., which was recorded in the Office of the Clerk of the County of Westchester on October 20, 2008 at Control No. 482830273 (the “Deed”).

On August 4, 2025, your Honorable Board adopted Act 168 – 2025 which authorized the County to 1.) approve the transfer of the Property, which is currently improved by a building with one-hundred sixty-three (163) affordable rental units that affirmatively further fair housing (the “Affordable AFFH Units”), plus one superintendent unit, as well as parking and recreational areas (“Improvements” and together with the Property, and the Affordable Housing Units, collectively, the “Development”), from SH Affordable Housing Development Fund Company, Inc. as nominee for SH Housing Associates, LLC (“SH Housing”) to Foundation for Affordable Housing, Inc. (“FFAH”); and 2.) enter into an amendment to that certain Declaration of Restrictive Covenants (the “DRC”), dated October 8, 2008, in order to reflect the extension of the period of affordability for an additional fifty (50) year period, and to delete the right of first refusal clause contained in the DRC.

The County was advised subsequent to your Honorable Board’s approval of Act 168 – 2025 that the Deed also contains a right of first refusal condition (the “Additional ROFR”),

separate from the right of first refusal clause contained within the DRC that reads as follows:

“Until the expiration of the Period of Affordability, no conveyance of the Property or any portion thereof, shall be made without fee title to the Property (exclusive of the improvements) having first been offered to the County pursuant to the County’s right of first refusal (the “ROFR”), pursuant to Act No. 132 – 2008 of the Westchester County Board of Legislators (the “Board”). Said ROFR is exercisable by the Board pursuant to a subsequent action of said Board. Pursuant to the ROFR, the Board shall have the right, upon any proposed conveyance of the Development or any portion thereof, to purchase the Property (exclusive of the improvements) or direct the sale of such property to an affordable housing entity (“Affordable Housing Entity”) as the Board deems advisable for consideration of \$1.00. The ROFR runs with the land and binds the Property, and is enforceable against the owner, any subsequent purchasers and all of their respective legal representatives, executors, administrators, heirs, successors and assigns. Exercise of the ROFR shall require that the County or such Affordable Housing Entity, as applicable, shall contemporaneously with its acquisition of the Property enter into a renewable ground lease with the subsequent developer entity leasing the Affordable Housing Property for \$1.00, plus any applicable annual fees to such subsequent developer entity for an initial term of 99 years commencing upon such transfer, subject to the Declaration of Restrictive Covenants. Notwithstanding the foregoing, the ROFR shall not apply to a transfer or conveyance of the Property resulting from a foreclosure or deed in lieu of foreclosure; however, the County reserves its right to exercise the ROFR in the event of any subsequent conveyance by the holder of fee title to the Property or any portion thereof.”

Similar to the right of first refusal clause contained in the DRC, the Additional ROFR is impairing FFAH’s ability to secure the financing necessary to complete the acquisition of the Development and the Property improvements described in Act 168 – 2025. Therefore, FFAH is now requesting that your Honorable Board amend Act 168 – 2025 in order to further authorize the County to release the Additional ROFR set forth in the Deed.

Your Committee is advised that the Westchester County Planning Board (the “Planning Board”) was previously apprised of the transfer and amendment to the DRC as an information item at its February 4, 2025 meeting. Given that the proposed release of the Additional ROFR achieves the same objective as the amendment to the DRC, no additional Planning Board review is necessary.

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 (“SEQR”) Act have been met. The Department of Planning has advised that since the County’s action merely involves the release of the Additional ROFR contained within the Deed, then with respect to SEQR, this does not constitute an action as defined in section 617.2(b) of 6NYCRR Part 617. As such, no environmental review is required.

Pursuant to Section 104.11(2) of the Laws of Westchester County, passage of the Act requires an affirmative two-thirds vote of all members of the Board of Legislators. After careful review, your Committee believes that the Act is in the best interest of the County and therefore recommends that your Honorable Board adopt the proposed annexed Act.

Dated: _____, 2026
White Plains, New York

TO: Leonard Gruenfeld, Program Director
Division of Housing and Community Development

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



DATE: January 12, 2026

SUBJECT: **SEQR DOCUMENTATION FOR OWNERSHIP TRANSFER AND COUNTY
RIGHT OF FIRST REFUSAL RELEASE- COLLEGE ARMS APARTMENTS,
VILLAGE OF SLEEPY HOLLOW**

Pursuant to your request for an environmental review of the above referenced action, the Planning Department has determined that no environmental review is necessary.

College Arms Apartments was constructed in 1969 and currently provides 164 units of affordable housing. It was rehabilitated in 2008 with financial assistance from multiple sources, including the County's New Homes Land Acquisition Fund. Under the County funding agreement, the units would remain affordable for a period of 50 years and the County had the right of first refusal if the property was ever transferred to another owner.

Previous legislation authorized the County to: i) consent to the transfer of the property to a new owner; and ii) amend the County's Declaration of Restricted Covenants in order to remove the right of first refusal clause contained therein, as it was inhibiting the new owner's ability to secure financing.

The County has now been advised that the Deed also contains a right of first refusal condition, separate from the right of first refusal clause contained within the County's Declaration of Restricted Covenants. Similarly, the new owner has expressed the need for the County to relinquish its right of first refusal set forth in the Deed as well in order to secure financing.

As before, since the County's action merely involves the removal of a right of first refusal clause with no change in use, with respect to the State Environmental Quality Review (SEQR) Act, this does not constitute an action as defined in section 617.2(b) of 6NYCRR Part 617 and no environmental review is required.

DSK/oav

cc: Blanca P. Lopez, Commissioner
Claudia Maxwell, Principal Environmental Planner
Obad Varughese, Associate Environmental Planner

ACT NO. 2026 - _____

AN ACT amending Act 168 – 2025 in order to further authorize the release of a right of first refusal clause in a deed from the County of Westchester to SH Affordable Housing Development Fund Company, Inc. dated October 8, 2008, with respect to real property located at 100 College Avenue in the Village of Sleepy Hollow

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

Section 1. Act No. 168 – 2025 is hereby amended to further authorize the County of Westchester (the “County”) to release the following right of first refusal condition contained in that certain deed, dated October 8, 2008, by which the County conveyed approximately 2.4 acres of real property located at 100 College Avenue in the Village of Sleepy Hollow to SH Affordable Housing Development Fund Company, Inc., which was recorded in the Office of the Clerk of the County of Westchester on October 20, 2008 at Control No. 482830273:

“Until the expiration of the Period of Affordability, no conveyance of the Property or any portion thereof, shall be made without fee title to the Property (exclusive of the improvements) having first been offered to the County pursuant to the County’s right of first refusal (the “ROFR”), pursuant to Act No. 132 – 2008 of the Westchester County Board of Legislators (the “Board”). Said ROFR is exercisable by the Board pursuant to a subsequent action of said Board. Pursuant to the ROFR, the Board shall have the right, upon any proposed conveyance of the Development or any portion thereof, to purchase the Property (exclusive of the improvements) or direct the sale of such property to an affordable housing entity (“Affordable Housing Entity”) as the Board deems advisable for consideration of \$1.00. The ROFR runs with the land and binds the Property, and is enforceable against the owner, any subsequent purchasers and all of their respective legal representatives, executors, administrators, heirs, successors and assigns. Exercise of the ROFR shall require that the County or such Affordable Housing Entity, as applicable, shall contemporaneously with its acquisition of the Property enter into a renewable ground lease with the subsequent developer entity leasing the Affordable Housing Property for \$1.00, plus any applicable annual fees to such subsequent developer entity for an initial term of 99 years commencing upon such transfer, subject to the Declaration of Restrictive Covenants. Notwithstanding the foregoing, the ROFR shall not apply to a transfer or conveyance of the Property resulting from a foreclosure or deed in lieu of foreclosure; however, the County reserves its right to exercise the ROFR in the event of any subsequent conveyance by the holder of fee title to the Property or any portion thereof.”

§2. All of terms and conditions of Act 168 – 2025 shall remain in full force and effect.

§3. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§4. This Act shall take effect immediately.



Kenneth W. Jenkins
Westchester County Executive

January 16, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

As your Honorable Board is aware, to encourage the development of affordable housing that will affirmatively further fair housing ("AFFH") in Westchester County (the "County"), the County has established New Homes Land Acquisition III (2024-33) ("NHLA" or "Capital Project BPL37") to provide funds to assist in the acquisition of property for affordable housing purposes.

Transmitted herewith for your review and approval please find the following:

1. **Land Purchase and Conveyance.** An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York ("Village"), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the "Property"), to Interfaith Council for Action, Inc., its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer"), as part of the County's program to support of the construction and expansion of affordable rental housing units that affirmatively further fair housing in Westchester County. The Property is improved with a three-story building with 25 housing units (the "Affordable AFFH Units") and 35 parking spaces (the "Development"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households earning at or below 50% and up to 60% of the Westchester County area median income ("AMI"). The AFFH Units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to assist the Developer with the purchase of the Property

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

Telephone: (914)995-2900

Email: ceo@westchestercountyny.gov

in order to make available the Affordable AFFH Units for affordable housing purposes. The Development will include 11 one-bedroom, 11 two-bedroom and 3 three-bedroom units and other related improvements.

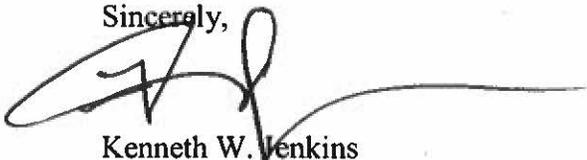
2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act") to authorize the issuance of bonds of the County, in a total amount not to exceed \$6,040,000, as part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). The Department of Planning has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$6,000,000 (the "NHLA Amount") to purchase the Property from the current owner(s) of record for affordable housing purposes and \$40,000 for County administrative costs.

It should be noted that the total acquisition cost of the Property is in excess of the NHLA Amount. The Department of Planning has advised that additional funding for the acquisition of the Property, with an estimated total cost of approximately \$8,698,200, is anticipated to be provided through a First Mortgage from a conventional bank.

The Department of Planning has further advised that Section 167.131 of the Laws of Westchester County ("LWC") 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. On November 5, 2025, the Planning Board adopted Resolution No. 25-30 which recommended the County provide NHLA funding respectively in connection with this project, which resolution is annexed hereto for your Honorable Board's information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board's consideration.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County of Westchester, your favorable action on the annexed Acts is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

KWJ/BPL/LG/CC
Attachments

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

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following acts:

1. Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York (“Village”), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the “Property”) to Interfaith Council for Action, Inc., its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the “Developer”), as part of the County’s program to support of the construction and expansion of affordable rental housing units that affirmatively further fair housing in Westchester County. The Property is improved with a three-story building with 25 housing units (the “Affordable AFFH Units”) and 35 parking spaces (the “Development”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households earning at or below 50% and up to 60% of the Westchester County area median income (“AMI”). The AFFH Units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to assist the Developer with the purchase of the Property in order to make available the Affordable AFFH Units for affordable housing purposes. The Development will include 11 one-bedroom, 11 two-bedroom and 3 three-bedroom units and other related improvements.

2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”), which was prepared by the law firm Hawkins, Delafield and Wood, LLP, to authorize the issuance of bonds of the County, in a total amount not to exceed \$6,040,000, as part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). The Department of Planning has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$6,000,000 (the “NHLA Amount”) to purchase the Property from the current owner(s) of record for affordable housing purposes and \$40,000 for County administrative costs.

Your Committee is advised by the Department of Planning that the total acquisition cost of the Property is in excess of the NHLA Amount. The Department of Planning has advised your Committee that additional funding for the acquisition of the Property, with an estimated total cost of approximately \$8,698,200, is anticipated to be provided through a First Mortgage from a conventional bank.

The Department of Planning has further advised that Section 167.131 of the Laws of Westchester County (“LWC”) 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. On November 5, 2025, the Planning Board adopted Resolution No. 25-30 which recommended the County provide NHLA funding respectively in connection with this project, which resolution is annexed hereto for your Honorable Board’s information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board’s consideration.

The Department of Planning has advised your Committee that based on its review, the proposed acquisition and conveyance of the Property may be classified as an “Unlisted” action under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617, (“SEQRA”). A Resolution and Short Environmental Assessment Form (“EAF”),

prepared by the Department of Planning, are attached to assist your Honorable Board in complying with the requirements of SEQRA. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution prior to enacting the Land Acquisition Act and the NHLA Bond Act.

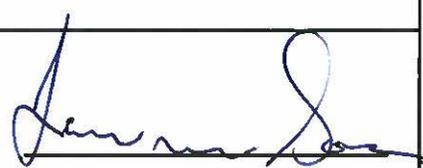
Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that both the Land Acquisition Act and the NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON:
c/cmc/01.09.2026

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BPL37</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	<input type="checkbox"/> Capital Budget Amendment
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 6,040,000	PPU 30	Anticipated Interest Rate 4.07%
Anticipated Annual Cost (Principal and Interest):	\$ 352,637		
Total Debt Service (Annual Cost x Term):	\$ 10,579,110		
Finance Department:	Interest rates from January 13, 2026 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:	N/A		
Prepared by:	<u>Blanca P. Lopez</u>	Reviewed By:	
Title:	<u>Commissioner</u>		
Department:	<u>Planning</u>		
Date:	<u>1/13/26</u>	Date:	<u>1/14/26</u>

TO: Leonard Gruenfeld, Program Director
Division of Housing and Community Development

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

DATE: January 5, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
BPL37 NEW HOMES LAND ACQUISITION III
80 Main Street, Village of Ossining**

Pursuant to your request, Environmental Planning staff has reviewed the above referenced project in connection with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The action involves the provision of County funding under capital project BPL37 – New Homes Land Acquisition III (Fact Sheet ID# 3070) to support the creation of 25 affordable units at 80 Main Street in the Village of Ossining. Funds from BPL37 will be applied towards the purchase of approximately 1.4 acre of property, consisting of a three-story building and 35 parking spaces, upon which the County will file a restrictive covenant that will require all of the proposed apartments to be marketed and leased to households meeting certain income thresholds for a period of not less than 50 years.

The Property was developed and completed as a market rate rental residential building. The Village of Ossining Planning Board served as lead agency over the environmental review of the overall project and issued a negative declaration pursuant to SEQR on April 24, 2012. However, the building has been unable to obtain a certificate of occupancy from the Village for a number of years following the failure of the retaining wall at the rear of the property that collapsed onto adjacent property. The current owner, per the sale agreement, will rebuild the retaining wall to the satisfaction of the Village prior to the property transfer.

The County of Westchester was not an involved agency at the time of the Village's review of the proposed development. The County's acquisition and sale of the property to facilitate affordable housing is an Unlisted action pursuant to section 617.4(b)(5) under SEQR. Consequently, a Short Environmental Assessment Form has been prepared and is attached for consideration by the Board of Legislators.

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

DSK/oav

Att.

cc: Blanca Lopez, Commissioner, Department of Planning
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Obed Varughese, Associate Environmental Planner
Douglas Wessells, Planner

Memorandum



Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: January 13, 2026

SUBJECT: Acquisition of Real Property – 80 Main Street – Village of Ossining

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York (the "Village"), identified on the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the "Property") for the purpose of making available 25 affordable housing units (the "Affordable AFFH Units") that will affirmatively further fair housing (the "Development").

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed \$6,000,000, as a part of Capital Project BPL37 New Homes Land Acquisition III (2024-33). Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to Interfaith Council for Action, Inc. (the "Developer"), its successors or assigns, for One (\$1.00) Dollar in order to make available the Affordable AFFH Units for affordable housing purposes.

The Development consists of one existing three-story building that will include a mix of affordable one, two and three-bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income. The Development will also provide approximately 35 parking spaces for residents.

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, adopted May 6, 2008, and

amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;

3. The Development includes green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources;
4. The Development is consistent with the land use policies and regulations of the Village of Ossining; and
5. On November 5, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase of the Property in order to make available the Affordable AFFH Units for affordable housing purposes.

BPL/lg

cc: Richard Wishnie, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Westchester County Planning Board

RESOLUTION 25- 30

WESTCHESTER COUNTY PLANNING BOARD

**New Homes Land Acquisition II
Capital Project Funding Request
80 Main Street,
Village of Ossining**

WHEREAS, the County of Westchester (the "County") has established Capital Project BPL37 New Homes Land Acquisition III ("NHLA") to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, Interfaith Community For Action ("IFCA") (the "Developer"), its successors or assigns, desires to acquire/develop the real property located at 80 Main Street in the Village of Ossining (the "Village"), identified on the tax maps as Section 97.7, Block 2, Lot: 1 & 5 (the "Property") to create 25 affordable residential units that will further fair housing (the "Affordable Units") and approximately 35 parking spaces (collectively the "Development"); and

WHEREAS, the County proposes to contribute \$6,000,000 towards the purchase of the Property from the owner of record with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land and the existing building; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable Units constructed on the Property be leased to households who earn at or below 50% and up to 60% of the Westchester County Area Median Income ("AMI"); and

WHEREAS, the County will transfer ownership of the Property to the Developer to acquire one building with a mix of one, two and three-bedroom units to be leased to eligible households, pursuant to an approved Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL37 NHLA III to add the Property, 80 Main Street; Village of Ossining, and authorize bonding in a not to exceed amount of \$6,040,000 (\$40,000 for County Administrative Fee) to develop the Property; and

WHEREAS, the Development is subject to approvals by the Village of Ossining; and

WHEREAS, the funding to support the development of the Affordable Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board's adopted long-range land use and development policies, by contributing to the development of "a range of housing types" "affordable to all income levels"; and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$6,040,000 from BPL37 NHLA III for property acquisition and County administrative costs; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 80 Main Street in the Village of Ossining, as a new component project in Capital Project BPL37 under the heading of Buildings, Land and Miscellaneous.

Adopted this 5th day of November 2025.



Bernard Thombs, Chair

BPL37 New Homes Land Acquisition III (2024-33)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Approp- riated	2025	2026	2027	2028	2029	Under Review
Gross	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

PROJECT DESCRIPTION

New Homes Land Acquisition (NHLA) provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development.

In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities.

Between 2019 and 2024, 2,569 units of fair and affordable housing have been completed, are under construction or approved for funding by the Board of Legislators on property acquired through the New Homes Land Acquisition program.

This 2025 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for \$6,040,000 is to fund affordable housing at 80 Main Street in the Village of Ossining. For more information, please see Executive Summary for this project attached to this report.

APPROPRIATION HISTORY

Year	Amount	Description
2024	25,000	Funds this project
2025	25,000	Continuation of this project
Total	50,000	

PROJECT JUSTIFICATION

The New Homes Land Acquisition Fund III will provide the County with funding to acquire land that is suitable for fair and affordable housing and needed to assist with meeting the County's goals of developing of fair and affordable housing units in Westchester County. Further, the funds are instrumental in leveraging funding for the construction of fair and affordable housing county-wide, thus creating new jobs and related economic benefits in the county.

The New Homes Land Acquisition Fund addresses the need to supplement fair and affordable housing resources and to provide new housing units. Together with BPL01 Housing Implementation Fund, BPL1A Housing Implementation Fund II and BPL50 Fair and Affordable Housing, this funding provides a significant mechanism to fulfill the affordable housing goals of Westchester County.

CONSISTENCY WITH PLANS AND PROGRAMS

The project is consistent with the policies of "*Westchester 2025*", the County's long-range land use policies, in that it supports the development of fair and affordable housing.

PLANNING BOARD RECOMMENDATIONS

The Planning Board recommends this 2025 Capital Budget Amendment for 80 Main Street in the Village of Ossining per resolution number 25-30 signed on the following date: 11/5/2025. The Planning Board designates this project as **PL2**.

COMMENTS

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of "*Westchester 2025*" continue to be met.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 80 Main Street Ossining Affordable Housing			
Project Location (describe, and attach a location map): 80 Main Street, Ossining, Westchester County, New York			
Brief Description of Proposed Action: The action involves the provision of County funding to support the creation of 25 affordable units at 80 Main Street in the Village of Ossining. Funds will be applied towards the purchase of approximately 1.4 acre of property, consisting of a three-story building and 35 parking spaces upon which the County will file a restrictive covenant that will require all of the proposed apartments to be marketed and leased to households meeting certain income thresholds for a period of not less than 50 years.			
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400	
Address: 148 Martine Avenue		E-Mail:	
City/PO: White Plains		State: NY	Zip Code: 10601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/- 1.4 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 1.4 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Railroad <input checked="" type="checkbox"/> Parkland			

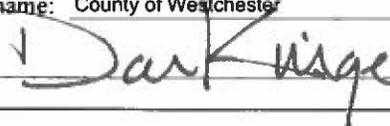
	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The Development will be constructed with energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operations and maintenance costs, minimize energy consumption and conserve natural resources. The Development will provide all electric, high performance heating/cooling/domestic hot water equipment.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Calvary Baptist Church and Annex, Downtown Ossining Historic District	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
Village of Ossining North Water Street Organic Transfer Station is located approximately 0.1 miles north west of the proposed action	<input type="checkbox"/>	<input checked="" type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Site Codes: 360172, C360172, V00568, C360065, 546031, C360091, C360263	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>County of Westchester</u> Date: <u>January 5, 2026</u>		
Signature: <u></u> Title: <u>Assistant Commissioner of Planning</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NCC, OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: 80 Main Street OSV

Date: January 2026

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 80 Main Street OSV

Date: January 2026

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The project will not have significant adverse impact as the property is already developed and there will be no further land disturbance.

The Hudson River, its islands, and underwater land and all shore lands within the cultural boundaries of its shoreline has been designated a Critical Environmental Area by Westchester County. The Hudson River shoreline was designated due to it's ecological value and important water recreation assets. The proposed action is limited to purchase of real property over 1,000 feet away from the shoreline and will not have adverse impact on the designated Critical Environmental Area.

The proposed action is also near the Downtown Ossining Historic District and Calvary Baptist Church which are on the National Register of Historic Places. The closest historic structure is over 300 feet away and there is no physical disturbance in conjunction with the action. As such, the project will not have adverse impact on the area's historic character.

The site is located near several properties that have been the subject of remediation (ongoing and completed) for hazardous waste. However, these properties are located over 200 feet away from the subject parcel which is already developed. As such, project will not have adverse impact in connection with hazardous waste remediation associated with the aforementioned sites.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderburg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk to the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

Dark Kijge

PRINT FORM

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to acquire and convey real property located at 80 Main Street in the Village of Ossining, New York (“Village”), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5, for the creation of 25 affordable rental units that will affirmatively further fair housing in Westchester County and to remain affordable for a period of not less than 50 years; and

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

WHEREAS, pursuant to SEQRA 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 conducting an uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form 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 Short Environmental Assessment Form 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 Short Environmental Assessment Form, 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 Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the acquisition and conveyance of real property located at 80 Main Street in the Village of Ossining in support of acquiring the Property in order to make available 25 affordable rental units that will affirmatively further fair housing; 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 Short Environmental Assessment Form, 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 SEQRA 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.

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$6,040,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 80 MAIN STREET, IN THE VILLAGE OF OSSINING, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,040,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,040,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$6,040,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 1.424 acres of real property located at 80 Main Street, in the Village of Ossining and identified on the tax maps as Section 97.7: Block 2: Lots 1 and 5 (the “AFFH Property”) from the current owner(s) of record at a cost of \$6,040,000, including acquisition and settlement costs, in order to make available 25 affordable housing units that will affirmatively further fair housing

("AFFH"). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is to make available 25 affordable AFFH rental units and 35 parking spaces for residents, at the aggregate estimated maximum cost of \$6,040,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to Interfaith Council for Action, Inc. (the "Developer"), its successors or assigns. The County's acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$6,040,000. The plan of financing includes the issuance of \$6,040,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$6,040,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$6,040,000. 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 \$6,040,000 as the estimated maximum 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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___.

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 \$6,040,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 80 MAIN STREET, IN THE VILLAGE OF OSSINING, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,040,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,040,000 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 purchase of approximately 1.424 acres of real property located at 80 Main Street, in the Village of Ossining and identified on the tax maps as Section 97.7: Block 2: Lots 1 and 5 (the “AFFH Property”) from the current owner(s) of record at a cost of \$6,040,000, including acquisition and settlement costs, in order to make available 25 affordable housing units that will affirmatively further fair housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is to make available 25 affordable AFFH rental units and 35 parking spaces for residents, at the aggregate estimated maximum cost of \$6,040,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to Interfaith Council for Action, Inc. (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended

Amount of obligations to be issued
and period of probable usefulness:

\$6,040,000 - thirty (30) 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 Form

Project ID: *
BPL37

CBA

Fact Sheet Date: *
01/02/2026

Fact Sheet Year *
2026

Project Title: *
NEW HOMES LAND ACQUISITION
III (2024-33)

Legislative District ID:
9

Category *
BUILDINGS, LAND &
MISCELLANEOUS

Department *
PLANNING

Unique Identifier
3070

Overall Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Best Management

Energy Efficiencies

Infrastructure

Life Safety

Project Labor Agreement

Revenue

Security

Other

Other Details

Five Year Capital Program (in Thousands)								
	Estimate d Ultimate Total Cost	Prior Appropri ation	2026	2027	2028	2029	2030	Under Review
Gross	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non- County Shares	0	0	0	0	0	0	0	0
Net	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

Expended Obligated Amount (in thousands)

0

Current Bond Request / Description:

Bonding is requested to finance the acquisition of approximately 1.424 acres of real property located at 80 Main Street in the Village of Ossining and identified on the tax maps as Section 97.7: Block 2: Lots: 1 and 5 (the "Property") in order to acquire one three-story building with 25 units that will Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 35 parking spaces for residents.

Financing Plan for Current Request:

Bond/Notes:	6,040,000
Cash:	0
Non-county Shares:	0
Total:	6,040,000

SEQR Classification
UNLISTED

Amount Requested
6,040,000

PPU

Description	Amount	Years
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Expected Design Work Provider

County Staff Consultant Not Applicable

Comments

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL37 and to authorize the County to purchase the land and structure from the current owner for an amount not to exceed \$6,040,000 (includes \$40,000 for County Administrative Costs) to support the acquisition of one three-story residential building with 25 Affordable AFFH rental units and 35 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 50% and up to 60% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to IFCA Housing Network (the "Developer") its successors or assigns for one dollar (\$1.00).

Energy Efficiencies:

THE BUILDING IS EQUIPPED WITH ENERGY EFFICIENT APPLIANCES, LIGHTING, HEATING AND COOLING SYSTEMS AND WATER CONSERVING FIXTURES.

Appropriation History

Appropriation Year	Amount	Description
2024	25,000,000	FUNDS THIS PROJECT
2025	25,000,000	CONTINUATION OF THIS PROJECT
2026	25,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
75,000,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
25	201	5,900,000	0	632-636 SOUTH BROADWAY YONKERS

Cash History

Year	Amount	Description
------	--------	-------------

Financing History Total
5,900,000

Recommended By:

Department of Planning DVWA	Date 12/04/2025
Department of Public Works RJB4	Date 12/05/2025
Budget Department DEV9	Date 12/05/2025
Requesting Department DVWA	Date 12/08/2025

NEW HOMES LAND ACQUISITION III (2024-33) (BPL37)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: 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	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000
Non County Share									
Total	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000

Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Current Year Description

The current year request funds the continuation of this project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	25,000,000			25,000,000

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
2024	25,000,000	Funds this project	AWAITING BOND AUTHORIZATION
2025	25,000,000	Continuation of this project	AWAITING BOND AUTHORIZATION
Total	50,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	50,000,000		50,000,000
Total	50,000,000		50,000,000

ACT NO. - 2026

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining 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 25 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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

Section 1. The County of Westchester (the “County”) is hereby authorized to purchase from the current owner(s) of record approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining, New York (“Village”), identified in the Town of Ossining tax maps as Section 97.7, Block 2, Lots 1 and 5 (the “Property”), for the purpose of creating 25 affordable rental housing units that will affirmatively further fair housing (the “Affordable AFFH Units”) as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property from the current owner(s) of record for an amount not to exceed SIX MILLION (\$6,000,000) DOLLARS.

§3. The County is hereby authorized to convey the Property to Interfaith Council for Action, Inc., its successors or assigns or any entity created to carry out the purposes of the transaction, for One (\$1.00) Dollar to create the Affordable AFFH Units that will be marketed and leased to households earning at or below 50% and up to 60% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved affirmative fair housing marketing plan, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

§4. The County is hereby authorized to file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office, which will run with the land and bind the Property and any successor(s) in interest, requiring that the Affordable AFFH Units be maintained and marketed in accordance thereto for a period of not less than fifty (50) years.

§5. The period of affordability of the Affordable AFFH Units shall be a minimum of fifty (50) years.

§6. The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

§7. The transfer of the Property shall be by such deed as approved by the County Attorney.

§8. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§9. This Act shall take effect immediately.



Kenneth W. Jenkins
Westchester County Executive

January 16, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

As your Honorable Board is aware, to encourage the development of affordable housing that will affirmatively further fair housing ("AFFH") in Westchester County (the "County"), the County has established New Homes Land Acquisition Fund III ("NHLA" or "Capital Project BPL37") to provide funds to assist in the acquisition of property.

Transmitted herewith for your review and approval please find the following:

Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains (the "Property") to Sheltering the Homeless is our Responsibility, Inc., its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer"), as part of the County's program to support the construction of affordable rental housing units that affirmatively further fair housing (the "Affordable AFFH Units"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act") to authorize the issuance of bonds of the County in a total amount not to exceed \$1,425,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning ("Planning") has advised that subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative costs) to purchase the Property from the current owner(s) of record to create six (6) Affordable AFFH Units (the "Development"). The Development will include approximately twelve (12) parking spaces for the residents.

Upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households earning at or below 50% and up to 60% of the Westchester County area median income ("AMI"). The units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

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

Telephone: (914) 995-2900 CE@westchestercounty.gov

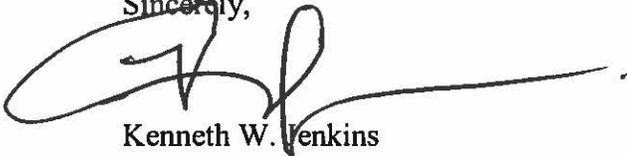
In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to construct the Development which will be an adaptive reuse of an existing vacant building. It is anticipated that the Development will include 1 one-bedroom, 3 two-bedroom and 2 three-bedroom units.

Planning has further advised that additional funds for the Development are anticipated to include a first mortgage loan from a conventional bank and funding from New York State Homes and Community Renewal ("NYS HCR") through their Small Rental Development Program, for an estimated total Development cost of approximately \$3,635,000.

Planning has further advised that Section 167.131 of the Laws of Westchester County ("LWC") 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 by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. On November 5, 2025, the Planning Board adopted Resolution Nos. 25-31 which recommended the County provide NHLA funding. The Planning Board Resolutions are attached hereto for your Honorable Board's information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board's consideration.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County, your favorable action on the annexed Acts is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. W. Jenkins', with a long horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester County Executive

KWJ/BPL/LG/MG
Attachments

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

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following:

Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains (the “Property”) to Sheltering the Homeless is our Responsibility, Inc., its successors or assigns, or any entity created to carry out the purpose of the proposed transaction (the “Developer”), as part of the County’s program to support the creation of affordable rental housing units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”) prepared by the firm of Hawkins, Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$1,425,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning (“Planning”) has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative costs) to purchase the Property from the current owner(s) of record to create six (6) Affordable AFFH Units (the “Development”). The Development will include approximately twelve (12) parking spaces for the residents.

Your Committee is advised that upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible household earning at or below 50% and up to 60% of the Westchester County area median income (“AMI”). The units will remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and

Urban Development.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to construct the Development which will be an adaptive reuse of an existing vacant building. It is anticipated that the Development will include 1 one-bedroom 3 two-bedroom and 2 three-bedroom units.

Planning has advised that additional funds for the Development are anticipated to include a first mortgage loan from a conventional bank and funding from New York State Homes and Community Renewal (“NYS HCR”) through their Small Rental Development Program, for an estimated total Development cost of approximately \$3,635,000.

Planning has further advised that Section 167.131 of the Laws of Westchester County (“LWC”) 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 by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. On November 5, 2025, the Planning Board adopted Resolution No. 25-31, which recommended the County provide NHLA funding. The Planning Board Resolutions are attached hereto for your Honorable Board’s information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board’s consideration.

Your Committee has been advised by Planning that based on its review, the proposed Development pursuant to capital project BPL37 may be classified as a “Type II” action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (“SEQR”), pursuant to section 617.5(c)(18), “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by a special use permit, and the action does not meet or exceed any of the thresholds in section 617.4 of this Part.” Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation with regard to capital

project BPL37.

Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that the Land Acquisition Act and NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON:

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL37

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

New Homes Land Acquisition III - 19 Greenridge Avenue White Plains

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,425,000 **PPU** 30 **Anticipated Interest Rate** 4.07%

Anticipated Annual Cost (Principal and Interest): \$ 83,150

Total Debt Service (Annual Cost x Term): \$ 2,494,500

Finance Department: Interest from January 13, 2026 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: N/A

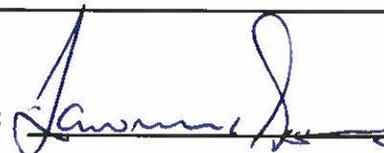
Prepared by: Blanca P. Lopez

Title: Commissioner

Department: Planning

Date: 1/13/26

Reviewed By:



Budget Director

*by 1/14/26
CB 1/14/26*

Date:

1/14/26

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: January 12, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
NEW HOMES LAND ACQUISITION III (2024-33)
19 Greenridge Avenue, White Plains**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12-04-2025 (Unique ID: 3071)

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)(18):** reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Susan Darling, Chief Planner
Leonard Gruenfeld, Program Administer
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

Memorandum

WESTCHESTER
COUNTY

Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: January 16, 2026

SUBJECT: Acquisition of Real Property – 19 Greenridge Avenue –City of White Plains

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains, identified on the City tax maps as Section 130.28; Block 9; Lot: 6 (the "Property") for the purpose of creating 6 affordable housing units (the "Affordable AFFH Units"), that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 12 on-site parking spaces for residents.

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative costs) as a part of Capital Project BPL37 New Homes Land Acquisition III. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to Sheltering the Homeless is our Responsibility, Inc. (the "Developer"), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to adaptively reuse one three-story building that will include a mix of affordable one, two and three-bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income (collectively the "Development").

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning*

in Westchester County and Policies to Guide County Planning, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;

3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. The Development is designed to meet the sustainability guidelines of New York State Homes and Community Renewal;
4. The Development is consistent with the land use policies and regulations of the City of White Plains; and
5. On November 5, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

BPL/lg

cc: Richard Wishnie, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Westchester County Planning Board

RESOLUTION 25-31

WESTCHESTER COUNTY PLANNING BOARD

**New Homes Land Acquisition II
Capital Project Funding Request
19 Greenridge Avenue,
City of White Plains**

WHEREAS, the County of Westchester (the “County”) has established Capital Project BPL37 New Homes Land Acquisition III (“NHLA”) to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, Sheltering the Homeless is our Responsibility, Inc. (“SHORE”) (the “Developer”), its successors or assigns, desires to acquire/develop the real property located at 19 Greenridge Avenue in the City of White Plains (the “City”), identified on the tax maps as Section 130.28, Block 9, Lot: 6 (the “Property”) to create 6 affordable residential units that will further fair housing (the “Affordable Units”) and approximately 12 parking spaces (collectively the “Development”); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$1,385,000 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land and the existing building; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable Units constructed on the Property be leased to households who earn at or below 50% and up to 60% of the Westchester County Area Median Income (“AMI”); and

WHEREAS, the County will transfer ownership of the Property to the Developer to acquire one building with a mix of one, two and three-bedroom units to be leased to eligible households, pursuant to an approved Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL37 NHLA III to add the Property, 19 Greenridge Avenue; City of White Plains, and authorize bonding in a not to exceed amount of \$1,425,000 (\$40,000 for County Administrative Fee) to develop the Property; and

WHEREAS, the Development is subject to approvals by the City of White Plains; and

WHEREAS, the funding to support the development of the Affordable Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels”; and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$1,425,000 from BPL37 NHLA III for property acquisition and County administrative costs; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 19 Greenridge Avenue in the City of White Plains, as a new component project in Capital Project BPL37 under the heading of Buildings, Land and Miscellaneous.

Adopted this 5th day of November 2025.



Bernard Thombs
Bernard Thombs, Chair

BPL37 New Homes Land Acquisition III (2024-33)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

PROJECT DESCRIPTION

New Homes Land Acquisition (NHLA) provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development.

In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities.

Between 2019 and 2024, 2,569 units of fair and affordable housing have been completed, are under construction or approved for funding by the Board of Legislators on property acquired through the New Homes Land Acquisition program.

This 2025 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for \$1,425,000 is to fund affordable housing at 19 Greenridge Ave. in the City of White Plains. For more information, please see Executive Summary for this project attached to this report.

APPROPRIATION HISTORY

Year	Amount	Description
2024	25,000	Funds this project
2025	25,000	Continuation of this project
Total	50,000	

PROJECT JUSTIFICATION

The New Homes Land Acquisition Fund III will provide the County with funding to acquire land that is suitable for fair and affordable housing and needed to assist with meeting the County's goals of developing of fair and affordable housing units in Westchester County. Further, the funds are instrumental in leveraging funding for the construction of fair and affordable housing county-wide, thus creating new jobs and related economic benefits in the county.

The New Homes Land Acquisition Fund addresses the need to supplement fair and affordable housing resources and to provide new housing units. Together with BPL01 Housing Implementation Fund, BPL1A Housing Implementation Fund II and BPL50 Fair and Affordable Housing, this funding provides a significant mechanism to fulfill the affordable housing goals of Westchester County.

CONSISTENCY WITH PLANS AND PROGRAMS

The project is consistent with the policies of "*Westchester 2025*", the County's long-range land use policies, in that it supports the development of fair and affordable housing.

PLANNING BOARD RECOMMENDATIONS

The Planning Board recommends this 2025 Capital Budget Amendment for 19 Greenridge Ave. in the City of White Plains per resolution number 25-31 signed on the following date: 11/5/2025. The Planning Board designates this project as **PL2**.

COMMENTS

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of "*Westchester 2025*" continue to be met.

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,425,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 19 GREENRIDGE AVENUE, IN THE CITY OF WHITE PLAINS, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,425,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,425,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$1,425,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 0.33 acres of real property located at 19 Greenridge Avenue, in the City of White Plains and identified on the tax maps as Section 130.28: Block 9: Lot 6 (the “AFFH Property”) from the current owner(s) of record at a cost of \$1,425,000, including acquisition, settlement, and County administrative costs, in order to support the construction of 6 affordable housing units that will affirmatively further fair

housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 6 affordable AFFH rental units and 12 parking spaces for residents, at the aggregate estimated maximum cost of \$1,425,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to Sheltering the Homeless is our Responsibility, Inc., (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$1,425,000. The plan of financing includes the issuance of \$1,425,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$1,425,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$1,425,000. 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 \$1,425,000 as the estimated maximum 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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__.

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 \$1,425,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 19 GREENRIDGE AVENUE, IN THE CITY OF WHITE PLAINS, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,425,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,425,000 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 purchase of approximately 0.33 acres of real property located at 19 Greenridge Avenue, in the City of White Plains and identified on the tax maps as Section 130.28: Block 9: Lot 6 (the “AFFH Property”) from the current owner(s) of record at a cost of \$1,425,000, including acquisition, settlement, and County administrative costs, in order to support the construction of 6 affordable housing units that will affirmatively further fair housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 6 affordable AFFH rental units and 12 parking spaces for residents, at the aggregate estimated maximum cost of \$1,425,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to Sheltering the Homeless is our Responsibility, Inc., (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended

Amount of obligations to be issued
and period of probable usefulness:

\$1,425,000 - thirty (30) 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 Form

Project ID:*
BPL37

CBA

Fact Sheet Date:*
01/02/2026

Fact Sheet Year*
2026

Project Title:*
NEW HOMES LAND ACQUISITION
III (2024-33)

Legislative District ID:
8

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department*
PLANNING

Unique Identifier
3071

Overall Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Best Management

Energy Efficiencies

Infrastructure

Life Safety

Project Labor Agreement

Revenue

Security

Other

Other Details

Five Year Capital Program (in Thousands)

	Estimate d Ultimate Total Cost	Prior Appropri ation	2026	2027	2028	2029	2030	Under Review
Gross	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non- County Shares	0	0	0	0	0	0	0	0
Net	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

Expended Obligated Amount (in thousands)

0

Current Bond Request / Description:

Bonding is requested to finance the acquisition of approximately 0.33 acre of real property located at 19 Greenridge Avenue in the City of White Plains and identified on the tax maps as Section 130.28: Block 9: Lot: 6 (the "Property") in order to construct 6 units of rental housing that will Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 12 parking spaces for residents.

Financing Plan for Current Request:

Bond/Notes:	1,425,000
Cash:	0
Non-county Shares:	0
Total:	1,425,000

SEQR Classification

TYPE II

Amount Requested

1,425,000

PPU

Description	Amount	Years
-------------	--------	-------

Expected Design Work Provider

County Staff Consultant Not Applicable

Comments

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL37 and to authorize the County to purchase the land and structure from the current owner for an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative Costs) to support the adaptive reuse of a three-story building into 6 Affordable AFFH rental units and 12 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 50% and up to 60% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to Sheltering the Homeless is our Responsibility, Inc., (the "Developer") its successors or assigns for one dollar (\$1.00).

Energy Efficiencies:

THE BUILDING WILL BE CONSTRUCTED WITH ENERGY EFFICIENT APPLIANCES, LIGHTING, HEATING AND COOLING SYSTEMS AND WATER CONSERVING FIXTURES. THE DEVELOPMENT IS DESIGNED TO MEET THE GREEN BUILDING STANDARDS OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL.

Appropriation History

Appropriation Year	Amount	Description
2024	25,000,000	FUNDS THIS PROJECT
2025	25,000,000	CONTINUATION OF THIS PROJECT
2026	25,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
75,000,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
25	201	5,900,000	0	632-636 SOUTH BROADWAY YONKERS

Cash History

Year	Amount	Description
------	--------	-------------

Financing History Total
5,900,000

Recommended By:

Department of Planning DVWA	Date 12/04/2025
Department of Public Works RJB4	Date 12/05/2025
Budget Department DEV9	Date 12/05/2025
Requesting Department DVWA	Date 12/08/2025

NEW HOMES LAND ACQUISITION III (2024-33) (BPL37)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: 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	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000
Non County Share									
Total	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000

Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Current Year Description

The current year request funds the continuation of this project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	25,000,000			25,000,000

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
2024	25,000,000	Funds this project	AWAITING BOND AUTHORIZATION
2025	25,000,000	Continuation of this project	AWAITING BOND AUTHORIZATION
Total	50,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	50,000,000		50,000,000
Total	50,000,000		50,000,000

ACT NO. - 2026

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains 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 6 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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

Section 1. The County of Westchester (the “County”) is hereby authorized to purchase from the current owner(s) of record approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains, (the “Property”) to construct 6 affordable rental housing units that will affirmatively further fair housing (the “Affordable AFFH Units”) as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property from the current owner(s) of record for an amount not to exceed ONE MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND (\$1,425,000) DOLLARS (including \$40,000 for County Administrative costs).

§3. The County is hereby authorized to convey the Property to Sheltering the Homeless is our Responsibility, Inc., its successors or assigns or any entity created to carry out the purposes of the transaction, for One (\$1.00) Dollar to construct the Affordable AFFH Units that will be marketed and leased to households earning at or below 50% and up to 60% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved affirmative fair housing marketing plan, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S.

Department of Housing and Urban Development.

§4. The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

§5. The transfers of the Property shall be by such deeds as approved by the County Attorney.

§6. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§7. This Act shall take effect immediately.



Kenneth W. Jenkins
County Executive

January 20, 2026

Westchester County Board of Legislators
148 Martine Avenue, Room 800
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your consideration is proposed legislation, which, if adopted by your Honorable Board, would authorize the County of Westchester ("County"), acting by and through its Department of Public Safety ("Department"), to enter into an inter-municipal agreement ("IMA" or "Agreement") with the Town of Carmel, New York ("Carmel"), in order to have its public safety employees utilize the County's Firing Range ("Firing Range") located at the County's Police Academy in Valhalla, New York, also known as Grasslands Campus, in the Town of Mount Pleasant, New York ("Police Academy"), for firearms training. The IMA will be for a term of five (5) years, commencing on August 1, 2026 and expiring on July 31, 2031. Each party will have the right to terminate the Agreement on thirty (30) days' written notice to the other.

In exchange for the use of the Firing Range, Carmel will pay a flat fee of Three Thousand Ninety and 00/100 (\$3,090.00) Dollars per eight (8) hour tour, for a maximum number of thirty-six (36) officers in attendance. The Firing Range will be operated under the direction of the Department's safety officer. Carmel will adhere to all instructions issued by the Department's safety officer. Carmel will have the option of requesting the Department to provide a firearms instructor to assist with the training process of its employees. If Carmel requests a firearms instructor, Carmel will pay an additional fee equal to \$108.18 per hour or \$865.44 per eight (8) hour tour. Any Carmel employee attending the Firing Range shall be responsible to bring his/her own weapons and ammunition.

In the event that police officers from Carmel provide instruction at the Police Academy, under separate agreement between the County and Carmel, the Commissioner of the Department, or his designee, may provide Carmel with a credit equal to one (1) eight - hour tour at the Firing Range for each seven (7) hours of instruction at the Police Academy.

The County has entered into a number of IMAs with municipalities throughout Westchester County to use the Firing Range for firearms training since 2008, which your Honorable Board last authorized on September 15, 2025, by Act No. 178-2025, as well as with Carmel, which your Honorable Board last authorized on May 10, 2021, by Act No. 83-2021. The program has proven successful, and it is recommended that the County continue to allow Carmel to take part in this

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

Telephone: (914)995-2900

E-mail: ceo@westchestercountyny.gov

valuable program.

I urge your Honorable Board's approval of the attached proposed legislation as the continuation of this program is worthwhile and in the best interests of the County.

Sincerely,

A handwritten signature in black ink, appearing to read 'KWJ', with a long, sweeping horizontal flourish extending to the right.

Kenneth W. Jenkins
Westchester County Executive

KWJ/cmc
Attachments

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

Your Committee is recommending the approval of an Act which would authorize the County of Westchester ("County"), acting by and through its Department of Public Safety ("Department"), to enter into an inter-municipal agreement ("IMA" or "Agreement") with the Town of Carmel, New York ("Carmel"), in order to have its public safety employees utilize the County's Firing Range ("Firing Range") located at the County's Police Academy in Valhalla, New York, also known as Grasslands Campus, in the Town of Mount Pleasant, New York ("Police Academy"), for firearms training. The IMA will be for a term of five (5) years, commencing on August 1, 2026 and expiring on July 31, 2031. Each party will have the right to terminate the Agreement on thirty (30) days' written notice to the other.

In exchange for the use of the Firing Range, Carmel will pay a flat fee of Three Thousand Ninety and 00/100 (\$3,090.00) Dollars per eight (8) hour tour, for a maximum number of thirty-six (36) officers in attendance. The Firing Range will be operated under the direction of the Department's safety officer. Carmel will adhere to all instructions issued by the Department's safety officer. Carmel will have the option of requesting the Department to provide a firearms instructor to assist with the training process of its employees. If Carmel requests a firearms instructor, Carmel will pay an additional fee equal to \$108.18 per hour or \$865.44 per eight (8) hour tour. Any Carmel employee attending the Firing Range will be responsible to bring his/her own weapons and ammunition.

In the event that police officers from Carmel provide instruction at the Police Academy, under separate agreement between the County and Carmel, the Commissioner of the Department, or his designee, may provide Carmel with a credit equal to one (1) eight - hour tour at the Firing Range for each seven (7) hours of instruction at the Police Academy.

The County has entered into a number of IMAs with municipalities throughout Westchester County to use the Firing Range for firearms training since 2008, which your Honorable Board last authorized on September 15, 2025, by Act No. 178-2025, as well as with Carmel, which your Honorable Board last authorized on May 10, 2021, by Act No. 83-2021. The program has proven successful, and it is recommended that the County continue to allow Carmel to take part in this valuable program.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed IMA does not meet the definition of an action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617(2)(b). Please refer to the memorandum from the Department of Planning dated January 9, 2026, which is on file with the Clerk of the Board of Legislators. Your Committee concurs with this recommendation.

Your Committee has been advised that passage of the attached Act requires an affirmative vote of a majority of the members of your Honorable Board.

Your Committee has carefully considered the proposed Act and recommends your Honorable Board's favorable action on the annexed Act.

Dated: _____, 2026.
White Plains, New York

COMMITTEE ON

C:CMC/DPS/Carmel.01.20.2026

FISCAL IMPACT STATEMENT

SUBJECT: Carmel to Utilize Firing Range 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 \$ _____

Total Current Year Revenue \$ _____

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

Additional Appropriations Other (explain)

Identify Accounts: In exchange for use of the Firing Range, an instructor will be supplied to the Academy or a flat rate of \$3,090.00 will be charged to the Town.

Potential Related Operating Budget Expenses: Annual Amount _____

Describe: Town of Carmel's public safety employees will utilize County Firing Range.

Potential Related Operating Budget Revenues: Annual Amount _____

Describe: _____

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

Current Year: _____

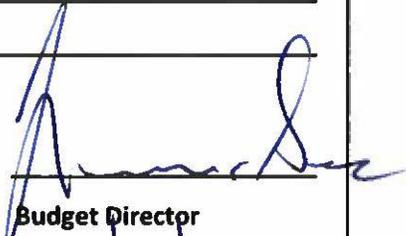
Next Four Years: _____

Prepared by: Siva Gopalkrishna

Title: Director of Administrative Services

Department: Public Safety

Date: January 12, 2026

JSS
Reviewed By: 
Budget Director
Date: 1/21/26

ACT NO. 2026-_____

AN ACT authorizing the County of Westchester, acting by and through its Department of Public Safety, to enter into an inter-municipal agreement with the Town of Carmel in order to have its public safety employees from Carmel utilize the County's Firing Range located at the County's Police Academy in Valhalla, New York, for firearms training.

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

Section 1. The County of Westchester ("County"), acting by its Department of Public Safety ("Department"), is authorized to enter into an inter-municipal agreement ("IMA") with the Town of Carmel, New York ("Carmel") in order to have its public safety employees utilize the County's Firing Range ("Firing Range") located at the County's Police Academy in Valhalla, New York, also known as Grasslands Campus, in the Town of Mount Pleasant, New York ("Police Academy"), for firearms training.

§2. In exchange for the use of the Firing Range, Carmel shall pay a flat fee of Three Thousand Ninety and 00/100 (\$3,090.00) Dollars per eight (8) hour tour, for a maximum number of thirty-six (36) officers in attendance. The Firing Range shall be operated under the direction of the Department's safety officer. Carmel shall adhere to all instructions issued by the Department's safety officer. Carmel shall have the option of requesting the Department to provide a firearms instructor to assist with the training process of its employees. If Carmel requests a firearms instructor, Carmel shall pay an additional fee equal to \$108.18 per hour or \$865.44 per eight (8) hour tour. Any Carmel employee attending the Firing Range shall be responsible to bring his/her own weapons and ammunition.

In the event that police officers from Carmel provide instruction at the Police Academy, under separate agreement between the County and Carmel, the Commissioner of the Department, or his designee, may provide Carmel with a credit equal to one (1) eight - hour tour at the Firing Range for each seven (7) hours of instruction at the Police Academy.

§3. The IMA shall be for a period of five (5) years, commencing on August 1, 2026 and expiring on July 31, 2031. Each party shall have the right to terminate the agreement on thirty (30) days' notice to the other.

§4. The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to accomplish the purposes hereof.

§5. This Act shall take effect immediately.

THIS AGREEMENT (“Agreement”), made this day of , 2026, by
and between:

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 (hereinafter referred to as the “County”)

And

THE TOWN OF CARMEL a municipal corporation of the State of New York, having an office and place of business at 60 McAlpin Avenue, Mahopac, New York 10541 (hereinafter referred to as “Carmel”)

WITNESSETH:

WHEREAS, the County, acting by and through its Department of Public Safety (“Department”), has a firing range facility (“Firing Range”) located at the County’s Police Academy in Valhalla, New York, also known as the Grasslands Campus in the Town of Mount Pleasant, New York (“Police Academy”). This eighteen (18) point state-of-the-art Firing Range has an advanced targeting system and can accommodate duty side arms and most patrol rifles carried by law enforcement personnel in this County; and

WHEREAS, Carmel desires to send its public safety employees to the Firing Range for training purposes upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the terms and conditions herein contained, the parties agree as follows:

Section 1. The County and Carmel agree that Carmel may utilize the Firing Range by sending public safety employees to the Firing Range for firearms training, subject to availability. Carmel may utilize the Firing Range during the hours of 8:00 am to 4:00 pm, or 4:00 pm to 12:00 am. Advance reservations will be required in order to use the Firing Range. Carmel must contact the County by telephone to determine availability and make a reservation at least forty-eight (48) hours prior to the desired firearms training session. Carmel must contact the Department by telephone to determine availability and make a reservation at least forty-eight (48) hours prior to

the desired firearms training session. Promptly thereafter, upon at least twenty-four (24) hours prior to the reservation date, Carmel shall send via facsimile or email a written confirmation letter to the Department specifying the dates and times reserved. The Department's Firing Range telephone number is (914) 231-4381 and the facsimile number is (914) 231-4389. It is hereby understood by Carmel that an email will be provided by the Department's Firing Range personnel upon a telephonic request for same from Carmel.

Section 2. In exchange for the use of the Firing Range, which will be staffed by a Department safety officer, Carmel shall pay a flat fee of Three Thousand Ninety and 00/100 (\$3,090.00) Dollars per eight (8) hour tour, for a maximum number of thirty-six (36) officers in attendance. The Firing Range shall be operated under the direction of the safety officer. Carmel shall adhere to all instructions issued by the Department's safety officer. Carmel shall have the option of requesting the Department to provide a firearms instructor to assist with the training process of its employees. If Carmel requests a firearms instructor, Carmel shall pay an additional fee equal to \$108.18 per hour or \$865.44 per eight (8) hour tour. Any one attending the Firing Range shall be responsible to bring his/her own weapons and ammunition.

The County shall send an invoice to Carmel not later than the 15th day of the month following the month in which the services were provided by the County. Carmel shall pay any such invoice within thirty (30) days of receipt thereof.

Section 3. Carmel agrees to procure and maintain insurance naming the County as additional insured, as provided and described in Schedule "A," entitled "Standard Insurance Provisions", which is attached hereto and made a part hereof. In addition to, and not in limitation of the insurance provisions contained in Schedule "A," Carmel agrees:

(a) that except for the amount, if any, of damage contributed to, caused by, or resulting from the sole negligence of the County, Carmel shall indemnify and hold harmless the County, its officers, employees, agents, and elected officials from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorney's fees or loss arising directly or indirectly out of the performance or failure to perform hereunder by Carmel or third parties under the direction or control of Carmel; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of this Agreement, except for that which was contributed to, caused by or resulting from the sole negligence of the County, and to bear all other costs and expenses related thereto; and

(c) In the event Carmel does not provide the above defense and indemnification to the County, and such refusal or denial to provide the above defense and indemnification is found to be in breach of this provision, then Carmel shall reimburse the County's reasonable attorney's fees incurred in connection with the defense of any action, and in connection with enforcing this provision of the Agreement.

Section 4. In no event shall the County have any obligation to Carmel or its employees for any claim raised or benefits provided pursuant to New York General Municipal Law Section 207-c.

Section 5. The term of this Agreement shall commence on August 1, 2026 and continue in full force and effect for five (5) years until July 31, 2031, unless terminated earlier pursuant to the terms herein.

Section 6. This Agreement may be terminated by either party by giving written notice of the termination to the other party not less than thirty (30) days prior to the effective date of such termination.

Section 7. All notices of any nature referred to in this Agreement shall be in writing and either sent by registered or certified mail postage pre-paid, or sent by hand or overnight courier, or sent by facsimile (with acknowledgment received and a copy of the notice sent by overnight courier), to the respective addresses set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt.

To the County: Commissioner
 Department of Public Safety
 Saw Mill River Parkway
 Hawthorne, New York 10532

With a copy to: County Attorney
Michaelian Office Building, Room 600
148 Martine Avenue
White Plains, New York 10601

To Carmel: Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Section 8. The failure of either party to insist upon strict performance of any term, condition or covenant herein shall not be deemed a waiver of any rights or remedies that the party may have, and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions or covenants herein.

Section 9. This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It shall not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.

In the event of any conflict between the terms of this Agreement and the terms of any schedule or attachment hereto, it is understood that the terms of this Agreement shall be controlling with respect to any interpretation of the meaning and intent of the parties.

Section 10. Carmel and the County agree that Carmel and its officers, employees, agents, subconsultants and/or consultants are independent contractors and not employees of the County or any department, agency or unit thereof. In accordance with their status as independent contractors, Carmel covenants and agrees that neither Carmel nor any of its officers, employees, agents, contractors, subconsultants and/or consultants will hold themselves out as, or claim to be, officers or employees of the County or any department, agency or unit thereof.

Section 11. Carmel shall comply, at its own expense, with the provisions of all applicable local, state and federal laws, rules and regulations relating to this Agreement.

Section 12. Nothing herein is intended or shall be construed to confer upon or give to any third party or its successors and assigns any rights, remedies or basis for reliance upon, under or by reason of this Agreement, except in the event that specific third party rights are expressly granted herein.

Section 13. This Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Agreement shall be construed and enforced in accordance with the laws of the State of New York. In addition, the parties hereby agree that for any cause of action arising out of this Agreement shall be brought in the County of Westchester.

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid or void or unenforceable, the remainder of the terms and provisions of this Agreement shall in no way be affected, impaired, or invalidated, and to the extent permitted by applicable law, any such term, or provision shall be restricted in applicability or reformed to the minimum extent required for such to be enforceable. This provision shall be interpreted and enforced to give effect to the original written intent of the parties prior to the determination of such invalidity or unenforceability.

Section 14. This Agreement shall not be enforceable until signed by both parties and approved by the Office of the County Attorney.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

THE COUNTY OF WESTCHESTER

By _____
Terrance Raynor
Commissioner
Department of Public Safety

THE TOWN OF CARMEL

By _____

Approved by the Westchester County Board of Legislators by Act No. _____ - 2026 on _____.

Approved:

Assistant County Attorney
The County of Westchester
2026-31 Carmel IMA.cmc.01.08.2026

Date

CARMEL'S ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF PUTNAM)

On this _____ day of _____, 2026, before me personally came
_____, to me known, and known to me to be the
_____ of _____,
the municipal corporation described in and which executed the within instrument, who being by
me duly sworn did depose and say that he/she, the said _____
_____ resides at _____
_____ and that he/she is _____ of said municipal corporation.

Notary Public County

CERTIFICATE OF AUTHORITY
(Municipality)

I, _____, certify that I am the
(Officer other than officer signing contract)

_____ of the _____
(Title) (Name of Municipality)

(the "Municipality") a corporation duly organized in good standing under the County of Putnam
(Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law)

named in the foregoing agreement that _____ who signed said
(Person executing agreement)

agreement on behalf of the Municipality was, at the time of execution the _____ of
the Municipality, that said agreement was duly signed for on behalf of said Municipality by
authority of its _____ Legislature thereunto duly
authorized and that such authority is in full force and effect at the date hereof.

(Signature)

STATE OF NEW YORK)
 ss.:
COUNTY OF PUTNAM)

On this _____ day of _____, 2026, before me personally
came

_____, to me known, and known to me to be the
_____ of _____,

the municipal corporation described in and which executed the within instrument, who being by
me duly sworn did depose and say that he, the said _____
resides at _____

and that he is _____ of said municipal corporation.

Notary Public County

SCHEDULE "A"

STANDARD INSURANCE PROVISIONS **(MUNICIPALITY-Firing Range Agreement)**

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. The Municipality shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of the Municipality's negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality until such time as the Municipality shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) Employer's Liability with minimum limit of \$100,000.00.
- c) Commercial General Liability Insurance with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages::
- i. Premises - Operations.
 - ii. Broad Form Contractual.
 - iii. Independent Contractor and Sub-Contractor.
 - iv. Products and Completed Operations.

- d) Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County for both on-going and completed operations.

- e) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:

- (i) Owned automobiles.
- (ii) Hired automobiles.
- (iii) Non-owned automobiles.

- f) Police Professional Liability: The Municipality shall provide proof of such insurance (\$1,000,000 per occurrence)

3. All policies of the Municipality shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality.



Kenneth W. Jenkins
County Executive

January 21, 2026

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 are two Acts, which, if adopted, would authorize the County of Westchester ("County") to amend the 2025 Operating Budget and the 2025 Capital Budget in connection with capital project RP056 - Playland Infrastructure, Rides and Site Work ("RP056"), as well as adopt a bond act amendment to increase the amount of bonds authorized by Bond Act No. 83-2025 in connection with the resolution of a dispute entitled *Arbitration between the County of Westchester and Standard Amusements LLC* (hereinafter referred to as the "Arbitration Proceeding").

As your Honorable Board will recall, on April 12, 2021 the Board of Legislators adopted an Act authorizing the County to enter into a Second Restated and Amended Playland Management Agreement (the "Second Restated Agreement") with Standard Amusements LLC ("Standard"). The Second Restated Agreement was duly executed on or about July 22, 2021. On January 21, 2025, the County received a Notice of Termination from Standard effective February 20, 2025, which purported to terminate the Second Restated Agreement. Thereafter on February 4, 2025 the County sent a letter to Standard's attorneys escalating the dispute to arbitration pursuant to Section 43(ii) of the Second Restated Agreement.

The arbitration resulted in decisions that: (i) the County was entitled to notice and opportunity to cure any default; (ii) Standard's termination was invalid for failure to provide said notice and opportunity; (iii) Standard was in default for abandoning Playland; (iv) the County validly terminated the Second Restated Agreement on February 22, 2025; and (v) Standard was only entitled to liquidated damages as a result of its default under Section 23B(ii)(a). Separately, the arbitrators held that the County could not bring a separate claim against Standard relating to ride maintenance or the conditions of Playland, finding that any such claim was subsumed by the liquidated damages provision.

Based upon the arbitrators' decision, it was established that the termination date was February 22, 2025 and that payment of liquidated damages was required to be made within 90 days from the date of termination, *to wit*: May 23, 2025, otherwise pursuant to Section 23B of the Second Restated Agreement, interest would accrue at eighteen (18%) percent compounding annually. In order to reduce interest exposure, the County made a payment on or about May 20, 2025 of \$24,000,000 toward the liquidated damages. On November 21, 2025, the County made another payment of \$12,000,000 toward the balance of the liquidated damages. These two payments covered all remaining liquidated damages, including credits for monies owed to the County by

Standard (and interest thereon), and a portion of the interest owed to Standard under Section 23B, representing interest that accrued between May 23, 2025 and November 21, 2025. As a result of the foregoing, the County owes Standard a remaining balance of \$519,294 representing remaining interest on the liquidated damages.

An operating budget amendment is necessary to increase the previous 2025 appropriation for interest cost by \$519,294 and decrease the previous 2025 appropriation for the capital cost of RP056 by \$27,710,000, for a net reduction in operating of \$27,190,706. This reduction reflects the re-classification of eligible capital expenditures and the added settlement costs for interest.

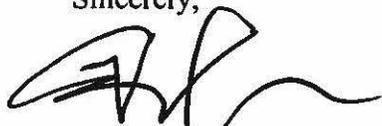
A capital budget amendment is necessary to increase the previous 2025 appropriation for RP056 from \$12,000,000 to \$39,710,000, an increase of \$27,710,000.

In order to issue bonds to pay for the full amount of the liquidated damages and interest, a bond act amendment is required to increase the amount of bonds authorized by Bond Act No. 83-2025 from \$36,000,000 to a new total of \$36,519,294.

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 review is not needed as this is a financing change related to reclassification of eligible capital expenditures from the 2025 operating budget.

As the passage of the attached operating budget amendment, capital budget amendment and bond act amendment are in the best interests of the County and necessary to fund the resulting order of the Arbitration Proceeding, I most respectfully recommend and urge your Honorable Board's approval.

Sincerely,



Kenneth W. Jenkins
County Executive

KWJ/TSA/nn

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

Your Committee is in receipt of a transmission from the County Executive recommending approval of two Acts, which, if adopted, would authorize the County of Westchester (“County”) to amend the 2025 Operating Budget and the 2025 Capital Budget in connection with capital project RP056 - Playland Infrastructure, Rides and Site Work (“RP056”), as well as adopt a bond act amendment to increase the amount of bonds authorized by Bond Act No. 83-2025 in connection with the resolution of a dispute entitled *Arbitration between the County of Westchester and Standard Amusements LLC* (hereinafter referred to as the “Arbitration Proceeding”).

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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 review is not needed as this is a financing change related to reclassification of eligible capital expenditures from the 2025 operating budget.

The Department of Planning has advised your Committee that based on its review, of the proposed acts described above do not meet the definition of an "action" under the State Environmental Quality Review Act, 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.

Your Committee has carefully considered the proposed operating budget amendment, capital budget amendment, as well as the related bond act amendment, and recommends approval of these proposed Acts, noting that the bond act amendment 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 amendment.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

c/tsa 1.21.26

TO: Tami Altschiller, Assistant Chief Deputy County Attorney
Department of Law

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

DATE: January 20, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR STANDARD
AMUSEMENT SETTLEMENT - BUDGET AMENDMENTS & BOND ACT**

The Planning Department has reviewed the subject action in accordance with the New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (SEQR).

The action involves amendments to the County's Operating Budget and Capital Budget as well as a bond act under Capital Project RP056 (Fact Sheet #3140) to finance the cost of payment of compromised or settled claims against the County in the matter of *Arbitration between the County of Westchester and Standard Amusements LLC*.

In 2025, Act No. 83 was passed by the Board of Legislators to finance the total payment via bond proceeds under the Operating Budget. The proposed budget amendments will re-classify eligible capital expenditures associated with the settled claims from the Operating Budget to the County Capital Budget. Eligible capital expenditures consist of ride- and site-related improvements at Playland Amusement Park that were undertaken by Standard Amusement, LLC during its management of the County park. In accordance with the management agreement, Standard Amusements, LLC provided the County with an annual list of proposed capital improvements, which were reviewed and determined to be Type II actions.

In addition to reducing the Operating Budget by the amount that is being reclassified to the Capital Budget, the Operating Budget will be adjusted to cover the cost of accrued interest.

Since the proposed actions are purely financial in nature and do not fund any future activities, pursuant to Section 617.2(b) of 6NYCRR Part 617, they do not meet the definition of an "action" as defined by SEQR. As such, no environmental review is required.

Please contact me if you have any questions.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Blanca Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RP056

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

2025 CBA

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 27,710,000 **PPU** 12 **Anticipated Interest Rate** 4.12%

Anticipated Annual Cost (Principal and Interest): \$ 2,984,467

Total Debt Service (Annual Cost x Term): \$ 35,813,604

Finance Department: Maab Taxable/Taxempt 1-15-26

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

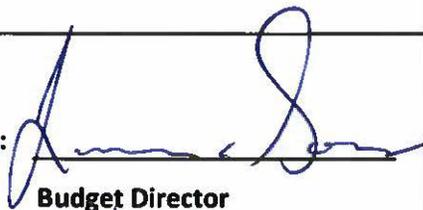
Number of Full Time Equivalent (FTE) Jobs Funded:

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 1/13/26

Reviewed By: 

Budget Director

Date: 1/21/26

An Act amending the 2025 County
 Capital Budget Appropriations for
 Capital Project RP056 PLAYLAND
 INFRASTRUCTURE, RIDES AND
 SITE WORK

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

Section 1. The Capital section of the 2025 County Budget is hereby amended as follows:

	Previous 2025 Appropriation	Change	Revised 2025 Appropriation
I. Appropriation	\$12,000,000	\$27,710,000	\$39,710,000

Section 2. The estimated method of financing in the Capital Section of the 2025 Westchester County Capital Budget is amended as follows:

II. METHOD OF
 FINANCING

Bonds and/or Notes	\$12,000,000	\$27,710,000	\$39,710,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$12,000,000	\$27,710,000	\$39,710,000

Section 3. The ACT shall take effect immediately.

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

SECTION 1. The 2025 County Operating Budget shall be amended as follows:

EXPENDITURES:

Miscellaneous Budget

Judgement (101-52-1000-4990)

Amend to add interest cost \$519,294

Amend to reduce capital cost (RP056) (\$27,710,000)

TOTAL GENERAL FUND EXPENSE (\$27,190,706)

REVENUES:

Miscellaneous Budget

Bond Proceeds - (101-52-1000-9632)

Amend to add interest \$519,294

Amend to reduce capital (RP056) (\$27,710,000)

TOTAL GENERAL FUND REVENUE (\$27,190,706)

SECTION 2. This ACT shall take effect immediately.

FISCAL IMPACT STATEMENT

SUBJECT: 2025 Budget Amendment 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 \$ (27,190,706)

Total Current Year Revenue \$ (27,190,706)

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

Additional Appropriations Other (explain)

Identify Accounts: SEE ATTACHED Operating Budget Amendment

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: _____

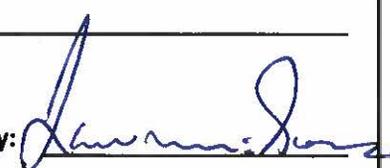
Next Four Years: _____

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: January 13, 2026

Reviewed By: 

Budget Director

Date: 1/24/26

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED MAY 5, 2025, IN RELATION TO THE PAYMENT OF COMPROMISED OR SETTLED CLAIMS AGAINST THE COUNTY IN THE MATTER OF *ARBITRATION BETWEEN THE COUNTY OF WESTCHESTER AND STANDARD AMUSEMENTS LLC*, AT THE MAXIMUM ESTIMATED COST OF \$36,519,294. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$36,000,000 bonds to finance the payment of compromised or settled claims against the County in the matter of *Arbitration between the County of Westchester and Standard Amusements LLC*, pursuant to Act No. 83-2025 duly adopted on May 5, 2025; and

WHEREAS, it is necessary to increase the amount of bonds authorized to be issued and the appropriation for such object or purpose;

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 May 5, 2025, entitled:

“ACT NO. 83-2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$36,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PAYMENT OF COMPROMISED OR SETTLED CLAIMS AGAINST THE

COUNTY IN THE MATTER OF *ARBITRATION BETWEEN THE COUNTY OF WESTCHESTER AND STANDARD AMUSEMENTS LLC*, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$36,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$36,000,000 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 \$36,519,294 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PAYMENT OF COMPROMISED OR SETTLED CLAIMS AGAINST THE COUNTY IN THE MATTER OF *ARBITRATION BETWEEN THE COUNTY OF WESTCHESTER AND STANDARD AMUSEMENTS LLC*, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$36,519,294; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$36,519,294 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; \$36,519,294 bonds of the County, or so much thereof

4039608.1 048034 LEG

4060136.2 048034

as may be necessary, are hereby authorized to be issued to finance the payment of compromised or settled claims against the County in the matter of *Arbitration between the County of Westchester and Standard Amusements LLC*. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$36,519,294. The plan of financing includes the issuance of \$36,519,294 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 said specific object or purpose, are five (5) years and fifteen (15) years, within the limitations of Section 11.00 a. 33.(a) and 11.00 a. 19(c) of the Law, respectively, dependent on the specific object or purpose for which the proceeds of said bonds, or portion thereof, are to be expended.

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 \$36,519,294. 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 \$36,519,294 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 May 5, 2025 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 \$36,519,294 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PAYMENT OF COMPROMISED OR SETTLED CLAIMS AGAINST THE COUNTY IN THE MATTER OF *ARBITRATION BETWEEN THE COUNTY OF WESTCHESTER AND STANDARD AMUSEMENTS LLC*, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$36,519,294; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$36,519,294 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on May 5, 2025 and amended on _____, 20____)

object or purpose: to finance the payment of compromised or settled claims against the County in the matter of *Arbitration between the County of Westchester and Standard Amusements LLC*.

amount of obligations to be issued:

and period of probable usefulness: \$36,519,294; five (5) years and 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:* RP056	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 12-30-2025
Fact Sheet Year:* 2025	Project Title:* PLAYLAND INFRASTRUCTURE, RIDES AND SITE WORK	Legislative District ID: 7,
Category* PLAYLAND	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3140

Overall Project Description

This project will address the critical need to reconstruct, rehabilitate and make operational various rides, facilities and other associated infrastructure and site work at Playland Park.

- | | | |
|--|--|--|
| <input type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input 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	2025	2026	2027	2028	2029	Under Review
Gross	42,710	12,000	0	3,000	0	0	0	27,710
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	42,710	12,000	0	3,000	0	0	0	27,710

Expended/Obligated Amount (in thousands) as of : 11,567

Current Bond Description: This bond request involves the re-classification of eligible capital expenditures from the 2025 operating budget pursuant to the requirements of the recent bond act #83-2025.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	27,710,000
Cash:	0
Total:	\$ 27,710,000

SEQR Classification:

Amount Requested:
27,710,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input checked="" type="checkbox"/> Not Applicable |
|---------------------------------------|-------------------------------------|--|

Comments:

A 2025 capital budget amendment in the amount of \$27,710,000 is requested and shown in Under Review, representing the re-classification of eligible capital expenditures from the 2025 Operating Budget.

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2025	12,000,000	FUNDS DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT TO RECONSTRUCT, REHABILITATE AND MAKE OPERATIONAL VARIOUS RIDES, FACILITIES AND OTHER ASSOCIATED INFRASTRUCTURE AND SITE WORK AT PLAYLAND PARK

Total Appropriation History:
12,000,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
25	159	12,000,000		0 PLAYLAND INFRASTRUCTURE, RIDES AND SITE WORK

Total Financing History:

12,000,000

Recommended By:

Department of Planning

Date

Department of Public Works

Date

Budget Department

Date

Requesting Department

Date



Kenneth W. Jenkins
County Executive

January 22, 2026

Westchester County Board of Legislators
Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Dear Honorable Members of the Board:

Attached hereto for your consideration is "A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County."

In the late 1980's and 1990's, the federal government found that nicotine in tobacco was highly addictive and extremely dangerous to a person's health and that a high percentage of adult smokers begin smoking before they have reached eighteen years of age. In 2001, in response to these findings, this Honorable Board adopted a local law to prohibit the sale or transfer of tobacco products to people under the age of twenty-one and to restrict advertising of such products to the point of sale.

The use of electronic cigarettes or e-cigarettes, which contain high amounts of nicotine, by young people has soared in the past decade. In New York State, nearly one in five high school students report having used an e-cigarette (18.7%) according to studies cited by the New York State ("NYS") Department of Health. Studies have shown that vaping causes various adverse health effects such as impaired development, lung cancer, and heart conditions. Vape manufacturers advertise products designed to look like innocuous objects, such as highlighters, USB drives, ballpoint pens, smartphone cases, smartwatches, toys, and drink containers. This predatory marketing strategy provides a means by which underage users conceal nicotine delivery tools from parents, teachers, and other adults. Although New York State law prohibits the sale of vaping products to persons under the age of 21, camouflaged vaping devices make it easier for vendors and individuals to sell illegal products to minors by evading detection by law enforcement.

While the Laws of Westchester County ("LWC") also restrict the sale of tobacco products to persons under the age of 21, this proposed Local Law will amend the LWC by adding provisions which will prohibit the sale of deceptively designed vaping devices and e-cigarettes to any person. The Department of Health will enforce this Local Law. Persons who violate this law will be subject to the same penalties currently assessed pursuant to Article 13-F of the New York State Public Health Law entitled Regulation of Tobacco Products, Herbal Cigarettes and Smoking Paraphernalia; Distribution to Minors, including but not limited to: fines from \$300 to \$1500 for a first violation and from \$1000 to \$2500 for each subsequent violation.

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

Telephone: (914) 995-2900

In light of the aforementioned, I recommend adoption of the attached Local Law.

Sincerely,



Kenneth Jenkins
County Executive

KWJ/JW
Enclosure

TO: HONORABLE BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

our Committee has reviewed the attached, "A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County."

Your Committee recognizes that, in the late 1980's and 1990's, the federal government found that nicotine in tobacco was highly addictive and extremely dangerous to a person's health and that a high percentage of adult smokers begin smoking before they have reached eighteen years of age. In 2001, in response to these findings, this Honorable Board adopted a local law to prohibit the sale or transfer of tobacco products to people under the age of twenty-one and to restrict advertising of such products to the point of sale.

Your Committee further recognizes that, the use of electronic cigarettes or e-cigarettes, which contain high amounts of nicotine, by young people has soared in the past decade. In New York State, nearly one in five high school students report having used an e-cigarette (18.7%) according to studies cited by the New York State ("NYS") Department of Health. Studies have shown that vaping causes various adverse health effects such as impaired development, lung cancer, and heart conditions. Vape manufacturers advertise products designed to look like innocuous objects, such as highlighters, USB drives, ballpoint pens, smartphone cases, smartwatches, toys, and drink containers. This predatory marketing strategy provides a means by which underage users conceal nicotine delivery tools from parents, teachers, and other adults. Although New York State law prohibits the sale of vaping products to persons under the age of 21, camouflaged vaping devices make it easier for vendors and individuals to sell illegal products to minors by evading detection by law enforcement.

Your Committee is advised that, while the Laws of Westchester County ("LWC") also restrict the sale of tobacco products to persons under the age of 21, this proposed Local Law will amend the

LWC by adding provisions which will prohibit the sale of deceptively designed vaping devices and e-cigarettes to any person. The Department of Health will enforce this Local Law. Persons who violate this law will be subject to the same penalties currently assessed pursuant to Article 13-F of the New York State Public Health Law entitled Regulation of Tobacco Products, Herbal Cigarettes and Smoking Paraphernalia; Distribution to Minors, including but not limited to: fines from \$300 to \$1500 for a first violation and from \$1000 to \$2500 for each subsequent violation.

As you know, this Honorable Board must comply with the requirements of the State Environmental Quality Review Act (“SEQRA”). The proposed act does not meet the definition of an action under New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 9, 2026, which is on file with the Clerk of the Board of Legislators.

Your Committee, after careful consideration, recommends the adoption of this Local Law amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County.

Dated: _____, 2026
White Plains, New York

RESOLUTION NO. ____ - 2026

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. ____ - 2026, entitled, "A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County." The public hearing will be held at __.m. on the ____ day of _____, 2026 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.

A LOCAL LAW amending Chapter 535 of the Laws of Westchester County to prohibit the sale of camouflaged vaping devices in Westchester County.

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

Section 1. Section 535.11 of the Laws of Westchester County is hereby amended to read as follows:

Sec. 535.11. Definitions.

1. “Bar” means any indoor area open to the public devoted to the sale and service of alcoholic beverages for on-premises consumption and where the service of food is only incidental to the consumption of such beverages. Service of food shall be considered incidental if the food service generates less than forty (40) percent of total annual gross sales. Any bar that generates forty (40) percent or more of the total annual gross sales from the sale of food for on-premises consumption shall be a food service establishment.
2. “Cigarette rolling paper” means paper, or any other material except tobacco, prepared for use as a cigarette wrapper.
3. “Electronic cigarette” or “e-cigarette” means an electronic device that delivers vapor which is inhaled by an individual user, and shall include any refill, cartridge, or any other component of such a device. This term shall include such devices whether they are manufactured as e-cigarettes, e-cigars, e-pipes, or under any other product name.
- ~~3.4.~~ “Food service establishment” means any indoor area open to the public or portion thereof in which the business is the sale of food for on-premises consumption and which has an indoor seating capacity of greater than fifty (50) persons including, but not limited to

restaurants, cafeterias, coffee shops, diners, sandwich shops or short order cafes. A food service establishment shall not include the bar area of such establishment.

- 4.5. "Lockout device" means a token or other type of device which enables the operator of a vending machine containing tobacco products to directly regulate the sale of said items by limiting access to the vending machines to authorized adults.
- 5.6. "Point-of-sale advertising" means all printed or graphical materials bearing the brand name, but not the cigarettes packs and cartons, which alone or in conjunction with any other word, logo, symbol, motto, selling message or any other indicia of product identification identical or similar to, or identifiable with, those used for any brand of cigarettes, smokeless tobacco, electronic cigarettes, or other tobacco product which, when used for its intended purpose, can reasonably be anticipated to be seen by customers at a location at which tobacco products are offered for sale.
7. "Sell" means to sell, exchange, give, or dispose of to another, or offer or agree to sell, exchange, give, or dispose of to another.
- 6.8. "Tobacco business" means a sole proprietorship, corporation, partnership or other enterprise in which the primary activity is the sale, manufacture or promotion of tobacco, tobacco products and accessories either at wholesale or retail, and in which the sale, manufacture or promotion of other products is merely incidental.
- 7.9. "Tobacco products" means any product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, snuff; and any electronic device that delivers nicotine or other substances to the person inhaling from the device, including, but not limited to an electronic cigarette, vapor product, cigar, pipe, or

hookah. "Tobacco products" includes any component, part, or accessory of a tobacco product, whether or not sold separately.

"Tobacco product" does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose.

8.10. "Token" means a facsimile coin made available by an establishment for the purpose of use in vending machines.

11. "Vapor product" means any noncombustible liquid or gel, regardless of the presence of nicotine therein, that is manufactured into a finished product for use in an electronic cigarette, including any device that contains such noncombustible liquid or gel. "Vapor product" does not include any device, or any component thereof, that does not contain such noncombustible liquid or gel, or any product approved by the United States Food and Drug Administration as a drug or medical device, or manufactured and dispensed.

Section 2. Chapter 535 of the Laws of Westchester County is hereby amended include a new Section 535.21-a, to read as follows:

Sec. 535.21-a. Sale of Camouflaged E-Cigarettes or Vaping Products Prohibited

It shall be unlawful to sell, offer for sale, and/or permit the sale or transfer to any person of any age e-cigarettes or vaping products, regardless of the presence of nicotine therein, that resemble or are designed to resemble school supplies, common personal items including, but not limited to, highlighters, USB drives, ballpoint pens, smartphone cases, smartwatches, toys, drink containers and/or backpacks.

Section 3. Section 535.81 of the Laws of Westchester County is hereby amended to read as follows:

Sec. 535.81. Enforcement and penalties.

1. The Westchester County Board of Health is authorized to enforce the provisions of this chapter.
2. Any person who violates any provision of this chapter:
 - ~~a.~~ Shall be subject to a fine or civil penalty of a minimum of \$300.00, but not to exceed \$1,000.00 for a first violation within a two-year period;
 - ~~b.~~ Shall be subject to a fine or civil penalty of a minimum of \$500.00, but not to exceed \$1,500.00 for each subsequent violation within a two-year period; and
 - ~~a.e.~~ Shall also be subject to the any penalties provided for under New York State Public Health Law § 1399-ee and § 1399-ff ~~unless such penalty is expressly provided for herein.~~
 - ~~b.d.~~ If an individual violates this provision three times or more within a two-year period, then, in addition to any other penalty permitted by this section, the New York State Commissioner of Taxation and Finance shall be contacted in order to suspend the individual's applicable registration in accordance with New York State Public Health Law § 1399-dd.
3. A person shall be guilty of a Class B misdemeanor and subject to penalty as prescribed by law if he or she has violated any provision of this chapter, except that a person may only be guilty of a B misdemeanor for violating sections 535.21(1), 535.21-a, 535.41(3) or 535.61, if said person has violated those provisions more than once.

4. This chapter shall not be construed to exclude any other remedy provided by law.

Section 4. *Effective Date.* This Local Law shall take effect immediately.

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

January 27, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

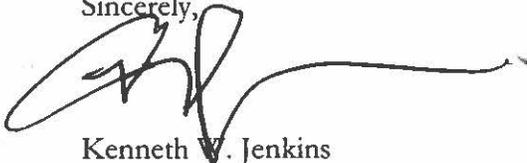
Dear Members of the Board of Legislators:

In accordance with Section 110.21 of the Laws of Westchester County, enclosed is a resolution to confirm Joan McDonald as the Deputy County Executive of Westchester County, effective February 1, 2026.

I have made a thorough review of Ms. McDonald's credentials and experience, and have determined that her appointment as Deputy County Executive is in the best interests of the County.

Therefore, I respectfully recommend and urge your Honorable Board to adopt the attached resolution confirming the appointment, effective February 1, 2026, of Joan McDonald as Deputy County Executive of Westchester County.

Sincerely,



Kenneth W. Jenkins
County Executive

KWJ/SDK/nn
Attachment

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

Telephone: (914) 995-2900

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

January 27, 2026

Joan McDonald
6 Daniella Court
Mahopac, NY 10541

Dear Ms. McDonald:

It is my pleasure to appoint you, effective February 1, 2026, as Deputy County Executive of Westchester County. Please be advised that while this appointment authorizes you to immediately assume the duties and responsibilities of said office, your appointment is subject to confirmation by the Westchester County Board of Legislators.

Pending your confirmation by the Board of Legislators and in accordance with New York State law, you must take and file an oath of office in the Office of the Westchester County Clerk. Please be advised that your failure to take and file such an oath within thirty days of the date of this appointment letter, or within thirty days after the commencement of your term, will result in the office of Deputy County Executive being deemed vacant. If you have any questions with regard to these legal requirements, please contact the County Attorney.

Thank you for your previous service to Westchester County and I look forward to continuing to work with you.

Sincerely,



Kenneth W. Jenkins
County Executive

KWJ/SDK/nn

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

Telephone: (914) 995-2900

RESOLUTION - 2026

TO THE COUNTY BOARD OF LEGISLATORS
OF THE COUNTY OF WESTCHESTER, NEW YORK

WHEREAS, the County Executive having appointed Joan McDonald as the Deputy County Executive of Westchester County, effective February 1, 2026, in accordance with the terms and provisions of the Laws of Westchester County, as amended, and subject to the confirmation of this Board; it is

RESOLVED, that said appointment be and is hereby confirmed.

Dated: _____, 2026
White Plains, New York

JOAN McDONALD

Joan McDonald is an experienced executive in public management, transportation, economic and community development, public finance and public policy.

On January 1, 2018, Joan was appointed Director of Operations for Westchester County. As the Director of Operations, Joan is responsible for setting all public policies for the County; has direct supervision over the 12 County Departments and 4,500 employees. Joan has direct responsibility for overseeing the \$2.2 billion County budget. Joan has served as Chair of the Westchester County IDA and Westchester County LDC since 2018.

Some of the initiatives which Joan spearheaded for the County include the creation of the Downtown Investment Grant (DIG) program, the housing Flex Fund, the Landlord Tenant Assistance Program (LTAP) program, and overseeing the improvements and restructuring of the Capital Program. Joan managed the County COVID-19 response including the \$20 million small business and not-for-profit grant program, the \$10 million food insecurity program and the \$5 million remote learning centers program.

Joan provided strategy and guidance to the County Executive and Deputy County Executive as they restored stability to the County finances, which lead to the restoration of Westchester's Triple-A bond rating from both Fitch and Standard and Poors.

In August 2020, Joan was appointed Chair of the New York State Bridge Authority Board of Commissioners. In April 2024, Governor Hochul appointed her to the Thruway Authority Board of Directors. Joan Co-Chaired the transportation group of the NYSERDA New York State Climate Impacts Assessment. She is also on the Board of Directors of NY CREATES.

Joan served as Commissioner of the New York State Department of Transportation from 2011 - 2015, overseeing 8,300 employees with an annual budget of \$4 billion. Under Joan's leadership NYSDOT implemented 30 design/build, best value contracts, including the \$550 million Kosciusko Bridge, the Department's largest contract. As Commissioner, Joan chaired the Northeast Corridor Commission; served on the Tappan Zee Bridge Blue Ribbon Selection Panel; co-chaired the Tappan Zee Bridge Mass Transit Task Force and served on the Executive Committee of the Transportation Research Board.

As Commissioner of the Connecticut Department of Economic and Community Development from 2007 to 2010 Joan led CT's economic development efforts through the "Great Recession". During her tenure, Joan chaired Connecticut Innovations, investing funds in various start-up companies in the biotechnical, aviation and IT sectors. Under her leadership, the State developed its first ever strategic economic development plan; negotiated agreements with several Fortune 500 companies and initiated transit oriented development in all of Connecticut's major cities.

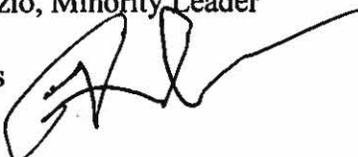
Joan has served in senior management positions for the City of New York, Metro-North Railroad and the New York State Assembly.

From August 2015 through December 2020, Joan served on the National Infrastructure Advisory Council (NIAC), where she participated in studies related to water resiliency and cyber security on a national level. From September 2016 through December 2020 she was on the TRB policy committee to evaluate the future of the Interstate Highway System, including the impact of climate change.

Joan received her Bachelor of Arts from LeMoyne College and her Masters of Public Administration from Harvard University, John F. Kennedy School of Government.

January 29, 2026

TO: Hon. Vedat Gashi, Chair
Hon. Terry Clements, Vice Chair
Hon. Judah Holstein, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: Kenneth W. Jenkins
County Executive 

RE: Message Requesting Immediate Consideration: **Bond Act – BPL26 – (3131) Flood Mitigation, and an IMA with Mamaroneck.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators February 2, 2026 Agenda.

Transmitted herewith is legislation which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”) to enter into an intermunicipal agreement (“IMA”) with the Village of Mamaroneck, as well as Bond Act - BPL26.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for February 2, 2026 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



Kenneth W. Jenkins
County Executive

January 21, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith is legislation which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an intermunicipal agreement ("IMA") with the Village of Mamaroneck (the "Village") requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge (the "Bridge") in order to reduce flooding of municipal and private property in the Village. I am also transmitting a proposed bond act (the "Bond Act") to authorize the issuance of up to \$1,850,000 in County bonds to finance design of the replacement of the Bridge to reduce flooding and flood risk, for which an appropriation exists in the County's Capital Budget in BPL 26 Flood Mitigation.

The Bridge is owned by the Village and is located in an area identified as a flood problem area within the Stormwater Reconnaissance Plan for the Coastal Long Island Sound Watershed, prepared by the County and adopted by your Honorable Board on August 4, 2014. The Stormwater Reconnaissance Plan includes a discussion of flooding within the Village and references the United States Army Corps of Engineers ("USACE") study of the Mamaroneck and Sheldrake rivers that ultimately identified the Bridge as one of many projects to reduce flooding and flood risk within the study area.

The Village seeks the demolition and removal of the Bridge and reconstruction of a new bridge in the current location. Pursuant to Section 102 of New York Highway Law, the County superintendent of highways has supervision of all County roads and bridges comprising the county highway system, together with any other roads and bridges for which responsibility is imposed on the County under any lawful agreement made by the County. The parties propose to enter into an IMA to impose such responsibility on the County.

The County is a party to an agreement with the New York State Department of Environmental Conservation ("NYSDEC") whereby the County will contribute funds to the United States Army Corps of Engineers ("USACE") for the Mamaroneck and Sheldrake Rivers Flood Risk Reduction Project (the "NYSDEC Agreement"), of which the demolition and reconstruction of the Bridge is a component. In order to avoid further delays in the overall project, the Village has requested that the County advance the demolition and reconstruction of the Bridge.

Under the proposed IMA, the County will be responsible for demolition and removal of the existing Bridge and related structures and design and construction of a new bridge substructure and superstructure, bridge railing and/or parapet, sidewalks, roadway reconstruction and drainage enhancements ("Project"). The Project will be designed and constructed by the County in accordance with the New York State Department of Transportation Standard Specifications for Construction and Materials, including all applicable revisions. The County, on behalf of NYSDEC as the Non-Federal Interest and the Municipality as the owner of the Bridge, intend to satisfy the responsibilities identified by the USACE in the eventual Project Partnership Agreement ("PPA"). The design work for the Project will include survey, mapping, traffic data and accident analysis, geotechnical investigations, hydraulic analysis, construction cost estimates, and preparation of engineering plans and specifications. After the design is completed, a subsequent bond act will be submitted to your Honorable Board to finance the Project's construction.

The IMA will require the Village to acquire any necessary property rights for the Project and convey an easement to the County in order to provide the necessary property interest for the County to issue bonds to finance the Project. The Village will be responsible for remediation of any hazardous materials found and indemnify the County for any claims related to remediation. The Village will also act as lead agency for the necessary environmental reviews required by the State Environmental Quality Review Act for the construction phase of the Project. Following completion of the Project, the Village will be responsible for maintenance of the Bridge, the surrounding land and the stream/riverbed. The total cost to the County for design, construction and construction management of the Project is currently estimated to be \$22,000,000. The term of the IMA will be for a period equal to or greater than the life of any bonds issued by the County to fund the County's portion of the Project, which is estimated to be forty (40) years pursuant to New York Local Finance Law section 11.00.

Accordingly, I most respectfully recommend your Honorable Board's approval of the attached Act and Bond Act.

Sincerely

A handwritten signature in black ink, appearing to read 'KWJ', with a long, sweeping horizontal line extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/HJG/dlv
Attachment

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

Your Committee is in receipt of a communication from the County Executive recommending approval of an Act which, if adopted by this Honorable Board, would authorize the County of Westchester (the “County”) to enter into an intermunicipal agreement (“IMA”) with the Village of Mamaroneck (the “Village”) requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge (“Bridge”) in order to reduce flooding of municipal and private property in the Village. The County Executive also requests the adoption of a bond act (the “Bond Act”), prepared by the law firm of Hawkins Delafield and Wood, LLP, that would authorize the issuance of up to \$1,850,000 in County bonds to finance design of the Bridge replacement to reduce flooding and flood risk, for which an appropriation exists in the County’s Capital Budget in BPL 26 Flood Mitigation.

Your Committee is advised that the Bridge is owned by the Village and is located in an area identified as a flood problem area within the Stormwater Reconnaissance Plan for the Coastal Long Island Sound Watershed, prepared by the County and adopted by your Honorable Board on August 4, 2014. The Stormwater Reconnaissance Plan includes a discussion of flooding within the Village and references the United States Army Corps of Engineers (“USACE”) study of the Mamaroneck and Sheldrake rivers that ultimately identified the Bridge as one of many projects to reduce flooding and flood risk within the study area.

The Village seeks the demolition and removal of the Bridge and reconstruction of a new bridge in the current location. Pursuant to Section 102 of New York Highway Law, the County superintendent of highways has supervision of all County roads and bridges comprising the county highway system, together with any other roads and bridges for which responsibility is imposed on the County under any lawful agreement made by the County. The parties propose to enter into an IMA to impose such responsibility on the County.

Your Committee is advised that the County is a party to an agreement with the New York State Department of Environmental Conservation (“NYSDEC”) whereby the County will contribute funds to the United States Army Corps of Engineers (“USACE”) for the Mamaroneck

and Sheldrake Rivers Flood Risk Reduction Project (the “NYSDEC Agreement”), of which the demolition and reconstruction of the Bridge is a component. In order to avoid further delays in the overall project, the Village has requested that the County advance the demolition and reconstruction of the Bridge.

Under the proposed IMA, the County will be responsible for demolition and removal of the existing Bridge and related structures and design and construction of a new bridge substructure and superstructure, bridge railing and/or parapet, sidewalks, roadway reconstruction and drainage enhancements (“Project”). The Project will be designed and constructed by the County in accordance with the New York State Department of Transportation Standard Specifications for Construction and Materials, including all applicable revisions. The County, on behalf of NYSDEC as the Non-Federal Interest and the Municipality as the owner of the Bridge, intend to satisfy the responsibilities identified by the USACE in the eventual Project Partnership Agreement (“PPA”). The design work for the Project will include survey, mapping, traffic data and accident analysis, geotechnical investigations, hydraulic analysis, construction cost estimates, and preparation of engineering plans and specifications. After the design is completed, a subsequent bond act will be submitted to your Honorable Board to finance the Project’s construction.

The IMA will require the Village to acquire any necessary property rights for the Project and convey an easement to the County in order to provide the necessary property interest for the County to issue bonds to finance the Project. The Village will be responsible for remediation of any hazardous materials found and indemnify the County for any claims related to remediation. The Village will also act as lead agency for the necessary environmental reviews required by the State Environmental Quality Review Act for the construction phase of the Project. Following completion of the Project, the Village will be responsible for maintenance of the Bridge, the surrounding land and the stream/riverbed. The total cost to the County for design, construction and construction management of the Project is currently estimated to be \$22,000,000. The term of the IMA will be for a period equal to or greater than the life of any bonds issued by the County to fund the County’s portion of the Project, which is estimated to be forty (40) years pursuant to New York Local Finance Law section 11.00.

The Planning Department has advised that, based on its review, the proposed IMA and Bond Act may be classified as a "Type II" action under the State Environmental Quality Review Act, 6 NYCRR Part 617 ("SEQRA), which is an action determined not to have a significant effect on the environment and therefore does not require further environmental review. Your Committee has reviewed the annexed SEQRA documentation and concurs with this recommendation.

Your Committee is advised that an affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the proposed Act, while approval of the Bond Act requires an affirmative vote of two-thirds of the members of this Honorable Board.

Your Committee has carefully considered and recommends approval of the attached Act and Bond Act.

Dated: _____, 2026

White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL26

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 \$ 1,850,000 **PPU** 5 **Anticipated Interest Rate** 2.38%

Anticipated Annual Cost (Principal and Interest): \$ 397,129

Total Debt Service (Annual Cost x Term): \$ 1,985,644

Finance Department: maab 1-20-26

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

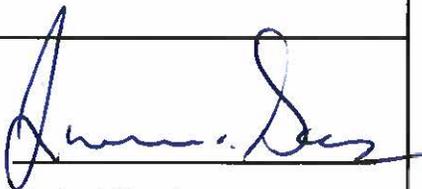
Number of Full Time Equivalent (FTE) Jobs Funded: 20

Prepared by: David Kvinge

Title: Assistant Commissioner

Department: Planning

Date: 1/20/26

Reviewed By:  Budget Director

dwilz/26

Date: 1/21/26

TO: David L. Vutera, Deputy County Attorney
Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney

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



DATE: January 15, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BPL26 FLOOD MITIGATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 01/13/2026 (Unique ID: 3131)

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)(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 only.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Brian Hegt, Director of Government & Community Affairs
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,850,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR THE REPLACEMENT OF THE WARD AVENUE BRIDGE IN THE VILLAGE OF MAMARONECK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,850,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,850,000 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 the provisions of other laws applicable thereto, \$1,850,000 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 the replacement of the Ward Avenue Bridge in the Village of Mamaroneck in order to reduce flooding and flood risk, as an in-kind contribution to the United States Army Corps of Engineers

Mamaroneck-Sheldrake project, as set forth in the County's Current Year Capital Budget, as amended. The bridge is owned by the Village of Mamroneck and the County will enter into an intermunicipal agreement with said Village and shall obtain an appropriate easement relation to the project. 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 the County's share of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,850,000. The plan of financing includes the issuance of \$1,850,000 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 said specific object or purpose, within the limitations of Section 11.00 a. 62 (2nd) 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 \$1,850,000. 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 \$1,850,000 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.

* * *

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_____.

The Clerk and Chief Administrative Office of the County Board of Legislators 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 \$1,850,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR THE REPLACEMENT OF THE WARD AVENUE BRIDGE IN THE VILLAGE OF MAMARONECK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,850,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,850,000 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 preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the replacement of the Ward Avenue Bridge in the Village of Mamaroneck in order to reduce flooding and flood risk, as an in-kind contribution to the United States Army Corps of Engineers Mamaroneck-Sheldrake project, as set forth in the County’s Current Year Capital Budget, as amended.

Amount of obligations to be issued and period of probable usefulness: \$1,850,000; 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

Project ID:* BPL26	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-02-2026
Fact Sheet Year:* 2026	Project Title:* FLOOD MITIGATION	Legislative District ID: 7
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PLANNING	CP Unique ID: 3131

Overall Project Description

This project is intended to provide a share of the cost of funding flood mitigation projects that are proposed by local municipalities and approved by the County, as well as provide funding for watershed analyses and project development plans prepared by the County or in partnership with state and federal agencies. This is a general fund, specific projects are subject to a Capital Budget Amendment.

- | | | |
|---|--|--|
| <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 checked="" type="checkbox"/> Other(COMMUNITY RESILIENCE/FLOOD MITIGATION) | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	120,750	120,750	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	120,750	120,750	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 14,374

Current Bond Description: This request will fund the design of the replacement of the Ward Avenue bridge in the Village of Mamaroneck to reduce flooding and flood risk, as an in-kind contribution to the USACE Mamaroneck-Sheldrake project.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,850,000
Cash:	0
Total:	\$ 1,850,000

SEQR Classification:

TYPE II

Amount Requested:

1,850,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|--|---|

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2009	5,400,000	MAMARONECK AND SHELDRAKE RIVERS BASIN FLOOD DAMAGE REDUCTION STUDY; FOUR LOCAL MUNICIPAL FLOOD PROJECTS
2012	5,000,000	FLOOD MITIGATION PROJECTS TO BE DETERMINED
2013	5,000,000	FLOOD RELATED PROJECTS
2015	150,000	DESIGN OF A COUNTYWIDE SYSTEM OF STREAM AND STORM GAUGES
2016	5,000,000	CONTINUATION OF THIS PROJECT
2021	200,000	DESIGN AND INSTALLATION OF A MAINTENANCE GATE AT SPRAIN BROOK, YONKERS
2022	11,000,000	THE US ARMY CORPS OF ENGINEERS' PROJECT IN THE VILLAGE OF MAMARONECK/SHELDRAKE AND MAMARONECK RIVERS
2023	17,500,000	\$10,300,000 CONTINUATION OF THIS PROJECT; \$7,000,000 FOR MAMARONECK/SHELDRAKE RIVERS, AND \$200,000 FOR CITY OF YONKERS SCOTTI FIELD FLOOD PROJECT
2024	27,250,000	CONTINUATION OF THIS PROJECT
2025	44,250,000	CONTINUATION OF THIS PROJECT

Total Appropriation History:

120,750,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
09	140	2,441,625	2,441,625	COUNTY PORTION OF FLOOD MITIGATION PROJECT IN COUNTY
09	79	900,000	899,501	FLOOD MITIGATION STUDY: MAM'K & SHELDRAKE RIVERS BASIN
17	11	2,974,875	2,502,239	COUNTY PORTION OF FLOOD MITIGATION PROJECT IN COUNTY (AMMENDED)
18	171	0	0	FUNDING FOR AN ENGINEERING STUDY TO DEVELOP A SOLUTION FOR FLOODING IN RYE BROOK, AVON CIRCLE AREA
19	107	300,000	238,764	INITIAL DESIGN OF PROJECT TO MITIGATE FLOODING ALONG THE HUTCHINSON RIVER
19	247	0	0	RECONSTRUCT THE HILLSIDE AVENUE BRIDGE IN THE VILLAGE OF MAMARONECK
21	171	350,000	111,070	FLOOD MITIGATION-TOWN OF NEW CASTLE (UNIQUES ID# 1694)
21	175	270,000	221,546	FLOOD MITIGATION-YONKERS (UNIQUES ID# 1692)
22	95	0	0	FLOOD MITIGATION-BRIARCLIFF MANOR (UNIQUE ID# 1953)
22	92	2,200,000	0	FLOOD MITIGATION-MAMARONECK (UNIQUE ID# 1857)
22	85	130,000	0	FLOOD MITIGATION-DOBBS FERRY (UNIQUES ID# 1948)
22	54	1,200,000	55,694	FLOOD MITIGATION-PEEKSKILL (UNIQUES ID# 1999)
23	23	2,500,000	562,627	RECONSTRUCT HILLSIDE AVENUE BRIDGE, VILLAGE OF MAMARONECK (UNIQUE ID#2001)
23	196	150,000	0	FLOOD MITIGATION (ID 2235)
23	198	3,870,000	0	FLOODING IN RYE BROOK, AVON CIRCLE AREA - (ID 2236)
23	206	121,250	0	FLOOD MITIGATION - HARRISON AVE YONKERS (ID 2324)
23	208	128,750	0	FLOOD MITIGATION - CLUNIE AVE YONKERS (ID 2326)
24	30	0	0	FLOOD MITIGATION-BRIARCLIFF MANOR (UNIQUE ID# 1953) (RECIND BOND ACT 95-22)
24	186	450,000	0	HARTSDALE BROOK AREA STUDY
24	81	2,000,000	0	FLOOD MITIGATION STUDY - ID 2448
25	122	1,250,000	0	
25	191	450,000	0	GREENBURGH PLANS
25	12	1,200,000	0	FLOOD MITIGATION AT MEMORIAL PARK
25	227	1,500,000	0	PREP & PRELIM AND DETAILED PLANS, SPECS AND ESTIMATES GARTH WOODS SECTION OF BRP

Total Financing History:
24,386,499

Recommended By:

Department of Planning
DSK2

Date
01-13-2026

Department of Public Works
RJB4

Date
01-15-2026

Budget Department
DEV9

Date
01-15-2026

Requesting Department
DSK2

Date
01-15-2026

FLOOD MITIGATION (BPL26)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: 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	120,750	120,750	14,334						
Non County Share									
Total	120,750	120,750	14,334						

Project Description

This project is intended to provide a share of the cost of funding flood mitigation projects that are proposed by local municipalities and approved by the County, as well as provide funding for watershed analyses and project development plans prepared by the County or in partnership with state and federal agencies. This is a general fund, specific projects are subject to a Capital Budget Amendment.

Current Year Description

There is no current request.

Impact on Operating Budget

The impact on the Operating Budget is the debt associated with the issuance of bonds.

FLOOD MITIGATION (BPL26)

Appropriation History

Year	Amount	Description	Status
2009	5,400,000	Mamaroneck and Sheldrake Rivers basin flood damage reduction study; Four local municipal flood projects	COMPLETE
2012	5,000,000	Flood Mitigation Projects to be Determined	\$2,906,500 COMPLETE; \$130,000 DESIGN; \$1,963,500 CONSTRUCTION
2013	5,000,000	Flood related projects	\$1,500,000 COMPLETE; \$3,350,000 CONSTRUCTION; \$150,000 DESIGN
2015	150,000	Design of a countywide system of stream and storm gauges	AWAITING BOND AUTHORIZATION
2016	5,000,000	Continuation of this project	\$2,700,000 DESIGN; \$2,300,000 CONSTRUCTION
2021	200,000	Design and installation of a maintenance gate at Sprain Brook, Yonkers	AWAITING BOND AUTHORIZATION
2022	11,000,000	The US Army Corps of Engineers' project in the Village of Mamaroneck/Sheldrake and Mamaroneck rivers	\$1,250,000 DESIGN; \$9,750,000 AWAITING BOND AUTHORIZATION
2023	17,500,000	\$10,300,000 continuation of this project; \$7,000,000 for Mamaroneck/Sheldrake Rivers, and \$200,000 for City of Yonkers Scotti Field flood project	\$786,500 CONSTRUCTION; \$16,713,500 AWAITING BOND AUTHORIZATION
2024	27,250,000	Continuation of this project	AWAITING BOND AUTHORIZATION
2025	44,250,000	Continuation of this project	AWAITING BOND AUTHORIZATION
Total	120,750,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	120,750,000	7,075,565	113,674,435
Total	120,750,000	7,075,565	113,674,435

FLOOD MITIGATION (BPL26)

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
79 09	900,000	12/02/10	358,000	499
		12/02/10	(358,000)	
		11/30/11	522,141	
		11/30/11	77,859	
		11/19/15	250,434	
		11/19/15	48,566	
		11/19/15	501	
140 09	2,441,625	10/24/12	740,494	
		10/24/12	75,506	
		10/24/12	6,240	
		12/10/13	852,989	
		12/10/13	104,011	
		12/10/13	2,925	
		11/19/15	334,212	
		11/19/15	64,813	
		11/19/15	669	
		12/15/16	259,766	
		11 17	2,974,875	12/15/17
12/15/17	5,866			
12/15/17	50			
12/15/17	29,606			
12/15/17	5,436			
12/15/17	46			
12/10/18	660,625			
12/10/19	959,846			
12/10/19	189,546			
12/10/19	117,641			
12/10/19	23,231			
		04/30/20	478,398	
171 18				
107 19	300,000	12/01/21	123,508	61,236
		11/30/23	59,583	
		11/30/23	5,869	
		02/02/25	45,639	

FLOOD MITIGATION (BPL26)

			02/02/25	4,165	
247	19				
171	21	350,000	11/30/23	56,656	238,930
			11/30/23	5,581	
			02/02/25	44,750	
			02/02/25	4,084	
175	21	270,000	11/30/23	201,681	48,454
			11/30/23	19,866	
85	22	130,000			130,000
92	22	2,200,000			2,200,000
95	22				
54	22	1,200,000	02/02/25	51,037	1,144,306
			02/02/25	4,657	
23	23	2,500,000	11/30/23	485,406	1,937,373
			11/30/23	47,813	
			02/02/25	26,948	
			02/02/25	2,459	
196	23	150,000			150,000
198	23	3,870,000			3,870,000
206	23	121,250			121,250
208	23	128,750			128,750
30	24				
81	24	2,000,000			2,000,000
186	24	450,000			450,000
122	25	1,250,000			1,250,000
12	25	1,200,000			1,200,000
Total		22,436,500		7,033,067	15,403,433

ACT NO. - 2026

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement with the Village of Mamaroneck requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge in order to reduce flooding of municipal and private property in the Village.

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

Section 1. The County of Westchester (the “County”) is authorized to enter into an intermunicipal agreement (“IMA”) with the Village of Mamaroneck (the “Village”) requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge (the “Bridge”) in order to reduce flooding of municipal and private property in the Village.

§ 2. Under the proposed IMA, the County shall be responsible for demolition and removal of the existing Bridge and related structures and design and construction of a new bridge substructure and superstructure, bridge railing and/or parapet, sidewalks, roadway reconstruction and drainage enhancements (“Project”). The design work for the Project shall include survey, mapping, traffic data and accident analysis, geotechnical investigations, hydraulic analysis, construction cost estimates, and preparation of engineering plans and specifications.

§ 3. The IMA shall require the Village to acquire any necessary property rights for the Project and convey an easement to the County in order to provide the necessary property interest for the County to issue bonds to finance the Project. The Village shall be responsible for remediation of any hazardous materials found and indemnify the County for any claims related to remediation. The Village shall also act as lead agency for the necessary environmental reviews required by the State Environmental Quality Review Act for the construction phase of the Project. Following completion of the Project, the Village shall be responsible for maintenance of the Bridge, the surrounding land and the stream/riverbed. The IMA shall state that the total cost to the County for design, construction and construction management of the Project shall not exceed \$22,000,000.

§ 4. The term of the IMA shall be for a period equal to or greater than the life of any bonds issued by the County to fund the County's portion of the Project, which is estimated to be forty (40) years pursuant to New York Local Finance Law section 11.00.

§ 5. The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to effectuate the purposes hereof.

§ 6. This Act shall take effect immediately.

DRAFT

AGREEMENT (“Agreement”), made the ___ day of _____, 202__, by and between:

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 (hereinafter referred to as the “County”)

and

THE VILLAGE OF MAMARONECK, a municipal corporation of the State of New York, having an office and place of business at 123 Mamaroneck Avenue, Mamaroneck, New York 10543 (hereinafter referred to as the “Municipality”).

RECITALS

WHEREAS, the Municipality is the owner of the Ward Avenue Bridge; and

WHEREAS, the area of the Municipality in which the Ward Avenue Bridge is located is identified as a flood problem area within the Stormwater Reconnaissance Plan for the Coastal Long Island Sound Watershed, prepared by the County and adopted by the County Board of Legislators on August 4, 2014. The Stormwater Reconnaissance Plan includes a discussion of flooding within the Municipality and references the United States Army Corps of Engineers (“USACE”) study of the Mamaroneck and Sheldrake rivers that ultimately identified the Ward Avenue Bridge as one of many projects to reduce flooding and flood risk within the study area; and

WHEREAS, the Municipality seeks the demolition and removal of the Ward Avenue Bridge and reconstruction of a new bridge in that location; and

WHEREAS, pursuant to Section 102 of New York Highway Law, the County superintendent of highways has supervision of all County roads and bridges comprising the county highway system, together with any other roads and bridges for which responsibility is imposed on the County under any lawful agreement made by the County; and

WHEREAS, the Municipality desires to enter into such an agreement to impose on the County responsibility for demolition and reconstruction of the Ward Avenue Bridge; and

WHEREAS, the County is a party to an agreement with the New York State Department of Environmental Conservation (“NYSDEC”) whereby the County will contribute funds to the United States Army Corps of Engineers (“USACE”) for the design of the Mamaroneck and Sheldrake Rivers Flood Risk Reduction Project (the “NYSDEC Agreement”), of which the demolition and reconstruction of the Ward Avenue Bridge is a component; and

WHEREAS, in order to avoid further delays the Municipality has requested that the County advance the demolition and reconstruction of the Ward Avenue Bridge; and

WHEREAS, the County desires to assist the Municipality in order to reduce flooding of municipal and private property in the Municipality, and is willing to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge.

NOW, THEREFORE, in consideration of the mutual representations, covenants and agreements herein set forth, the County and the Municipality, each binding itself, its successors and assigns, do mutually promise, covenant and agree as follows:

ARTICLE I
TERM

Section 1.0. The recitals are hereby incorporated by reference into the body of this Agreement.

Section 1.1. The term of this Agreement shall be for a period commencing upon full execution hereof by both parties and approval of same by the Office of County Attorney, as evidenced by the date on the top of page 1 of this Agreement, and shall continue for a period equal to or greater than the life of any bonds issued by the County to fund the County’s portion of the Project, which is estimated to be forty (40) years pursuant to NY Local Finance Law section 11.00.

ARTICLE II
REPRESENTATIONS

Section 2.0. The subject project shall consist of demolition and removal of the existing Ward Avenue Bridge and related structures and shall also include design and construction of a new bridge substructure and superstructure, bridge railing and/or parapet, sidewalks, roadway reconstruction and drainage enhancements (“Project”). The Project will be designed and constructed in accordance with the NY State Department of Transportation Standard Specifications for Construction and Materials, including all applicable revisions. The County, on behalf of NYSDEC as the Non-Federal Interest and the Municipality as the owner of the Bridge, intends to satisfy the responsibilities identified by the USACE in the eventual Project Partnership Agreement (“PPA”) between USACE, NYSDEC and the County. The design work for the Project will include survey, mapping, traffic data and accident analysis, geotechnical investigations, hydraulic analysis, construction cost estimates, and preparation of engineering plans and specifications.

Section 2.1. The Municipality shall perform all necessary environmental reviews in connection with the Project, including but not limited to making necessary determinations in compliance with the State Environmental Quality Review Act (“SEQRA”) and the National Environmental Policy Act (“NEPA”) as applicable.

The Municipality shall submit documentation to the County demonstrating compliance with SEQRA and NEPA, as applicable, and their implementing regulations including those activities that have been determined not to constitute an action as defined by SEQRA or activities determined to be Type II actions as defined by SEQRA. The Municipality shall act as the lead agency for meeting the requirements of SEQRA for any Unlisted or Type I action that is undertaken pursuant to this Agreement, unless otherwise directed by the County Planning Commissioner. The Municipality shall include the County as an Involved Agency (as defined in SEQRA) in all matters relating to SEQRA and conduct a coordinated review where applicable.

To the extent the Municipality procures the services of a consultant to assist in preparing environmental information, the same consultant shall be used for SEQRA and NEPA purposes.

Section 2.2. In connection with the Project, the Municipality shall obtain all required approvals and permits and promptly execute and comply with all statutes, ordinances, rules, orders, regulations, codes and requirements of the Federal, State, County and municipal governments of the County. The Municipality shall also comply with any and all sanitary rules and regulations of the State and County Health Departments.

The Municipality shall obtain all necessary environmental permits required for the Project, and conduct any required historical/cultural review and provide the County with documentation in support thereof. In addition, for the duration of the Project the Municipality shall, at its sole cost and expense, provide or arrange to provide traffic control and operational services, landscape and park improvements. Following completion of the Project, the Municipality shall at its sole cost and expense continuously provide all maintenance for the new bridge and the surrounding area including the stream bed.

Section 2.3. Prior to the County's award of a construction contract for the Project, the Municipality shall acquire all necessary real estate acquisitions, easements and rights-of-way required to perform the Project. The Municipality shall convey to the County non-exclusive easements (the "Easements") in, upon, under and over that portion of the Municipality's property and any non-Municipally-owned property within which the Project is located (all such property comprising the "Property"). The Easements shall be substantially in the form attached hereto and made a part hereof as Schedule "A". The Municipality shall be solely responsible for obtaining any and all easements on non-Municipally-owned property needed in connection with the carrying out the Project and shall provide copies of said easements to the County. Said easements shall name Westchester County as a grantee solely for the purposes of carrying out the work needed to accomplish the Project and said Easements shall be for a term equal to or greater than the life of any bonds issued by the County to fund the County's portion of the Project.

Section 2.4. The County agrees to finance the design, specifications, construction documents and construction for the Project up to an amount not to exceed \$22,000,000.00. The

County share of the Project shall not exceed that amount, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall the County be expected or required to make any payment of any kind whatsoever or be under any other obligation or liability hereunder in connection with this Project except as herein expressly set forth. The County and the Municipality may pursue funding from the State of New York which may further offset the total cost of the Project.

Section 2.5. The County does not provide or extend any warranty of fitness for a particular purpose or workmanship for any work undertaken in connection with, or paid under, this Agreement. Payment hereunder by the County shall operate as a release to the County from any and all obligations or liabilities in connection herewith to the Municipality.

Section 2.6. If at any time the Municipality shall neglect or fail to perform properly any of its obligations under this Agreement, the County shall have the right to withhold, in whole or in part, any payments otherwise due or to become due to the Municipality hereunder until such neglect or failure shall have been remedied to the reasonable satisfaction of the County.

Section 2.7. The Municipality represents warrants and guarantees that:

(a) It is a municipal corporation duly organized, validly existing under the laws of the State of New York; the execution and performance of this Agreement by the Municipality has been duly authorized by its governing body; this Agreement, and any other documents required to be delivered by the Municipality when so delivered, will constitute the legal, valid and binding obligations of the Municipality in accordance with their respective terms; and the Municipality will deliver to the County at the time of execution of this Agreement a resolution adopted by its governing body authorizing the execution of this Agreement, and any other documents required to be delivered by the Municipality, including the aforesaid Easements;

(b) The person signing this Agreement on behalf of the Municipality has full authority to bind the Municipality to all of the terms and conditions of this Agreement pursuant to the resolution granting such authority by the Municipality's governing body, as noted above;

(c) It is financially and technically qualified to perform its obligations hereunder; and

(d) The Municipality acknowledges that the County is acting in reliance on the above representations.

ARTICLE III
ACCOUNTING

Section 3.0. The Municipality shall cause accurate records and books of account to be maintained in which shall be entered all matters relating to this Agreement, including all liabilities thereof and all expenditures, and payments to any and all contractors or subcontractors involved in the Project. Such books and records shall be maintained in accordance with generally accepted accounting principles, consistently applied and shall be kept at a location within Westchester County. The Municipality will provide the County with documentation, upon the County's request, in order to verify same. The County shall have the right to audit, inspect, examine and copy such books and records of the Municipality at all reasonable times during normal business hours at the office of the Municipality. The County's audit rights hereunder extend to all documents, reports, and records which relate to the Municipality's commitment to affirmatively further fair housing as described in Article IV herein.

ARTICLE IV
NOTICES

Section 4.0. All notices of any nature referred to in this Agreement shall be in writing and either sent by registered or certified mail postage pre-paid, or delivered by hand or overnight courier, (with acknowledgement received and a copy of the notice sent by registered or certified mail, postage pre-paid), as set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt. Notices shall be sent to the following:

To the County:

Commissioner
Department of Public Works and Transportation
County of Westchester
148 Martine Avenue, 5th Floor
White Plains, New York 10601

Commissioner

Department of Planning
County of Westchester
148 Martine Avenue, 4th Floor
White Plains, New York 10601

with a copy to:

County Attorney
County of Westchester
148 Martine Avenue, 6th Floor
White Plains, New York 10601

To the Municipality:

Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

with a copy to:

Village Attorney
123 Mamaroneck Avenue
Mamaroneck, New York 10543

ARTICLE V
INSURANCE AND INDEMNIFICATION

Section 5.0. The Municipality shall comply with the insurance requirements contained in Schedule “B” entitled “Standard Insurance Provisions,” attached hereto and made a part hereof. The Municipality may, in lieu of procuring and maintaining the aforesaid insurance, elect to obtain such coverage through a program of self-insurance, which coverage and program shall be in accordance with generally accepted standards for similarly situated entities. In addition to the foregoing, the Municipality shall contractually ensure that all of its contractors, subcontractors and/or consultants (individually a “Contractor” or collectively, the “Contractors”) that are engaged to provide services in connection with this Agreement shall provide such insurance coverage as described in Schedule “B” naming as additional insured, the Municipality and the County and their respective officials (elected or otherwise), officers, employees and agents (collectively the “Additional Insureds”). The Municipality shall require, before such services commence, that each such insurance policy be endorsed to contain the following clauses: (a) the insurer shall have no

right to recovery or subrogation against the Additional Insureds (including their respective officials (elected or otherwise), officers, employees and agents), it being the intention that the insurance policy shall protect both the insured and the Additional Insureds and be primary coverage for any and all losses covered by such insurance; (b) the clause "other insurance provisions" in any such insurance policy shall not apply to the Additional Insureds or their insurance policies; (c) the insurer issuing the policy shall have no recourse against the Additional Insureds (including their respective officials (elected or otherwise), officers, employees and agents) for payment of any premiums or for assessments under any form of policy; and (d) any and all deductibles in such insurance policy shall be assumed by and be for the account of, and at the sole risk of the Contractor.

Section 5.1. In addition to and not in limitation of the insurance requirements specified above, to the fullest extent permitted by law, the Municipality shall defend, indemnify and hold harmless the County, its elected officials, officers, employees and agents (the "Indemnitees") from and against, any and all liability, damage, claims, demands, costs, judgments, fees, attorney's fees or loss arising directly or indirectly from the Project, including any which may arise from a change in applicable laws, rules and regulations, that may be imposed upon or incurred by or asserted against any of the Indemnitees by reason of any of the following:

(a) **Work.** Any construction, repair, alteration, addition, replacement, restoration or improvement work done by or on behalf of the Municipality in, on or about the Project or any part thereof;

(b) **Use.** The use, occupation, condition, operation, maintenance, management, supervision or development of or providing security for all or any portion of the Project, or the affected portion thereof, by or on behalf of the Municipality, including without limitation, any liability with respect to any violations imposed by any governmental authorities in respect of any of the foregoing;

(c) **Act or Failure to Act of Municipality.** Any act performed by, or any failure to perform any act required to be performed by the Municipality, a third party under the direction or control of the Municipality, or any of the Municipality's officers, agents, contractors, servants, employees, lessees or invitees in connection with this Agreement or the Project;

(d) **Accidents, Injury to Person or Property.** Any accident, injury, (including death at any time resulting therefrom) or damage to any person, including, without limitation,

employees of the Municipality or any Indemnitee, or property occurring in, on, or about the Project or any part thereof; or

(e) Breach of Municipality's Obligation. Any failure or refusal on the part of the Municipality to perform its obligations pursuant to this Agreement.

(f) Municipality's Obligations. The Municipality's failure, within any applicable grace period, to perform or comply with any of the covenants, terms or conditions contained in this Agreement on the Municipality's part to be kept, observed, performed or complied with within any applicable grace period.

Section 5.2. The Municipality shall be responsible, at its sole expense, for remediation of any Hazardous Materials or Hazardous Waste, as those terms are defined below, that may be discovered on the Property in the course of the Project.

Section 5.3. The Municipality hereby further acknowledges and agrees that it shall defend, indemnify and hold harmless the County for any "Environmental Damages" to the Property. "Environmental Damages" shall mean all claims, damages, demands losses, penalties, fines, fees, liabilities (including strict liability), encumbrances, liens, costs and expenses of investigation and defense of any, whether or not such claim is ultimately defeated, and of any good faith settlement or judgment, of whatever kind or nature, contingent or otherwise, matured or unmatured, foreseeable or unforeseeable, including, without limitation, reasonable attorney's fees and disbursements and consultants' fees, any of which are incurred as the result of the existence of "Hazardous Material" or "Hazardous Waste" upon, beneath, or about the Property or migrating or threatening to migrate to or from the Property, or the existence of a violation of "Environmental Requirements" pertaining to the Property, regardless of whether the existence of such "Hazardous Materials" or "Hazardous Waste" or the violation of "Environmental Requirements" arose prior to the Municipality or County's ownership of the Property, including, without limitation:

(i) damages for personal injury, or injury to Property or natural resources occurring upon or off the Property, foreseeable or unforeseeable, including, without limitation, lost profits, consequential damages, the cost of demolition or rebuilding of any improvements of real property, interest and penalties;

(ii) fees incurred for the service of attorneys, consultants, contractors or experts, laboratories and all other costs incurred in connection with the investigation or

remediation of such “Hazardous Materials” or “Hazardous Waste” or violation of “Environmental Requirements” including, but not limited to, the preparation of any feasibility studies or reports or the performance of any cleanup, remediation, removal, response, abatement, containment, closure, restoration or monitoring work required by any federal, state or local governmental agency or political subdivision, or reasonably necessary to make the full use of the Property or any other property or otherwise expended in connection with such conditions; and

(iii) liability to any third person or governmental agency to indemnify such person or agency for the costs expended in connection with the items referenced in subparagraph (ii) herein;

(iv) diminution in the value of the Property and damages for loss of business and restriction on the use of the Property or any part thereof.

Section 5.3.a. Definitions. For the purposes of this Agreement, the following definitions shall apply:

- (1) “Hazardous Materials” or “Hazardous Waste” shall mean any substance:
 - (i) the presence of which requires investigation or remediation under any federal, state, or local statute, regulation, ordinance, order, action, policy or common law; or
 - (ii) which is or becomes defined as a hazardous waste, hazardous substance, pollutant or contaminant under any federal, state or local statute, regulation, rule, or ordinance or amendments thereto including, without limitations, the United States Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 USC §9601 (14) 42 USC §9602 and any “hazardous waste” as defined in or listed under the United States Solid Waste Disposal Act, as amended, 42 USC §6901(5), 42 USC §6921; or
 - (iii) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board or instrumentality of the United States, the State of New York or any political subdivision thereof; or
 - (iv) the presence of which, on the Property, causes or threatens to cause a nuisance on the Property or to nearby properties or poses or threatens to pose a hazard to the health and safety of persons on, about or nearby the Property; or
 - (v) the presence of which on nearby properties would constitute a trespass by the owner of the Property; or

(vi) without limitation which contains gasoline, diesel fuel, or other petroleum hydrocarbons; or

(vii) without limitation which contains polychlorinated bipheynols (PCBs), asbestos, or urea formaldehyde foam insulation.

(2) “Environmental Requirements” shall mean all applicable present and future statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations, concessions, franchises, and similar items, of all government agencies, departments, commissions, boards, bureaus, or instrumentalities of the United States, the State of New York and the political subdivisions thereof; and all applicable judicial, administrative, and regulatory decrees, judgments, and orders relating to the protection of human health or the environment.

Section 5.4. The Municipality shall promptly notify the County in writing of any claims made or any suits instituted against the Municipality of which it has knowledge arising from its performances hereunder or in connection with this Agreement or in connection with the Project.

Section 5.5. In the event the Municipality does not provide the above defense and indemnification to the County, and such refusal or denial to provide the above defense and indemnification is found to be in breach of all or part of this Article, then the Municipality shall reimburse the County’s reasonable attorney’s fees incurred in connection with the defense of any action, and in connection with enforcing all or part of this Article of the Agreement.

Section 5.6. This Article shall survive termination or expiration of this Agreement.

ARTICLE VI

MISCELLANEOUS

Section 6.0. Any purported delegation of duties or assignment of rights under this Agreement without the prior express written consent of the County is void.

Section 6.2. The failure of the County to insist upon strict performance of any term, condition or covenant herein shall not be deemed a waiver of any rights or remedies that the County

may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions or covenants herein.

Section 6.3. It is mutually understood and agreed that the terms, covenants, conditions and agreements herein contained shall be binding upon the parties hereto and upon their respective successors, legal representatives and assigns.

Section 6.4. This Agreement and its attachments constitute the entire agreement between the parties hereto with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. This Agreement shall not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties, and approved by the Office of the County Attorney.

Section 6.5. It is recognized and understood that the Municipality is not an agent of the County and in accordance with such status, the Municipality, its consultant(s), its subcontractor(s), and their respective officers, agents, employees, representatives and servants shall at all times during the term of this Agreement neither hold themselves out as, nor claim to be acting in the capacity of officers, employees, agents, representatives or servants of the County, nor make any claim, demand or application for any right or privilege applicable to the County, including without limitation, rights or privileges derived from workers compensation coverage, unemployment insurance benefits, social security coverage and retirement membership or credit.

Section 6.6. This Agreement shall not be enforceable until signed by all parties and approved by the Office of the County Attorney.

Section 6.7. In the event that any one or more provisions, sections, subsections, clauses or words of this Agreement are for any reason held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, but this Agreement shall be construed and enforced as if such illegal or invalid section, subsection, clause or word has not been contained herein.

Section 6.8. This Agreement shall be deemed executory only to the extent of funds appropriated and made available for the purpose of this Agreement and no liability on account thereof shall be incurred by the County beyond the amount of such appropriated funds.

Section 6.9. All covenants, stipulations, promises, agreements and obligations of the Municipality and the County contained herein shall be deemed to be stipulations, promises, agreements and obligations of the Municipality and the County and not of any member, officer or employee of the Municipality or the County in his/her individual capacity and no recourse shall be had for any obligation or liability herein or any claim based thereon against any member, officer or employee of the Municipality or the County or any natural person executing this Agreement.

Section 6.10. The parties represent that they have all requisite power and authority to execute, deliver and perform this Agreement, and this Agreement has been duly authorized by all necessary action on the part of the parties. The parties each agree to execute and deliver such further instruments and to seek such additional authority as may be required to carry out the intent and purpose of this Agreement, including providing the County with any necessary property interests in the Project in order for the County to fund the Project.

Section 6.11. This Agreement may be executed in two or more counterparts and all counterparts so executed shall for all purposes constitute one agreement binding upon all the parties hereto.

Section 6.12. Nothing in this Agreement shall act to confer third-party beneficiary rights on any person or entity not a party to this Agreement.

Section 6.13. The headings in this Agreement are for reference purposes only and shall not be used in construing the terms of this Agreement.

Section 6.14. The Municipality hereby acknowledges that any provision of this Agreement which requires consent of the County shall be subject to receipt by the County of any and all necessary legal approvals.

Section 6.15. No director, officer, employee, agent or other person authorized to act on behalf of the County shall have any personal liability in connection with this Agreement or any failure of the County to perform its obligations hereunder. No director, officer, employee, agent or other person authorized to act on behalf of the Municipality shall have any personal liability in connection with this Agreement or any failure of the Municipality to perform its obligations hereunder.

[NO FURTHER TEXT/SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

COUNTY OF WESTCHESTER

By: _____
Hugh J. Greechan, Jr.
Commissioner of Public Works and
Transportation

VILLAGE OF MAMARONECK

By: _____
Name:
Title:

Approved by the Board of Legislators of the County of Westchester by Act No. 202__ - __
on the _____ day of _____, 202__.

Approved by the Board of the Village of Mamaroneck on the _____ day of _____, 202__.

Approved:

Deputy County Attorney
County of Westchester
Vutera/PLN/US Army Corps/IMA Village of Mamaroneck Ward Ave Bridge 12-3-25

MUNICIPALITY'S ACKNOWLEDGMENT

STATE OF NEW YORK)
 ss.:
COUNTY OF WESTCHESTER)

On the _____ day of _____ in the year 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument; and, acknowledged if operating under any trade name, that the certificate required by the New York State General Business Law Section 130 has been filed as required therein.

Signature and Office of individual
taking acknowledgment

CERTIFICATE OF AUTHORITY

I, _____,
(Officer other than officer signing contract)

certify that I am the _____ of
(Title)
the _____
(the "Municipality")

a municipal corporation duly organized and in good standing under the _____
*(Law under which organized, e.g., the
New York Business Corporate Law)*

named in the foregoing agreement; that _____
(Person executing agreement)

who signed said agreement on behalf of the Municipality was, at the time of execution

(Title of such person)

of the Municipality and that said agreement was duly signed for and on behalf of said Municipality
by authority of its Board of _____, thereunto duly authorized and that
such authority is in full force and effect at the date hereof.

(Signature)

STATE OF NEW YORK)
 ss.:
COUNTY OF WESTCHESTER)

On this _____ day of _____, 20____, before me personally came
_____, whose signature appears above, to me known,
and known to me to be the _____ of _____
(Title)

_____, the Municipality described in and which
executed the above certificate, who being by me duly sworn did depose and say that he/she, the said
_____ of said Municipality resides at _____
_____, and that he/she signed his/her name
hereto by order of the Board of _____ of said Municipality.

Notary Public

SCHEDULE "A"

EASEMENT AGREEMENT

(To be attached)

SCHEDULE "B"

STANDARD INSURANCE PROVISIONS **(MUNICIPALITY)**

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality's negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality until such time as the Municipality shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) Commercial General Liability Insurance with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:

- i. Premises - Operations.
- ii. Broad Form Contractual.
- iii. Independent Contractor and Sub-Contractor.
- iv. Products and Completed Operations.

- c) Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

- d) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:

- (i) Owned automobiles.
- (ii) Hired automobiles.
- (iii) Non-owned automobiles.

3. All policies of the Municipality shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality.

DRAFT



Kenneth W. Jenkins
County Executive

Office of the County Attorney

John M. Nonna
County Attorney

January 20, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Re: Legislation authorizing the County Attorney and the Commissioner of Finance to compromise the liability of the County of Westchester and pay a reduced lump sum to a former County employee in lieu of future payments

Dear Honorable Members of the Board:

Attached for your consideration is an Act which, if approved, would authorize the County Attorney and the Commissioner of Finance to compromise the liability of the County of Westchester (the "County") to pay Workers' Compensation benefits to a former police officer in the Westchester County Department of Public Safety (the "Department"). The officer is identified herein as "M.S." Consistent with prior practice in similar cases, we have deleted the name of the employee to protect the individual's privacy. The name, of course, will be disclosed to the Board of Legislators upon request.

Pursuant to Section 32 of the New York State Workers' Compensation Law, the County is permitted to reduce the liability for ongoing benefits by paying a lump sum to the employee. When a County employee suffers a work-related injury, he or she qualifies for Workers' Compensation benefits. Once the Workers' Compensation Board issues a permanency finding, the County is obligated to make continuing payments. Pursuant to Section 32 of the New York State Workers' Compensation Law, the County is permitted to reduce its liability for ongoing benefits by paying the employee a reduced lump sum. As a result of this lump sum, future payments are eliminated and the County realizes substantial savings.

In the past, the Department of Finance, in its role as administrator of the County's Workers' Compensation Program, has negotiated, with the cooperation of the County Attorney's Office, lump-sum settlements with the attorneys for injured employees. Such settlements have been and remain subject to final approval in the interest of justice by the New York State Workers' Compensation Board.

The proposed settlement is based upon the following criteria:

1. The accepted workers' compensation claims;
2. The loss-of-use award; and
3. The settlement amount proposed by the claimant's attorney.

Michaelian Office Building
148 Martine Avenue, 6th Floor
White Plains, New York 10601

Telephone: 914-995-3630

Fax: 914-995-3132*

*Please be advised that service by facsimile
is not accepted.



Relevant History

Accepted Workers' Compensation Claims

This matter involves four accepted workers' compensation claims:

- Claim No. 1 (PF178013; WCB No. G1871241): On March 18, 2017, M.S. arrested a physically combative, non-compliant offender. During that arrest, M.S. sustained contusions and abrasions to his forehead, left ring finger, and right hand. As of this writing, the County has paid job-injury indemnity (lost wage) and medical expenses on this claim totaling two hundred eighty-three and 30/100 dollars (\$283.30).
- Claim No. 2 (PF178079; WCB No. G2085176): On December 26, 2017, M.S. slipped on ice in the parking lot at Chauncey Square, located at 50 Stanley Avenue in Dobbs Ferry, NY 10522. In the resulting fall, M.S. injured his right shoulder and back. As of this writing, the County has paid job-injury indemnity (lost wage) and medical expenses on this claim totaling nine thousand seventy-one and 65/100 dollars (\$9,071.65).
- Claim No. 3 (PF2208007; WCB No. G2729556): On February 16, 2020, M.S. attempted to gain compliance from an emotionally disturbed person at the main building of the Westchester County Medical Center. In so attempting, M.S. fell to ground and injured his left knee. As of this writing, the County has paid job-injury indemnity (lost wage) and medical expenses on this claim totaling two hundred fifty-seven thousand seven hundred eighty-five and 01/100 dollars (\$257,785.01).
- Claim No. 4 (PF2228056; WCB No. G3355392): On August 11, 2022, M.S. accidentally discharged his duty weapon into the floor of the supervisor's locker room at Westchester County Police Headquarters. Thereafter, M.S. reported a graze wound near his right elbow, tinnitus in both ears, and—as a result of a hard step taken immediately after the unexpected discharge—an exacerbation of his preexisting hip injury. As of this writing, the County has paid job-injury indemnity (lost wage) and medical expenses on this claim totaling ninety-seven thousand seven hundred five and 70/100 dollars (\$97,705.70).

For the reader's convenience, charts tallying relevant amounts appear below:

	D/O/I	Expenses
Claim No. 1	18-Mar-17	\$ 283.30
Claim No. 2	26-Dec-17	\$ 9,071.65
Claim No. 3	16-Feb-20	\$257,785.01
Claim No. 4	11-Aug-22	\$ 97,705.70
TOTAL		\$364,845.66

PPD Award & Retirement

On April 26, 2024, the New York State and Local Retirement System approved M.S.'s application for a Performance of Duty Disability Retirement as a result of this incident. On May 9, 2024, the New York State Workers' Compensation Board awarded M.S. a permanent partial disability

("PPD") as a result of this incident in the amount of six hundred thirty-five and 95/100 dollars (\$635.95) per week for a period of two hundred fifty (250) weeks (the "PPD Award"). M.S. retired from County service that same day.

Future Expenses

Future Indemnity Expenses

The PPD Award is set to expire in 172 weeks (i.e., February 22, 2029). Given the indemnity rate (\$635.95/week), the total amount yet to be paid is one hundred nine thousand three hundred eighty three and 40/100 dollars (\$109,383.40). Reducing the undiscounted cash flow to net present value using a discount rate of 5%, the Westchester County Attorney's Office was able to calculate the PPD Award's net present value to be one hundred one thousand eighty-two and 36/100 dollars (\$101,082.36).

	Remaining Weeks	Award Rate	Total Remaining	Discount Rate	Net Present Value
PPD Award	172 Weeks	\$635.95/week	\$109,383.40	5%	\$ 101,082.36

Future Medical Expenses

Independent of the PPD Award, the County is obligated to cover M.S.'s future medical expenses related to Claim Nos. 1-4. A vendor (MSA Advocates, Inc.) hired by the County's workers' compensation fund third-party administrator (Triad Group, LLC) has estimated the County's future exposure on all four claims as totaling forty-nine thousand two hundred sixty-seven and 90/100 dollars (\$49,267.90).

	Estimated Exposure
Future Medical Expenses	\$49,267.90

Discussion of Settlement Offer

M.S.'s has agreed in principle to settle all four claims for ninety-six thousand four hundred sixty-one and 30/100 dollars (\$96,461.30). If accepted, this settlement will resolve all four claims and relieve the County from any obligation to reimburse future treatment on any of the related injuries. The County's savings pursuant to the proposed settlement are estimated to be fifty-three thousand eight hundred eighty-eight and 96/100 dollars (\$53,888.96).

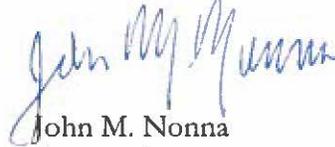
	Indemnity	Medical	TOTAL
Exposure	\$101,082.36	\$49,267.90	\$150,350.26
Proposed Settlement	\$47,193.40	\$49,267.90	\$96,461.30 ³
Proposed Savings	\$53,888.96	\$ -	\$53,888.96

³ Two side notes: First, M.S.'s original settlement demand included a round number for the indemnity piece (\$65,000.00); that figure was later reduced by the weekly indemnity payments M.S. received in the interim. Second, the U.S. Department of Health and Human Services prohibits workers' compensation carriers from realizing medical-related savings on Section 32 settlements—meaning the medical portion of such settlements often equals the carrier's estimated exposure.

Based upon the foregoing, the County Attorney and the Commissioner of Finance request authority to compromise the liability of the County by contributing ninety-six thousand four hundred sixty-one and 30/100 dollars (\$96,461.30) toward a lump-sum settlement in full satisfaction of the County's indemnity and medical obligation in this matter.

We therefore recommend the accompanying Act.

Very truly yours,



John M. Nonna
County Attorney



Karin E. Hablow
Commissioner of Finance

JMN/KEH/stc

BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

Your Committee is in receipt of a proposed Act which, if enacted by your Board, would authorize the County Attorney and the Commissioner of Finance to compromise the liability of the County of Westchester (the “County”) to pay Workers’ Compensation benefits to a former County employee, identified herein as “M.S.” Consistent with prior practice in similar cases, we have deleted the name of the employee to protect the individual’s privacy. The name, of course, will be disclosed to the Board of Legislators upon request.

Pursuant to Section 32 of the New York State Workers’ Compensation Law, the County is permitted to reduce the liability for ongoing benefits by paying a lump sum to the employee. When a County employee suffers a work-related injury, he or she qualifies for Workers’ Compensation benefits. Once the Workers’ Compensation Board issues a permanency finding, the County is obligated to make continuing payments. As a result of this lump sum, future payments are eliminated and the County realizes substantial savings.

The Department of Finance, in its role as administrator of the County’s Workers’ Compensation Program, has negotiated, with the cooperation of the County Attorney’s Office, lump-sum settlements with the attorneys for injured employees. Such settlements have been and remain subject to final approval in the interest of justice by the N.Y. State Workers’ Compensation Board.

Employee:	M.S.
Department:	Public Safety
Dates of Injury:	March 18, 2017; December 26, 2017; February 16, 2020; and August 11, 2022
Injuries:	Forehead, left ring finger, right hand, right shoulder, back, left knee, right elbow, ears, hip.
Lump-Sum Settlement (Medical & Indemnity):	\$ 96,461.30

Your Committee has carefully considered the matter and recommends authorizing the County Attorney and the Commissioner of Finance to compromise the liability of the County to pay Workers’

Compensation benefits to the above-named former County employee, thereby reducing the liability for ongoing benefits by paying a lump sum to and/or for the benefit of M.S. An affirmative vote of a majority of the Board is required to pass this legislation.

Dated: White Plains, New York
January __, 2026

ACT NO. 2026

AN ACT authorizing the County Attorney and the Commissioner of Finance to compromise the liability of the County of Westchester and pay a reduced lump sum to a former County employee in lieu of future payments.

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

1. The County Attorney and the Commissioner of Finance are hereby authorized to compromise the County's right to pay Workers' Compensation benefits to M.S., a former employee, by contributing \$ 96,461.30 towards a lump-sum settlement, thereby reducing the County's liability for ongoing benefits to and/or for the benefit of the employee.
2. The County Attorney or his designee and the Commissioner of Finance or her designee are hereby authorized to execute and deliver all documents and take such actions as the County Attorney and/or the Commissioner of Finance deem necessary or desirable to accomplish the purposes hereof.
3. This Act shall take effect immediately.

FISCAL IMPACT STATEMENT

SUBJECT: Settlement of Workers Comp Benefits (M.S.)

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A) GENERAL FUND AIRPORT SPECIAL REVENUE FUND (Districts)

B) EXPENSES AND REVENUES

Total Current Year Cost \$ 96,461.30

Total Current Year Revenue \$ _____

Source of Funds (check one): Current Appropriations

Transfer of Existing Appropriations

Additional Appropriations

Other (explain)

Identify Accounts: 613-57-0024-4280

Potential Related Operating Budget Expenses:

Annual Amount \$ _____

Describe: _____

Potential Related Revenues:

Annual Amount \$ _____

Describe: _____

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

Current Year: _____

Next Four years: _____

Prepared by: Sean T. Carey

Title: Associate County Attorney

Department: Law

Reviewed By: 

Budget Department

1/21/26

If you need more space, please attach additional sheets.



Kenneth W. Jenkins
County Executive

Office of the County Attorney

John M. Nonna
County Attorney

January 7, 2026

Westchester County Board of Legislators
County of Westchester
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Re: Request for Authorization to Settle the County's Insurance Claims with an Insurance Company in the Amount of \$306,000

Dear Honorable Members of the Board:

Attached for your consideration is an Act which if enacted by your Board, would authorize the settlement of insurance claims and the resulting insurance coverage dispute with Berkshire Hathaway Direct Insurance Company, f/k/a American Centennial Insurance Company, ("ACIC), for \$306,000.

More than forty years ago, ACIC issued to Westchester County four commercial umbrella policies - - Policy Nos. XC-00-31-02, CC-00-26-83, XC-00-88-14, and XC-00-88-65. These four commercial umbrella policies, respectively issued to the County in 1982, 1983 and 1984, eventually became the subject of a dispute and this settlement.

In November 2021, a dispute first arose between the County and ACIC with respect to whether and to what extent the foregoing policies provided coverage for certain costs and liabilities that the County had incurred, or may incur in the future, in connection with claims against the County alleging sexual abuse pursuant to New York State's Child Victims Act. Previously, the County had presented three such claims, (D. Bellamy v. County, et al, V. Lewis v. County, et al, and J. Paladino, v. County et al), to ACIC.

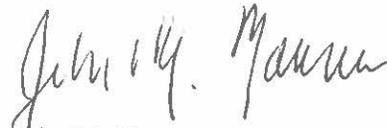
By letter dated November 4, 2021, ACIC denied coverage for those three claims and further denied that it had any obligation to provide coverage for any claims made by the County under the above policies. The County immediately contested the claim denials issued by Resolute. As the underlying litigation that gave rise to those three claims progressed through the courts, the County continued to challenge Resolute's claim denials in subsequent correspondence and telephone calls over the following four year period.

Of the three claims presented to ACIC by the County, (D. Bellamy, V. Lewis, and J. Paladino), the first two of these claims never reached ACIC's umbrella level of insurance coverage, but the \$5 million settlement of the Paladino case did reach that level. It was determined that the total liability of ACIC under the four policies applicable to the Paladino case was \$489,998. The ongoing dispute never became a lawsuit and continued to be negotiated.

On November 21, 2025, the County and ACIC agreed to settle the dispute for \$306,000. The latter figure represents a 62% recovery of the total sought. Most importantly, the settlement takes into consideration the uncertainty of litigation and the potential costs of a trial. The County will execute a Confidential Settlement Agreement and Mutual Release to finalize the settlement.

The accompanying Act will authorize the settlement of the insurance claims and insurance coverage dispute with ACIC for \$306,000.

Very truly yours,

A handwritten signature in black ink, appearing to read "John M. Nonna". The signature is written in a cursive, somewhat stylized font.

John M. Nonna
County Attorney

JMN/mg

COMMITTEE ON:

ACT NO. -2026

AN ACT authorizing the County Attorney to settle the insurance claims and resulting insurance coverage dispute with Berkshire Hathaway Direct Insurance Company, f/k/a American Centennial Insurance Company, ("ACIC), for \$306,000.

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

Section 1. The County Attorney is authorized to settle the insurance claims and resulting insurance coverage dispute with Berkshire Hathaway Direct Insurance Company, f/k/a American Centennial Insurance Company, ("ACIC), for \$306,000.

Section 2. The County Attorney or his designee is hereby authorized and empowered to execute and deliver all documents and take such actions as the County Attorney deems necessary or desirable to accomplish the purpose of this Act.

Section 3. This Act shall take effect immediately.

FISCAL IMPACT STATEMENT

SUBJECT: Settle Insurance Claims with Insurance Company 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 _____

Total Current Year Revenue \$ 306,000

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

Additional Appropriations Other (Revenue)

Identify Accounts: 615-59-0510-9289

Potential Related Operating Budget Expenses: Annual Amount _____

Describe: _____

Potential Related Operating Budget Revenues: Annual Amount \$ 306,000

Describe: Settlement of insurance claims and the resulting insurance coverage dispute

with Berkshire Hathaway Direct Insurance Company, f/k/a American Centennial Insurance

Company, (ACIC).

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

Current Year: _____

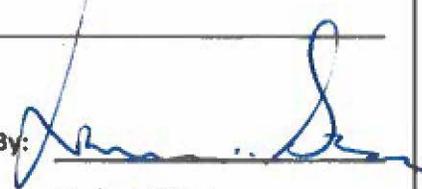
Next Four Years: _____

Prepared by: Mark Medwid

Title: Associate Budget Director

Department: Budget

Date: January 8, 2026

Reviewed By: 

WMM Budget Director

Date: 1/8/26



Kenneth W. Jenkins
County Executive

Department of Law

John M. Nonna
County Attorney

January 5, 2026

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Members of the Board of Legislators:

Attached hereto is a Local Law that, if adopted by your Honorable Board, would repeal the authorization for the County Attorney to present criminal proceedings related to violations of probation in the Criminal courts in conjunction with the Department of Probation.

Pursuant to the New York State Criminal Procedure Law, criminal defendants serving a sentence of probation are in the custody of the Criminal Court that imposed the original sentence and can be ordered by that Court to appear before it at any time. Probation Officers, in supervising probationers, notify the Courts of alleged violations of the conditions of their probation and these matters come before the Courts to determine the validity of those allegations. Where a hearing occurs, the probation officer is typically one of the witnesses. These violation of probation proceedings are part of the important task of monitoring probationers throughout the County of Westchester.

As you are aware, the District Attorney is charged with the responsibility to conduct all prosecutions for crimes and offenses in the County of Westchester. Such prosecutions are deemed to be "criminal actions." Prior to March 1, 2003, the District Attorney, through the various Assistant District Attorneys assigned to the numerous Criminal Courts located throughout the Westchester County, handled all court appearances and presented evidence with respect to the aforementioned violations of probation. However, in 2003, the then District Attorney informed the County that due to the reduction in the District Attorney's operating budget, the District Attorney's Office would no longer present violation of probation proceedings, effective March 1, 2003. In the absence of the District Attorney and in an effort to continue the presentation of violation of probation proceedings to the Criminal Courts in conjunction with Department of Probation, the then-County Executive recommended that the County Attorney's Office participate in these proceedings.

In order to accommodate that recommendation, the Laws of Westchester County were amended to authorize the County Attorney to take such action. While Section 158.11(1) of the Laws of Westchester County provides that the "County Attorney of the County of Westchester ... shall have charge of and conduct all of the civil law business of the County of Westchester and

its departments,” violations of probation are criminal proceedings, and therefore not covered by that provision. Instead, a sentence was added to the end of the section allowing the County Attorney to appear in these limited criminal proceedings. This grant of authority to the County Attorney did not preclude the District Attorney from handling violations of probation. Based upon this grant of authority in 2003, the County Attorney’s Office, rather than the District Attorney, presented violations of probation in the criminal Courts for several years. During that period, the County Attorney’s Office had several attorneys whose primary role was presenting these cases. Eventually, the District Attorney’s Office did resume handling these matters and continued to do so until 2026. The County Attorney ceased handling any of these matters until 2025.

The current District Attorney, who was elected in 2024, had been a sitting County Court Judge for over 20 years. As a result, some violations of probation are for defendants that came before her when she was a sitting Judge, which has led the District Attorney to declare conflicts of interest. In an effort to assist the Court and the Department of Probation, and based upon the authorization contained in the Laws of Westchester County, the County Attorney’s Office has been handling the conflict violations of probation matters since early 2025. These matters require multiple court appearances and hearings, requiring significant resources from the County Attorney’s Office.

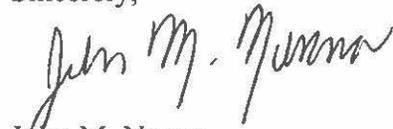
Moreover, the District Attorney recently indicated that her office would no longer handle any violations of probation beginning in 2026. If the County Attorney’s Office is tasked with handling all of the violations of probation in the County, it would place a tremendous burden on my Office. The County Attorney’s Office simply does not have the adequate resources or expertise to continue to handle these criminal matters. Unlike lawyers in the District Attorney’s Office, most lawyers in the County Attorney’s Office have little to no experience handling criminal matters. Further, adding hundreds of additional cases a year, which are located in both county and local courts all across Westchester, would require a significant amount of attorney hours, and would reduce the Office’s ability to handle the civil litigation that is its primary function. As such, the County Attorney’s Office cannot handle these violations of probation.

It is my belief that the language added to Section 158.11 of the Laws of Westchester County in 2003, allowing my Office to handle violations of probation, may create an unrealistic expectation that the Office will do so, even though it is not a mandatory obligation of the County Attorney. Therefore, this Local Law will amend the Laws of Westchester County to repeal the authorization for the County Attorney to handle violations of probation. This will ensure that the County Attorney continues to effectively carry out the legally mandated duties of handling all civil legal matters involving the County of Westchester, and will remove any confusion over whether the County Attorney will handle violations of probation when the District Attorney declines to present these criminal proceedings.

Therefore, I most respectfully recommend and urge your Honorable Board to adopt the attached Local Law repealing the authorization for the County Attorney to present criminal matters

related to Violations of Probation in the criminal courts.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Nonna". The signature is written in a cursive style with a large, stylized initial "J".

John M. Nonna
County Attorney

JN/SDK/nn

BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

Your Committee is in receipt of Local Law that, if adopted by your Honorable Board, would repeal the authorization for the County Attorney to present criminal proceedings related to Violations of Probation in the Criminal Courts in conjunction with the Department of Probation.

Your Committee is informed that pursuant to the New York State Criminal Procedure Law, criminal defendants serving a sentence of probation are in the custody of the Criminal Court that imposed the original sentence and can be ordered by that Court to appear before it at any time. Probation Officers, in supervising probationers, notify the Courts of alleged violations of the conditions of their probation and these matters come before the Courts to determine the validity of those allegations. Where a hearing occurs, the probation officer is typically one of the witnesses. These violation of probation proceedings are part of the important task of monitoring probationers throughout the County of Westchester.

Your Committee is aware that the District Attorney is charged with the responsibility to conduct all prosecutions for crimes and offenses in the County of Westchester. Such prosecutions are deemed to be "criminal actions." Prior to March 1, 2003, the District Attorney, through the various Assistant District Attorneys assigned to the numerous Criminal Courts located throughout the Westchester County, handled all court appearances and presented evidence with respect to the aforementioned violations of probation. However, in 2003, the then District Attorney informed the County that due to the reduction in the District Attorney's operating budget, the District Attorney's Office would no longer present violation of probation proceedings, effective March 1,

2003. In the absence of the District Attorney and in an effort to continue the presentation of violation of probation proceedings to the Criminal Courts in conjunction with Department of Probation, the then-County Executive recommended that the County Attorney's Office participate in these proceedings.

Your Committee is informed that, in order to accommodate that recommendation, the Laws of Westchester County were amended to authorize the County Attorney to take such action. While Section 158.11(1) of the Laws of Westchester County provides that the "County Attorney of the County of Westchester ... shall have charge of and conduct all of the civil law business of the County of Westchester and its departments," violations of probation are criminal proceedings, and therefore not covered by that provision. Instead, a sentence was added to the end of that section allowing the County Attorney to appear in these limited criminal proceedings. This grant of authority to the County Attorney did not preclude the District Attorney from handling violations of probation. Based upon this grant of authority in 2003, the County Attorney, rather than the District Attorney, presented violations of probation in the criminal Courts for several years. During that period, the County Attorney's Office had several attorneys whose primary role was presenting these cases. Eventually, the District Attorney's Office did resume handling these matters and continued to do so until 2026. The County Attorney ceased handling any of these matters until 2025.

Your Committee is aware that the current District Attorney, who was elected in 2024, had been a sitting County Court Judge for over 20 years. As a result, some violations of probation are for defendants that came before her when she was a sitting Judge, which has led the District Attorney to declare conflicts of interest. In an effort to assist the Court and the Department of

Probation, and based upon the authorization contained in the Laws of Westchester County, the County Attorney's Office has been handling the conflict violations of probation matters since early 2025. These matters require multiple court appearances and hearings, requiring significant resources from the County Attorney's Office.

Your Committee is informed that the District Attorney recently indicated that her office would no longer handle any violations of probation beginning in 2026. If the County Attorney's Office is tasked with handling all of the violations of probation in the County, it would place a tremendous burden on the Office. The County Attorney's Office simply does not have the adequate resources or expertise to continue to handle these criminal matters. Unlike lawyers in the District Attorney's Office, most lawyers in the County Attorney's Office have little to no experience handling criminal matters. Further, adding hundreds of additional cases a year, which are located in both county and local courts all across Westchester, would require a significant amount of attorney hours, and would reduce the Office's ability to handle the civil litigation that is its primary function. As such, the County Attorney's Office cannot handle these violations of probation.

Your Committee believes that the language added to Section 158.11 of the Laws of Westchester County in 2003, allowing the County Attorney's Office to handle violations of probation, may create an unrealistic expectation that the Office will do so, even though it is not a mandatory obligation of the County Attorney. Therefore, this Local Law will amend the Laws of Westchester County to repeal the authorization for the County Attorney to handle violations of probation. This will ensure that the County Attorney continues to effectively carry out the legally mandated duties of handling all civil legal matters involving the County of Westchester, and will

remove any confusion over whether the County Attorney will handle violations of probation when the District Attorney declines to present these criminal proceedings.

As you know, this Honorable Board must comply with the requirements of the State Environmental Quality Review Act (“SEQRA”). The proposed act does not meet the definition of an action under New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of the Board of Legislators.

Your Committee after careful consideration recommends that the attached Local Law be adopted to repeal the authorization for the County Attorney to present criminal matters related to Violations of Probation in the criminal courts.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

Sdk 12-30-25

RESOLUTION NO. - 2026

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. -2026 entitled "A LOCAL LAW repealing the authorization for the County Attorney to Present Criminal Proceedings related to Violations of Probation in the Criminal Courts in conjunction with the Department of Probation." The public hearing will be held at m. on the day of , 2026 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.

LOCAL LAW NO. – 2026

A LOCAL LAW repealing the authorization for the County Attorney to present criminal proceedings related to Violations of Probation in the Criminal Courts in conjunction with the Department of Probation.

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

Section 1. Subdivision 1 of Section 158.11 of the Laws of Westchester County is hereby amended to read as follows:

Sec. 158.11. Powers and duties.

1. The County Attorney of the County of Westchester when appointed as provided in section 158.01 of this act shall have charge of and conduct all of the civil law business of the County of Westchester and its departments. He shall have charge of and conduct all legal proceedings instituted for and on behalf of or against the county and shall prepare and approve as to form, all leases, deeds and contracts of the county which are to be executed by the county executive or on behalf of the county board, also all contract bonds and/or undertakings executed to the county, and certify that the same are in proper form and properly executed. ~~In addition, the County Attorney shall also have the authority to present criminal proceedings relating to Violations of Probation to the Courts in conjunction with the Westchester County Probation Department.~~

Section 2. This local law shall take effect immediately.

WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

Department of Law

John M. Nonna
County Attorney

January 26, 2026

Westchester County Board of Legislators
County of Westchester
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

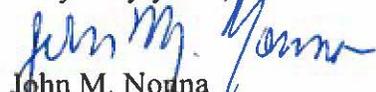
Dear Members of the Board of Legislators:

Attached for your consideration is an Act which, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to amend a retainer agreement entered into on or about April 27, 2023 (the "Agreement") with the law firm of Sheppard, Mullin, Richter & Hampton LLP (the "Firm") for the provision of outside counsel legal services in connection with a default (the "Default") by Custom Marine, Inc. ("Custom") under Department of Public Works & Transportation (the "Department") Contract No. 12-517-REV, in order to increase the authorized not-to-exceed amount of the Agreement by Nine Thousand (\$9,000.00) Dollars. The Agreement commenced retroactively on March 13, 2023 and continues until the matter is resolved, and is for an amount not-to-exceed One Hundred Thousand (\$100,000.00) Dollars.

As you may recall, your Honorable Board authorized the County to retain the Firm pursuant to Act No. 2023-73. I am advised that the matter has concluded, however, it is necessary to increase the contract by Nine Thousand (\$9,000.00) Dollars to cover the remaining amount due to the Firm for services provided. The new amount not-to-exceed will be One Hundred and Nine Thousand (\$109,000.00) Dollars, payable in accordance with the fee schedule attached to the Agreement as Schedule "A".

Based upon the foregoing, your Honorable Board's approval of the attached Act is most respectfully requested.

Very truly yours,


John M. Nonna
County Attorney

JMN/mb
Attachment

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601 Telephone: (914) 995-2831 Fax (914) 995-5858

**HONORABLE BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER**

Your Committee is in receipt of a proposed Act transmitted by the County Attorney which, if adopted, would authorize the County of Westchester (the “County”) to amend a retainer agreement entered into on or about April 27, 2023 (the “Agreement”) with the law firm of Sheppard, Mullin, Richter & Hampton LLP (the “Firm”) for the provision of outside counsel legal services in connection with a default (the “Default”) by Custom Marine, Inc. (“Custom”) under Department of Public Works & Transportation (the “Department”) Contract No. 12-517-REV, in order to increase the authorized not-to-exceed amount of the Agreement by Nine Thousand (\$9,000.00) Dollars. The Agreement commenced retroactively on March 13, 2023 and continues until the matter is resolved, and is for an amount not-to-exceed One Hundred Thousand (\$100,000.00) Dollars.

As you may recall, your Honorable Board authorized the County to retain the Firm pursuant to Act No. 2023-73. The County Attorney has advised that the matter has concluded, however, it is necessary to increase the contract by Nine Thousand (\$9,000.00) Dollars to cover the remaining amount due to the Firm for services provided. The new amount not-to-exceed will be One Hundred and Nine Thousand (\$109,000.00) Dollars, payable in accordance with the fee schedule attached to the Agreement as Schedule “A”.

The Planning Department has advised that this proposed amendment does not meet the definition of an action under New York State Environmental Review Act and its implementing regulations 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of the Board of Legislators.

An affirmative vote of a majority of the voting strength of the Board is required for approval of the attached Act.

Your Committee recommends approval of the attached Act.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON

k/bara/1.7.26

FISCAL IMPACT STATEMENT

SUBJECT: Sheppard, Mullin, Richter 12-517-REV 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 NTE 9,000

Total Current Year Revenue \$ -

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

Additional Appropriations Other (explain)

Identify Accounts: 101_18_1000_4923

Potential Related Operating Budget Expenses: Annual Amount \$0

Describe: An act authorizing the County of Westchester to amend a retainer agreement with Sheppard, Mullin, Richter & Hampton LLP in connection with a default by Custom Marine, Inc. under the Dept. of Public Works Contract No. 12-517-REV to increase the NTE amount by \$9,000.

Potential Related Operating Budget Revenues: Annual Amount \$0

Describe: _____

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

Current Year: \$0

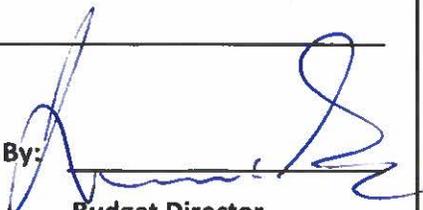
Next Four Years: \$0

Prepared by: Patricia Haggerty

Title: Sr. Budget Analyst

Department: Budget

Date: January 7, 2026

Reviewed By: 
PH Budget Director

Date: 1/7/25

ACT NO. – 2026

AN ACT authorizing the County of Westchester to amend a retainer agreement with the law firm of Sheppard, Mullin, Richter & Hampton LLP, for the provision of outside counsel legal services in connection with a default (the “Default”) by Custom Marine, Inc. (“Custom”) under Department of Public Works & Transportation (the “Department”) Contract No. 12-517-REV, in order to increase the authorized not-to-exceed amount of the Agreement by Nine Thousand (\$9,000.00) Dollars.

BE IT ENACTED by the County Board of the County of Westchester, State of New York as follows:

Section 1. The County of Westchester (the “County”) is hereby authorized to amend a retainer agreement entered into on or about April 27, 2023 (the “Agreement”) with the law firm of Sheppard, Mullin, Richter & Hampton LLP (the “Firm”) for the provision of outside counsel legal services in connection with a default (the “Default”) by Custom Marine, Inc. (“Custom”) under Department of Public Works & Transportation (the “Department”) Contract No. 12-517-REV, in order to increase the authorized not-to-exceed amount of the Agreement by Nine Thousand (\$9,000.00) Dollars. The new amount not-to-exceed will be One Hundred and Nine Thousand (\$109,000.00) Dollars, payable in accordance with the fee schedule attached to the Agreement as Schedule “A”.

§2. That except as otherwise expressly amended hereby, all other terms and conditions of the retainer agreement, as previously amended and assigned, shall remain in full force and effect.

§3. This Act shall take effect immediately.



Kenneth W. Jenkins
County Executive

Office of the County Attorney

John M. Nonna
County Attorney

January 16, 2026

Westchester County Board of Legislators
County of Westchester
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Re: Request for authorization to settle the lawsuit of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in Supreme Court Westchester County, Index No. 58713/2021, in the amount of \$750,000.00, inclusive of attorney’s fees.

Dear Honorable Members of the Board:

Attached for your consideration is an Act, which if enacted by your Board, would authorize the settlement of the lawsuit of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in Supreme Court Westchester County, Index No. 58713/2021, in the amount of \$750,000.00, inclusive of attorney’s fees.

This matter is pending in the Westchester County Supreme Court before the Honorable Doris M. Gonzalez. The lawsuit tentatively settled, pending this Board’s approval, for a total amount of \$750,000.00 inclusive of attorney’s fees.

Jenny Rossman, Esq. of Herman Law, 475 5th Avenue, 11th Floor, New York, New York 10017, is representing the plaintiff, Syreeta L. Jefferson.

This matter arises in the context of The Child Victim’s Act (the “CVA”). The legislation was enacted in 2019 and allowed for victims of childhood sexual abuse to file lawsuits despite expired statutes of limitations. In this case, the plaintiff was placed in the foster home of Bessie Peterson from 1984, when she was about eight years old, and remained there until approximately 1988. She alleges that beginning that first year and continuing for about three years, she was sexually abused by Ms. Peterson’s boyfriend. Plaintiff alleges that Ms. Peterson would put a lock

on the refrigerator so Plaintiff could not eat and that the boyfriend would use food to bribe Plaintiff into doing sexual acts. Plaintiff alleges that he forced her to perform oral sex on him and have intercourse. Plaintiff alleges that this ongoing abuse resulted in permanent psychological and emotional damages.

Plaintiff claims that the County had actual notice of the sexual abuse she was suffering because she told her assigned Westchester County caseworker, Ms. Rosario, about the abuse. Plaintiff also alleges that she would run away from the Peterson home and go to the Department of Social Services Yonkers office and tell workers in the office about the abuse. She alleges that someone would always drive her back to the Peterson home. The Department of Social Services denies that they had knowledge of the abuse and denies that they were told about the abuse.

The settlement takes into consideration the uncertainty of litigation and the potential costs of trial, the exposure to a substantial jury verdict, subsequent proceedings and potential appeal. The accompanying Act will authorize settlement of the lawsuit entitled of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in the amount of \$750,000.00 inclusive of attorney's fees.

Very truly yours,



John M. Nonna
County Attorney

JMN/cmf

BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

Your Committee is in receipt of a proposed Act, which if enacted by your Board, would authorize the settlement of the lawsuit of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in the amount of \$750,000.00, inclusive of attorney's fees.

This matter is pending in the Westchester County Supreme Court before the Honorable Doris M. Gonzalez. The lawsuit tentatively settled, pending this Board's approval, for a total amount of \$750,000.00 inclusive of attorney's fees.

Jenny Rossman, Esq. of Herman Law, 475 5th Avenue, 11th Floor, New York, New York 10017, is representing the plaintiff, Syreeta L. Jefferson.

This matter arises in the context of The Child Victim's Act (the "CVA"). The legislation was enacted in 2019 and allowed for victims of childhood sexual abuse to file lawsuits despite expired statutes of limitations. In this case, the plaintiff was placed in the foster home of Bessie Peterson from 1984, when she was about eight years old, and remained there until approximately 1988. She alleges that beginning that first year and continuing for about three years, she was sexually abused by Ms. Peterson's boyfriend. Plaintiff alleges that Ms. Peterson would put a lock on the refrigerator so Plaintiff could not eat and that the boyfriend would use food to bribe Plaintiff

into doing sexual acts. Plaintiff alleges that he forced her to perform oral sex on him and have intercourse. Plaintiff alleges that this ongoing abuse resulted in permanent psychological and emotional damages.

Plaintiff claims that the County had actual notice of the sexual abuse she was suffering because she told her assigned Westchester County caseworker, Ms. Rosario, about the abuse. Plaintiff also alleges that she would run away from the Peterson home and go to the Department of Social Services Yonkers office and tell workers in the office about the abuse. She alleges that someone would always drive her back to the Peterson home. The Department of Social Services denies that they had knowledge of the abuse and denies that they were told about the abuse.

The settlement takes into consideration the uncertainty of litigation and the potential costs of trial, the exposure to a substantial jury verdict, subsequent proceedings and potential appeal. The accompanying Act will authorize settlement of the lawsuit entitled of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in the amount of \$750,000.00 inclusive of attorney's fees.

Your Committee has carefully considered the subject matter, the settlement proposal, the attached Act and recommends authorizing the County Attorney or his designee to settle the lawsuit entitled SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and

FISCAL IMPACT STATEMENT

SUBJECT: Lawsuit Settlement: S.L.J G860202 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 \$ 750,000

Total Current Year Revenue \$ -

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

Additional Appropriations Other (explain)

Identify Accounts: 6N Fund: 615 59 0510 1050 4280 04

Potential Related Operating Budget Expenses: Annual Amount N/A

Describe: Public Official Liability Settlement of Jefferson(S.L.J) G860202 (CVA Claim)

Potential Related Operating Budget Revenues: Annual Amount N/A

Describe: _____

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

Current Year: N/A

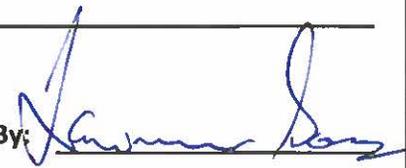
Next Four Years: N/A

Prepared by: Christine M. Feimer

Title: Senior Assistant County Attorney

Department: Law

Date: January 20, 2026

Reviewed By: 
PH

Budget Director

Date: 1/21/26

ACT NO. -2026

AN ACT authorizing the County Attorney to settle the lawsuit of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in Supreme Court Westchester County, Index No. 58713/2021, in the amount of \$750,000.00, inclusive of attorney's fees.

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

Section 1. The County Attorney is authorized to settle the lawsuit of SYREETA L. JEFFERSON v. WESTCHESTER COUNTY; ARCHDIOCESE OF NEW YORK; ST. CABRINI HOME; MISSIONARY SISTERS OF THE SACRED HEART OF JESUS; REDEMPTORISTS OF THE BALTIMORE PROVINCE a/k/a THE REDEMPTORISTS; and DOES 1-10, in Supreme Court Westchester County, Index No. 58713/2021, in the amount of \$750,000.00, inclusive of attorney's fees.

Section 2. The County Attorney or his designee is hereby authorized and empowered to execute and deliver all documents and take such actions as the County Attorney deems necessary or desirable to accomplish the purpose of this Act.

Section 3. This Act shall take effect immediately.



Kenneth W. Jenkins
County Executive

Office of the County Attorney

John M. Nonna
County Attorney

January 29, 2026

Westchester County Board of Legislators
County of Westchester
800 Michaelian Office Building
148 Martine Avenue, Room 600
White Plains, New York, 10601

Re: Request for Authorization to Settle the Lawsuit, Melanie Gabari v. The County of Westchester, Jeffrey Munson, George Munson, and Carol Munson, Index No. 64752/2019, Supreme Court, Westchester County, in the amount of \$750,000.00, inclusive of attorney's fees.

Dear Honorable Members of the Board:

Attached for your consideration is an Act, which if enacted by your Board, would authorize settlement of the lawsuit of Melanie Gabari v. County of Westchester, Jeffrey Munson, George Munson and Carol Munson, in Supreme Court Westchester County, Index No. 64752/2019, in the amount of \$750,000.00, inclusive of attorney's fees.

This case is brought pursuant to the Child Victim's Act ("CVA"), a revival law. The legislation was enacted in 2019 and allowed for victims of childhood sexual abuse to file lawsuits despite expired statutes of limitations. The facts indicate that the County's Department of Social Services ("DSS") placed the plaintiff in a foster home due to her birth mother's mental issues. Plaintiff alleges that during her placement with foster parents George and Carol Munson, she was sexually abused by foster mother Carol Munson and subsequently by their son, Jeffrey Munson. Plaintiff contends that she resided in the home during the years 1981-1990, and that while she was between the ages of 11 and 14, she was "repeatedly physically and sexually abused by Jeffrey and Carol Munson, her foster brother and foster mother. She also contends that foster father George Munson was aware of these occurrences, but did nothing to stop them. During the time period of the abuse, she alleges that she made repeated complaints of abuse to her DSS caseworker, who she claims took no action to investigate, mitigate, and/or stop the abuse. She alleges that the both the physical and sexual abuse began occurring shortly after she arrived at the Munson home in 1981, when she would have been just five years old. She subsequently ran away from the Munson home. As part of her damages, plaintiff contends that she suffered in her marital relationship leading to divorce, has difficulty in any personal relationships, endured pain and suffering for many years through the sexual abuse, and otherwise has had to seek psychiatric help to counteract issues relating to anxiety and depression.

As a result of her allegations, plaintiff claims that the County had actual notice of her abuse and did nothing. Had this matter proceeded to a trial, plaintiff had intended to call a liability expert, damages expert, and the County's now retired DSS caseworker who was allegedly notified about the abuse. The County's defense would rest upon the crucial question of notice. Though plaintiff's caseworker would testify that plaintiff never told her about being abused, the jury could find that plaintiff's recollection was credible, that she in fact told the DSS caseworker about the abuse, but that the caseworker was not entirely telling the truth in making her denial as to notice of the abuse.

The settlement takes into consideration the uncertainty of litigation and the potential costs of trial, the exposure to a substantial jury verdict, subsequent proceedings and a potential appeal. Co-defendants have agreed to contribute \$150,000.00 as part of the settlement, with the total settlement actually being \$900,000.00. The County is also expected to receive approximately \$70,000.00 from Liberty Insurance Company through the applicable insurance policy covering the time period of plaintiff's alleged abuse.

Plaintiff is represented by the law firm of Weitz & Luxembourg, 700 Broadway, New York, New York, 10003 Co-defendants' are represented by the law firm of Meagher & Meagher, 111 Church Street, White Plains, New York 10601.

Very Truly Yours,



John M. Nonna
County Attorney

TAL/tal

BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

Your Committee is in receipt of a proposed Act, which if enacted by Your Board, would authorize the settlement of the lawsuit, Melanie Gabari v. County of Westchester, Jeffrey Munson, George Munson and Carol Munson, in the amount of \$750,000.00, inclusive of attorney's fees.

This matter is pending in the Westchester County Supreme Court, before the Honorable Doris M. Gonzalez. The lawsuit tentatively settled, pending this Board's approval, for a total amount of \$750,000.00, inclusive of attorney's fees.

Ilana Wolk and Nicholas Wise Esqs., Weitz & Luxenberg, PC, 700 Broadway, New York N.Y. 10003, is representing the plaintiff, Melanie Gabari.

This matter arises in the context of the Child Victim's Act ("CVA"), a revival law. The legislation was enacted in 2019 and allowed for victims of childhood sexual abuse to file lawsuits despite expired statutes of limitations. In this case, plaintiff alleges that she was abused at her foster home of George and Carol Munson, by foster parent Carol Munson and foster brother Jeffrey Munson, with knowledge of the abuse by foster parent George Munson that the sexual abuse was occurring. During the time period of the abuse, plaintiff alleges that she made repeated complaints of abuse to her Department of Social Service ("DSS") caseworker, who she claims allegedly took no action to investigate, mitigate, and/or stop the abuse. She alleges that the both the physical and sexual abuse began occurring shortly after she arrived at the Munson home in 1981, when she would have been just five years old. As part of her damages, plaintiff contends that she suffered permanent psychological and emotional damages, that the abuse affected her marital relationship leading to divorce, that she has difficulty in any personal relationships, she endured pain and suffering for many years through the period of the sexual abuse, and otherwise has had to seek psychiatric help to counteract issues relating to anxiety and depression.

The settlement takes into consideration the uncertainty of litigation and the potential costs of trial, the exposure to a substantial jury verdict, subsequent proceedings and a potential appeal. The accompanying Act will authorize settlement of the lawsuit titled, Melanie Gabari v. County of Westchester, Jeffrey Munson, George Munson and Carol Munson, in Supreme Court Westchester County, Index No. 64752/2019, in the amount of \$750,000.00, inclusive of attorney's fees.

Your Committee has carefully considered the subject matter, the settlement proposal, the attached Act and recommends authorizing the County Attorney or his designee to settle the lawsuit, titled, Melanie Gabari v. County of Westchester, Jeffrey Munson, George Munson and Carol Munson, in the amount of \$750,000.00, inclusive of attorney's fees. An affirmative vote of a majority of the Board is required to pass this legislation.

Dated: White Plains, New York

, 2026

COMMITTEE ON

ACT NO. -2026

AN ACT authorizing the County Attorney to settle the lawsuit of Melanie Gabari v. The County of Westchester, Jeffrey Munson, George Munson, and Carol Munson, Westchester County Supreme Court Index No. 64752/2019, in the amount of \$750,000.00, inclusive of attorney's fees

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

Section 1. The County Attorney is authorized to settle the lawsuit of Melanie Gabari v. The County of Westchester, Jeffrey Munson, George Munson, and Carol Munson, Westchester County Supreme Court Index No. 64752/2019, in the amount of \$750,000.00, inclusive of attorney's fees.

Section 2. The County Attorney or his designee is hereby authorized and empowered to execute and deliver all documents and take such actions as the County Attorney deems necessary or desirable to accomplish the purpose of this Act.

Section 3. This Act shall take effect immediately.

1 SUPREME COURT OF THE STATE OF NEW YORK.
2 COUNTY OF WESTCHESTER: PART DG

3 -----x
4 MELANIE GABARI

5 -against-

6 Index No.
7 64752/2019

8 WESTCHESTER COUNTY DEPARTMENT
9 OF SOCIAL SERVICES, ET AL,

10 Defendant.

11 -----x
12 111 Dr. Martin Luther King Jr. Blvd
13 White Plains, New York 10601
14 December 2, 2025

15 B E F O R E: HONORABLE DORIS GONZALEZ,
16 SUPREME COURT JUDGE

17 A P P E A R A N C E S:

18 WEITZ & LUXENBERG, PC
19 Attorneys For the Plaintiff
20 700 Broadway
21 New York, NY 10003
22 BY: ILANA WOLK AND NICHOLAS WISE, ESQ.

23 BLEAKLEY PLATT & SCHMIDT
24 Attorneys for the Defendant
25 One N Lexington Ave
White Plains, NY 10601
BY: WILLIAM HARRINGTON AND DAVID H. CHEN, ESQ.

MEAGHER & MEAGHER, PC
Attorneys For Defendants
111 Church Street
White Plains, NY 10601
BY: CHRISTOPHER MEAGHER AND CEILIDH MEAGHER, ESQ.

WESTCHESTER COUNTY LAW DEPARTMENT
Room 600, 148 Martine Ave
White Plains, NY 10601
BY: JOHN M. NONNA, ESQ.

Erica Mercorella
Senior Court Reporter

PROCEEDINGS

1 THE CLERK: This is index number, 64752 of 2019.
2 Melanie Gabari verses the County of Westchester.

3 THE COURT: Please note your appearances, please.
4 Slowly.

5 MS. WOLK: Good afternoon, your Honor. Ilana
6 Wolk, with Weitz and Luxenberg, 700 Broadway, New York, New
7 York. I represent the plaintiff, Melanie Gabari.

8 MR. WISE: Also for plaintiff, Melanie Gabari,
9 Nicholas Wise, Weitz and Luxenberg, 700 Broadway, New York,
10 New York 10003.

11 MR. HARRINGTON: William Harrington, Bleakly,
12 Platt and Schmidt, 1 North Lexington Avenue, White Plains,
13 New York, 10601 on behalf of the County of Westchester.

14 MR. CHEN: Good afternoon, your Honor. David Chen
15 from the Office of Bleakly, Platt and Schmidt, County of
16 Westchester.

17 MR. NONNA: Good afternoon, your Honor. John
18 Nonna, County Attorney for the Westchester County Law
19 Department, 148 Martine Avenue, White Plains, 10601.

20 MS. MEAGHER: Good afternoon, your Honor. Ceilidh
21 Meagher with the Law Office of Meagher and Meagher, PC.
22 111 Church Street, White Plains, New York, 10601, for
23 defendant Munsons.

24 MR. MEAGHER: Thank you, your Honor. Christopher
25 Meagher with Meagher and Meagher, PC on behalf of Carol

PROCEEDINGS

1 Munson, the Estate of George Munson and Jeffery Munson.

2 THE COURT: Okay. So are we happy to report a
3 settlement?

4 MR. WISE: We are, and this was -- and before we
5 get started, I want to thank the Court on behalf of all of
6 the parties, for the many hours you put in and your staff
7 put in over the last two days.

8 THE COURT: I appreciate that.

9 MR. WISE: We would not have reached this without
10 the Court's assistance and without the staff.

11 THE COURT: Thank you.

12 MR. WISE: So we have reached a settlement, the
13 terms of which are as follows:

14 There is a settlement with the County of
15 Westchester for 750,000 dollars to settle all claims. The
16 County of Westchester has advised that they got approval
17 from the County Board of Legislature and for funding, there
18 is a settlement with Jeff Munson, the Estate of George
19 Munson and Carol Munson. That settlement there is a
20 condition precedent that the settlement with the County of
21 Westchester first has to be approved. The terms of the
22 settlement with the Munson defendants are as follows:

23 There will be 100,000 dollars paid within 90 days.
24 There will be an additional 50,000 dollars paid to a
25 charity of the plaintiff of Melanie Gabari's choosing.

PROCEEDINGS

1 Said charity will be associated with victims of child
2 abuse. That charity will be a 501(c)(3) charity. Releases
3 for the Munsons will be held in escrow by Weitz and
4 Luxenberg, PC.

5 The payment to the charity will not come or be
6 made by whomever until the Law Office of Meagher and
7 Meagher and the entire 150,000 dollars in their escrow
8 account. The settlement with the county is subject to the
9 approval of the County Board of Legislatures, and with
10 respect to all defendants, this is in full satisfaction of
11 all claims by the plaintiff, all sexual abuse claims by the
12 plaintiff from 1981 through 1990.

13 THE COURT: Is there anything with respect to
14 county and art programs?

15 MR. WISE: There is. I have spoken both with
16 counsel for the county as well as the County Attorney.
17 It's a little complex, but we have a handshake and I have
18 little doubt that it's not going to be done.

19 MR. NONNA: Agreed.

20 THE COURT: Anything else that you would like to
21 add?

22 MR. HARRINGTON: Yes, just one thing, your Honor.
23 To echo the County, thanks for your patience and your hard
24 work and your staff. It's very much appreciated and we
25 understand the difficulty of managing this docket and few

PROCEEDINGS

1 judges can do it, and you are doing it particularly well
2 and we appreciate your time and all of the advice you given
3 us over the last two days.

4 THE COURT: Thank you.

5 MR. MEAGHER: The same gratitude from the Munson
6 defendants to the Court, and all part personnel who had
7 been courteous and patient over the last couple of days.

8 THE COURT: I appreciate that guys, but it's my
9 job. So --

10 MR. MEAGHER: You do it particularly well.

11 MR. NONNA: Let me thank you for doing your job.
12 I agree, we should not go with names if we don't have to,
13 they charge extra money for administrating the mediation
14 when you can have judges that don't charge more.

15 THE COURT: Exactly. And what did you -- what was
16 the demand when you left, 3.5 million? Did it move at all
17 or anything? Wait a minute, did you have to go into the
18 city for that?

19 MR. NONNA: It was virtual.

20 THE COURT: I appreciate that everyone, but it is
21 part of my job. But it's the inventory also that we have
22 to understand deserves that much time with all of the
23 nuances that we haven't been provided with, that we have to
24 work with. But on another note, I have started this
25 stipulation which says you withdraw all motions in limine

PROCEEDINGS

1 from 5, 6, 7, 8, 9 and 10. Please sign it off.

2 I have a question, why by notice of motion?

3 They're supposed to be done by order to show cause.

4 MR. HARRINGTON: Your Honor, the advice that you
5 provided, some judges want one way, some want it another.

6 THE COURT: That is cause some people don't know
7 how to do trial, you know when trial work is involved, it's
8 all by order to show cause with quick turn over.

9 MR. HARRINGTON: I understand all of those things,
10 your Honor. Thank you.

11 THE COURT: I kept seeing them come in with days
12 of notice of motion, which means there is a long period of
13 time to answer, respond to 60 day decisions. Order to show
14 cause, is an urgency to it, and I also can decline to sign
15 those too, before -- what date do you want for follow-up or
16 control date? Control date, January, the last week of
17 January, January 30th?

18 MR. HARRINGTON: That would be great.

19 MR. WISE: That would be great.

20 THE COURT: All right. Thank you.

21 MR. WISE: At 9:30. January 30th or --

22 THE COURT: No appearances really needed but if
23 there are any issues, usually after my foreclosure
24 calendar, so 10:30 to 11:00, my CVA calendar is always on
25 Wednesday.

PROCEEDINGS

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Now, what I can't wait to do is to send the e-mail that I settled it without adjourning it. Have a good day everybody. Appreciate your time of coming and spending the day. Very much appreciating it.

This is certified to be a true and accurate transcript of the stenographic notes.

Erica Mercorella

ERICA MERCORELLA

Official Court Reporter

FISCAL IMPACT STATEMENT

SUBJECT: Lawsuit Settlement: Gabari, Melanie 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 \$ 750,000

Total Current Year Revenue \$ -

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

Additional Appropriations Other (explain)

Identify Accounts: 6N Fund: 615 59 0520 1150 4280 04

Potential Related Operating Budget Expenses: Annual Amount N/A

Describe: Public Official Liability Settlement of Gabari, Melanie G870281- (CVA Claim)

Potential Related Operating Budget Revenues: Annual Amount N/A

Describe:

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

Current Year: N/A

Next Four Years: N/A

Prepared by: Taryn A. Chapman-Langrin

Title: Deputy County Attorney

Department: Law

Date: January 15, 2026

Reviewed By: 
Budget Director

Date: 1/28/26



Kenneth W. Jenkins
County Executive

Office of the County Attorney

John M. Nonna
County Attorney

February 2, 2026

Westchester County Board of Legislators
County of Westchester
800 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Re: Request for authorization to settle the lawsuit of *Pompey v. Westchester County, New York, et al.*, pending in the United States District Court for the Southern District of New York, Case No. 23-cv-9337

Dear Honorable Members of the Board:

Attached for your consideration is an Act which, if enacted by your Board, would authorize the settlement of the litigation between Chevor Pompey ("Plaintiff") and the County, as set forth below.

Plaintiff, a former employee of the County, commenced this action against the County and individual defendants, alleging discrimination and retaliation relating to a failure to promote him during his tenure with the County. Following discovery, the District Court granted partial summary judgment to the Defendants, dismissing several of Plaintiff's claims and theories. The District Court found that Plaintiff had no direct evidence of discrimination by any individual defendant. Instead, the District Court limited Plaintiff's discrimination claim to a "cat's paw" theory of discrimination based on Plaintiff's allegations that a non-defendant supervisor discriminated against him, and that supervisor's discriminatory animus caused him to not be promoted. With respect to Plaintiff's retaliation claim, the District Court limited the claim to a question of whether a supervisor's postponing of a meeting regarding a promotional track, in response to an email threatening litigation, was sufficiently chilling, when the department head, the same day, offered to meet with Plaintiff regarding the issues presented. Trial on these remaining issues is scheduled to begin April 13, 2026.

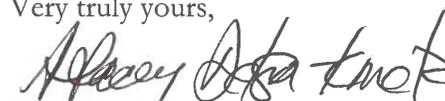
On January 22, 2026, the parties appeared for a settlement conference before U.S. Magistrate Judge Judith McCarthy. The parties negotiated in good faith, and were able to reach the proposed settlement being presented here. The settlement dismisses all claims against the individual defendants, and admits that there is no claim that they directly discriminated against him. With respect to the

County, there is no admission of liability. The County will pay \$200,000 in full settlement of this action, including all costs, expenses, and attorneys' fees.

In reaching this settlement, this Office has considered several factors. First, the County has been ably represented in this matter by Lalit Loomba at the Quinn Law Firm; to go forward to trial, the County will incur a significant amount of additional attorneys' fees, as well as expert witness expenses relating to Plaintiff's damages. Second, while the County believes that Plaintiff's claims have no merit, we acknowledge that there are always risks going forward to trial. Further, given the nature of Plaintiff's claims, were he to prevail at trial, he would be entitled to an award of attorneys' fees and costs, even if a judgment was relatively modest. As such, while the chance of exposure may be small, the size of the potential monetary exposure could be high.

I believe the proposed settlement is fair, reasonable, and in the best interest of the County, and I therefore recommend adoption of the enclosed Act.

Very truly yours,



Stacey Dolgin-Kmetz

Chief Deputy County Attorney

SDK/jra

BOARD OF LEGISLATORS
COUNTY OF WESTCHESTER

Your Committee is in receipt of a proposed Act which, if enacted by your Board, would authorize the settlement of the litigation between Chevor Pompey (“Plaintiff”) and the County, as set forth below.

Your Committee is informed that Plaintiff, a former employee of the County, commenced this action against the County and individual defendants, alleging discrimination and retaliation relating to a failure to promote him during his tenure with the County. Following discovery, the District Court granted partial summary judgment to the Defendants, dismissing several of Plaintiff’s claims and theories. The District Court found that Plaintiff had no direct evidence of discrimination by any individual defendant. Instead, the District Court limited Plaintiff’s discrimination claim to a “cat’s paw” theory of discrimination based on Plaintiff’s allegations that a non-defendant supervisor discriminated against him, and that supervisor’s discriminatory animus caused him to not be promoted. With respect to Plaintiff’s retaliation claim, the District Court limited the claim to a question of whether a supervisor’s cancelling of a meeting regarding a promotional track, in response to an email threatening litigation, was sufficiently chilling, when the department head, the same day, offered to meet with Plaintiff regarding the issues presented. Trial on these remaining issues is scheduled to being April 13, 2026.

Your Committee is further informed that On January 22, 2026, the parties appeared for a settlement conference before U.S. Magistrate Judge Judith McCarthy. The parties negotiated in good faith, and were able to reach the proposed settlement being presented here. The settlement dismisses all claims against the individual defendants, and admits that there is no claim that they directly

ACT NO.**2026**

AN ACT authorizing the County Attorney to settle the lawsuit of *Pompey v. Westchester County, New York, et al.*, pending in the United States District Court for the Southern District of New York, Case No. 23-cv-9337

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

Section 1. The County Attorney is hereby authorized to settle the proceeding entitled *Pompey v. Westchester County, New York, et al.*, pending in the United States District Court for the Southern District of New York, Case No. 23-cv-9337 in the amount of \$200,000, inclusive of all costs and attorneys' fees.

Section 2. The County Attorney or his designee is hereby authorized to execute and deliver all documents and take such actions as the County Attorney deems necessary or desirable to accomplish the purposes hereof.

Section 3. This Act shall take effect immediately.

Margaret A. Cunzio

Minority Leader, Legislator, 3rd District



Committee Assignments:
Rules, *Co-Chair*
Public Safety, *Vice Chair*
Legislation

MEMORANDUM

To: Vedat Gashi, Chair, Board of Legislators

From: Margaret Cunzio, Legislator District 3

Date: December 15, 2025

Re: Communication: request for removal from Westchester County Saw Mill Sanitary Sewer District – 621 Chappaqua Road.

Please add the attached communication to the agenda of the next available Board of Legislators meeting for referral to the appropriate committees.



CARL FULGENZI
Supervisor

November 8, 2025

Honorable Margaret A. Cunzio
Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Re: Request for removal from Westchester County Saw Mill Sanitary Sewer District

Dear Honorable Cunzio,

Enclosed is a certified copy of Town Board Resolution 400-25 for the following property owner who has requested removal from the County Saw Mill Sewer District.

<u>Name</u>	<u>Tax Map</u>	<u>Address</u>
Ali Javed	91.17-1-5	621 Chappaqua Road

Also enclosed is a copy of the town tax map for this parcel. Please have this request processed for removal from the County Saw Mill Sewer District.

Sincerely,

Carl Fulgenzi, Town Supervisor



EMILY COSTANZA
Town Clerk

EXTRACT OF THE MINUTES
OF THE REGULAR MEETING
OF THE TOWN BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, NY
HELD OCTOBER 28, 2025

Authorization to Remove 621 Chappaqua Road from County Saw Mill Sewer District

RESOLUTION 400-25

Upon motion of Councilwoman Zaino, seconded by Councilman Saracino and unanimously carried, it was,

WHEREAS, certain property owner(s) have requested removal of their property from the Westchester County Saw Mill Sewer District; and

WHEREAS, it is believed by the Town of Mount Pleasant that the property satisfies all criteria set forth by the Westchester County Department of Environmental Facilities (WCDEF) for removal of a property from the tax base; and therefore be it

RESOLVED, that the Westchester County Board of Legislators is requested to remove the following parcel from the Westchester County Saw Mill Sanitary Sewer District:

<u>Name</u>	<u>Address</u>	<u>Tax Map</u>
Ali Javed	621 Chappaqua Road	91.17-1-5

VOTE - AYES - Town Supervisor Fulgenzi, Councilwoman Zaino, Councilman Sialiano, Councilwoman Smalley, Councilman Saracino

EMILY COSTANZA
TOWN CLERK
TOWN OF MOUNT PLEASANT

Vedat Gashi
Chairman of the Board
Legislator, 4th District



TO: Hon. Tyrae Woodson Samuels
Chair, Budget & Appropriations Committee

Hon. David Tubiolo
Chair, Public Safety & Veterans Committee

FROM: Hon. Vedat Gashi
Chairman of the Board

DATE: January 29, 2026

RE: IMA- Multiple Municipalities– National Night Out

As Chairman of the Board of Legislators I am referring the attached legislation to the Committee on Budget & Appropriations & Public Safety and Veterans.

Thank you.

Cc: Marcello Figueroa
James Silverberg
Sunday Vanderberg

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

Your Committee is in receipt of a communication from the Chair of the Board of Legislators recommending the adoption of an Act which, if approved by your Honorable Board, would authorize the County of Westchester (the “County”) to enter into inter-municipal agreements (“IMAs”) with one or more Westchester County municipal corporations as defined in Article 5-G of the New York State General Municipal Law (“Municipality”) acting by and through either their Police Department (“PD”), or Fire Department (“FD”), pursuant to which each Municipality will provide its National Night Out (the “Program”) during the period from January 1, 2026 through December 31, 2026. Your Committee is advised that Appendix “A” includes a list of the Municipalities that are known to be participating in the Program at this time of submission of this legislation and the County will pay each Municipality the amount not to exceed indicated in Appendix “A”. If additional Municipalities desire to participate in this Program, the Chair, in his sole discretion, can add additional Municipalities to the list, and will provide the Clerk of the Board of Legislators with an updated Appendix “A”. Any additional IMAs will be subject to annual appropriations by your Honorable Board pursuant to the Laws of Westchester County.

In consideration, each Municipality shall provide the Program on or about the first Tuesday of August (August 4, 2026), weather permitting. In the event of weather cancelation, each Municipality shall provide the Program before December 31, 2026. The Program is a community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places. The Program enhances the relationship between the residents of each Municipality and their respective PD/FD, all while

creating a sense of community. Furthermore, the Program provides an opportunity to bring each Municipalities' PD/FD and the community together in a positive setting.

Under this Program, each Municipality shall provide a variety of events and may include volunteer first responders such as fire and ambulance corps from the Municipality. The Program will also provide food and beverages through food trucks, and children themed activities such as bouncy houses and multiple games that will serve as entertainment along with the ability to interact with emergency service workers and other agencies. Government and local service agencies may also be invited to participate in the events with the community.

Your Committee has determined that there is a clear and overwhelming need for the Program. The County has previously entered into similar IMAs with municipalities for the Program. Accordingly, your Committee recommends authorizing the County to enter into the IMAs.

The Planning Department has advised that, based on its review, the proposed IMAs do not meet the definition of an action under New York State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617. Please refer to the memorandum from the Department of Planning dated January 9, 2026, which is on file with the Clerk of the Board of Legislators. Your Committee concurs with this recommendation.

Your Committee has been advised that passage of the attached Act requires an affirmative vote of a majority of the members of your Honorable Board. Your Committee has carefully considered this proposed legislation authorizing the above-mentioned IMAs and

recommends its approval.

Dated: _____, 2026
White Plains, New York

COMMITTEE ON:

C/mb/1/26/26

AN ACT authorizing the County of Westchester to enter into inter-municipal agreements with one or more Westchester County municipal corporations as defined in Article 5-G of the New York State General Municipal Law, acting by and through either their Police Department, or Fire Department, pursuant to which each municipality will provide its National Night Out program during the period from January 1, 2026 through December 31, 2026.

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

Section 1. The County of Westchester (the “County”), is hereby authorized to enter into inter-municipal agreements (“IMAs”) with one or more Westchester County municipal corporations as defined in Article 5-G of the New York State General Municipal Law, acting by and through either their Police Department (“PD”), or Fire Department (“FD”), as indicated in Appendix “A”, which is attached hereto and made a part hereof, pursuant to which each municipality (“Municipality”) will provide its National Night Out program (the “Program”) during the period from January 1, 2026 through December 31, 2026. If additional municipalities desire to participate in this Program, the Chair, in his sole discretion, can add additional municipalities to the list, , subject to annual appropriations by Westchester County Board of Legislators, pursuant to the Laws of Westchester County, and the Chair will provide the Clerk of the Board of Legislators with an updated Appendix “A”.

§2. The County will pay each Municipality an amount not to exceed the amount as indicated in Appendix “A”.

§3. The Chair of the Board of Legislators or his duly authorized designee is hereby authorized to execute and deliver all documents and take such actions as the Chair deems necessary or desirable to accomplish the purposes hereof.

§4. This Act shall take effect immediately.

APPENDIX "A"

**2026 NATIONAL NIGHT OUT PROGRAM
MUNICIPALITIES AND NOT TO EXCEED AMOUNTS**

<u>Municipality</u>	<u>Not to Exceed Amount</u>
City of New Rochelle	\$2,472.00
City of Peekskill	\$1,200.00
City of Yonkers	\$6,000.00
Town of Eastchester	\$1,000.00
Village of Bronxville	\$2,400.00
Village of Tuckahoe	\$1,200.00

FISCAL IMPACT STATEMENT

SUBJECT: IMAs for 2026 National Night Out 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 \$ 14,272

Total Current Year Revenue \$ -

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

Additional Appropriations Other (explain)

Identify Accounts: 101-52-2508-5100

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: _____

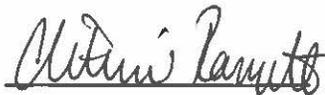
Next Four Years: _____

Prepared by: Michael Dunn 

Title: Senior Budget Analyst

Department: Budget

Date: January 28, 2026

Reviewed By: 

Deputy Budget Director

Date: 1/28/26

THIS AGREEMENT, made _____, by and between:

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 (hereinafter the “County”)

and

[**MUNICIPALITY NAME**, a New York municipal corporation, acting by and through its [**POLICE / FIRE DEPARTMENT**] having an office and principal place of business at _____, (hereafter the “Municipality”).

WITNESSETH:

FIRST: The Municipality shall provide a National Night Out program as described in Schedule “A” attached hereto and made a part hereof (the “Program” or “Services”). The Program will operate on or about the first Tuesday of August, 2026 (August 4, 2026), weather permitting. In the event of weather cancellation, the Municipality shall provide the Program on or before December 31, 2026. The Services shall be carried out by the Municipality in accordance with current industry standards and trade practices.

SECOND: The term of this Agreement shall commence retroactively January 1, 2026 and shall terminate on December 31, 2026, unless terminated earlier pursuant to the provisions of this Agreement.

THIRD: For the Services to be performed pursuant to Paragraph “FIRST,” the County will pay the Municipality a total amount not to exceed [**insert amount in words**], (**\$ insert numeric amount**) Dollars payable in full after submission by the Municipality of an invoice within thirty (30) days of full execution of this Agreement, pursuant to the budget attached hereto and made a part hereof as Schedule “B”. Municipality agrees that, if requested to do so by the Chair, it shall promptly submit supporting documentation to substantiate the basis for payment. The Chair will submit any requests for supporting documentation within two (2) weeks of receiving an invoice. The County shall pay said invoice within thirty (30) days of receipt of the invoice, or if supporting documentation is requested then within thirty (30) days of submission of supporting documentation, only for such Services which have been accepted and

approved by the Chair. No extra payment shall be made by the County to the Municipality for out-of-pocket expenses or disbursements made in connection with the services rendered under this Agreement, as all costs and expenses for said Services are deemed to be included in the fee set forth above.

FOURTH: The Municipality shall, at no additional charge, furnish all labor, services, materials, tools, equipment and other appliances necessary to complete the services contracted for under this Agreement. It is recognized and understood that in no event shall total payment to the Municipality exceed the not-to-exceed amount set forth above.

FIFTH: The Municipality shall report to the County on its progress toward completing the Services, as the Chair of the Westchester County Board of Legislators or his duly authorized designee (the "Chair") may request, and shall immediately inform the Chair in writing of any cause for delay in the performance of its obligations under this Agreement.

No later than thirty (30) days after the end of the term of the Agreement, the Municipality shall submit to the Chair, a written performance measurement report which shall provide details about the Program, including the number of participants in each activity, and written statistics of the Program.

In addition to any general audit rights to which the County may be entitled hereunder, the County also reserves the right to audit the Municipality's performance under this Agreement. Such audit may include requests for documentation, reports or other information which the Chair may, in the Chair's discretion, deem necessary and appropriate. The County may also make site visits to the location/s where the services to be provided under this Agreement are performed in order to review Municipality's records, observe the performance of services and/or to conduct interviews of staff and patrons, where appropriate and not otherwise prohibited by law.

SIXTH: The parties recognize and acknowledge that the obligations of the County under this Agreement are subject to annual appropriations by its Board of Legislators pursuant to the Laws of Westchester County. Therefore, this Agreement shall be deemed executory only to the extent of the monies appropriated and available. The County shall have no liability under this Agreement beyond funds appropriated and available for payment pursuant to this Agreement. The parties understand and intend that the obligation of the County hereunder shall constitute a

current expense of the County and shall not in any way be construed to be a debt of the County in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the County, nor shall anything contained in this Agreement constitute a pledge of the general tax revenues, funds or moneys of the County. The County shall pay amounts due under this Agreement exclusively from legally available funds appropriated for this purpose. The County shall retain the right, upon the occurrence of the adoption of any County Budget by its Board of Legislators during the term of this Agreement or any amendments thereto, and for a reasonable period of time after such adoption(s), to conduct an analysis of the impacts of any such County Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates set forth herein. If the County subsequently offers to pay a reduced amount to the Municipality, then the Municipality shall have the right to terminate this Agreement upon reasonable prior written notice.

This Agreement is also subject to further financial analysis of the impact of any New York State Budget (the "State Budget") proposed and adopted during the term of this Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Municipality, then the Municipality shall have the right to terminate this Agreement upon reasonable prior written notice.

SEVENTH: (a) The County, upon ten (10) days' notice to the Municipality, may terminate this Agreement in whole or in part when the County deems it to be in its best interest. Upon receipt of notice that the County is terminating this Agreement in its best interests, the Municipality shall stop Services immediately and incur no further costs in furtherance of this Agreement without the express approval of the Chair, and the Municipality shall direct any approved subcontractors to do the same.

In the event of a dispute as to the value of the Services rendered by the Municipality prior to the date of termination, it is understood and agreed that the Chair shall determine the value of such Work rendered by the Municipality. The Municipality shall accept such reasonable and good faith determination as final.

(b) In the event the County determines that there has been a material breach by the Municipality of any of the terms of the Agreement and such breach remains uncured for forty-eight (48) hours after service on the Municipality of written notice thereof, the County, in addition to any other right or remedy it might have, may terminate this Agreement and the County shall have the right, power and authority to complete the Services provided for in this Agreement, or contract for its completion, and any additional expense or cost of such completion shall be charged to and paid by the Municipality. Without limiting the foregoing, upon written notice to the Municipality, repeated breaches by the Municipality of duties or obligations under this Agreement shall be deemed a material breach of this Agreement justifying termination for cause hereunder without requirement for further opportunity to cure.

EIGHTH: All personnel and vehicles engaged in the Services shall at all times remain and be deemed the employees and property of the Municipality. The Municipality shall provide proof of insurance as set forth in the insurance requirements of Schedule "C" of this Agreement. Notwithstanding the foregoing, if the Municipality is self-insured for all or a portion of the insurance required by Schedule "C", it may provide proof of such self-insurance in a form acceptable to the County's Director of Risk Management. However, to the extent the Municipality is self-insured and carries excess liability, the County shall be named as an additional insured to that policy.

In addition to, and not in limitation of the insurance requirements set forth in this Agreement, the Municipality agrees to procure and maintain insurance naming the County as additional insured, as provided and described in Schedule "C," entitled "Standard Insurance Provisions," which is attached hereto and made a part hereof. In addition to, and not in limitation of the insurance provisions contained in Schedule "C," the Municipality agrees:

(a) that except for the amount, if any, of damage contributed to, caused by, or resulting from the sole negligence of the County, the Municipality shall indemnify and hold harmless the County, its officers, employees, agents, and elected officials from and against any

and all liability, damage, claims, demands, costs, judgments, fees, attorney's fees or loss arising directly or indirectly out of the performance or failure to perform hereunder by the Municipality or third parties under the direction or control of the Municipality; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of this Agreement and to bear all other costs and expenses related thereto; and

(c) in the event the Municipality does not provide the above defense and indemnification to the County, and such refusal or denial to provide the above defense and indemnification is found to be in breach of this provision, then the Municipality shall reimburse the County's reasonable attorney's fees incurred in connection with the defense of any action, and in connection with enforcing this provision of the Agreement.

NINTH: The Municipality represents and warrants that all prices quoted herein for the services to be performed hereunder have been arrived at by the Municipality independently and have been submitted without collusion with any other vendor of similar materials, supplies, equipment or services.

TENTH: The Municipality expressly agrees that neither it nor any contractor, subcontractor, employee, or any other person acting on its behalf shall discriminate against or intimidate any employee or other individual on the basis of race, creed, religion, color, gender, age, national origin, ethnicity, alienage or citizenship status, disability, marital status, sexual orientation, familial status, genetic predisposition or carrier status during the term of or in connection with this Agreement, as those terms may be defined in Chapter 700 of the Laws of Westchester County. The Municipality acknowledges and understands that the County maintains a zero tolerance policy prohibiting all forms of harassment or discrimination against its employees by co-workers, supervisors, vendors, contractors, or others.

ELEVENTH: The Municipality shall obey, perform and comply, at its own expense, with the provisions of all federal, state and local laws, rules, regulations, orders or ordinances and requirements of every kind and nature, which now exist or are hereinafter enacted or

promulgated (“Laws”) applicable to this Agreement or the Services to be performed under this Agreement. Without limiting the generality of the foregoing, the Municipality further agrees to comply, at its own expense, with all Laws applicable to it as an employer of labor and all Laws and licensing requirements pertaining to its professional status and that of its employees, partners, associates, subcontractors and others employed to render the Services hereunder.

TWELFTH: All records or recorded data of any kind compiled by the Municipality in completing the Services described in this Agreement, including but not limited to written reports, studies, drawings, computer printouts, plans, specifications and all other similar recorded data, shall become and remain the property of the County. The Municipality may retain copies of such records for its own use and shall not disclose any such information without the express written consent of the Chair. The County shall have the right to reproduce and publish such records, if it so desires, at no additional cost to the County.

THIRTEENTH: The Municipality shall not delegate any duties or assign any of its rights under this Agreement without the prior express written consent of the County. Any purported delegation of duties, assignment of rights or subcontracting of Services under this Agreement without the prior express written consent of the County is void. All subcontracts that have received such prior written consent shall provide that subcontractors are subject to all terms and conditions set forth in this Agreement. It is recognized and understood by the Municipality that for the purposes of this Agreement, all Services performed by a County-approved subcontractor shall be deemed Services performed by the Municipality and the Municipality shall insure that such subcontracted work is subject to the material terms and conditions of this Agreement. All subcontracts for the Services shall expressly reference the subcontractor’s duty to comply with the material terms and conditions of this Agreement and shall attach a copy of the County’s contract with the Municipality. The Municipality shall obtain a written acknowledgement from the owner and/or chief executive of subcontractor or his/her duly authorized representative that the subcontractor has received a copy of the County’s contract, read it and is familiar with the material terms and conditions thereof. The Municipality shall include provisions in its subcontracts designed to ensure that the Municipality and/or its auditor has the right to examine all relevant books, records, documents or electronic data of the

subcontractor necessary to review the subcontractor's compliance with the material terms and conditions of this Agreement. For each and every year for which this Agreement continues, the Municipality shall submit to the Chair a letter signed by the owner and/or chief executive officer of the Municipality or his/her duly authorized representative certifying that each and every approved subcontractor is in compliance with the material terms and conditions of the Agreement.

FOURTEENTH: The Municipality and the County agree that the Municipality and its officers, employees, agents, contractors and/or subcontractors are independent contractors and not employees of the County or any department, agency or unit thereof. In accordance with their status as independent contractors, the Municipality covenants and agrees that neither the Municipality nor any of its officers, employees, agents, contractors and/or subcontractors will hold themselves out as, or claim to be, officers or employees of the County or any department, agency or unit thereof.

FIFTEENTH: Failure of the County to insist, in any one or more instances, upon strict performance of any term or condition herein contained shall not be deemed a waiver or relinquishment of such term or condition, but the same shall remain in full force and effect. Acceptance by the County of any Services or the payment of any fee or reimbursement due hereunder with knowledge of a breach of any term or condition hereof, shall not be deemed a waiver of any such breach and no waiver by the County of any provision hereof shall be implied.

SIXTEENTH: All notices of any nature referred to in this Agreement shall be in writing and either sent by registered or certified mail postage pre-paid, or delivered by hand or overnight courier, or sent by facsimile (with acknowledgment received and a copy of the notice sent by registered or certified mail postage pre-paid), as set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt. Notices shall be sent to the following:

To the County: Chair, Westchester County Board of Legislators
 Michaelian Office Building
 148 Martine Avenue, 8th Floor
 White Plains, New York 10601

with a copy to: County Attorney
Michaelian Office Building
148 Martine Avenue, Room 600
White Plains, New York 10601

To the Municipality: _____

SEVENTEENTH: This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It shall not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.

In the event of any conflict between the terms of this Agreement and the terms of any schedule or attachment hereto, it is understood that the terms of this Agreement shall be controlling with respect to any interpretation of the meaning and intent of the parties.

EIGHTEENTH: Nothing herein is intended or shall be construed to confer upon or give to any third party or its successors and assigns any rights, remedies or basis for reliance upon, under or by reason of this Agreement, except in the event that specific third party rights are expressly granted herein.

NINETEENTH: The Municipality recognizes that this Agreement does not grant the Municipality the exclusive right to perform the Services for the County and that the County may enter into similar agreements with other Municipalities on an “as needed” basis.

TWENTIETH: **VENDOR DIRECT PAYMENT:** All payments made by the County to the Municipality will be made by electronic funds transfer (“EFT”) pursuant to the County’s Vendor Direct Program. If the Municipality is not already enrolled in the Vendor Direct Program, the Municipality shall fill out and submit an EFT Authorization Form attached hereto as Schedule “I”. If the Municipality is already enrolled in the Vendor Direct Program, the Municipality hereby agrees to immediately notify the County’s Finance Department in writing if

the EFT Authorization Form on file must be changed, and provide an updated version of the document.

TWENTY-FIRST: The Municipality shall use all reasonable means to avoid any conflict of interest with the County and shall immediately notify the County in the event of a conflict of interest. The Municipality shall also use all reasonable means to avoid any appearance of impropriety.

TWENTY-SECOND: This Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Agreement shall be construed and enforced in accordance with the laws of the State of New York. In addition, the parties hereby agree that any cause of action arising out of this Agreement shall be brought in the County of Westchester.

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid or void or unenforceable, the remainder of the terms and provisions of this Agreement shall in no way be affected, impaired, or invalidated, and to the extent permitted by applicable law, any such term, or provision shall be restricted in applicability or reformed to the minimum extent required for such to be enforceable. This provision shall be interpreted and enforced to give effect to the original written intent of the parties prior to the determination of such invalidity or unenforceability.

TWENTY-THIRD: This Agreement shall not be enforceable until signed by both parties and approved by the Office of the County Attorney.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK/ SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the County of Westchester and the Contractor have caused this Agreement to be executed.

THE COUNTY OF WESTCHESTER

By: _____
Name:
Title:

[MUNICIPALITY]

By: _____
Name:
Title:

ATTESTATION REGARDING AUTHORITY OF SIGNATORY

I hereby attest that I am an officer of the Municipality and that the person who executed this Agreement for the Municipality did, at the time of such execution, have authority to execute this Agreement for and on behalf of the Municipality. Accordingly, said signatory and I understand, acknowledge, and agree that the Municipality, as part of the terms of this Agreement, hereby waives any and all claims regarding the sufficiency of the signature of said signatory.

By: _____
Name:
Title:

Authorized by the Board of Acquisition and Contract of the County of Westchester on

Approved.

Assistant County Attorney
County of Westchester

Con000000

SCHEDULE "A"

SCOPE / SPECIFICATIONS

DRAFT

SCHEDULE "B"

APPROVED BUDGET

DRAFT

SCHEDULE "C"

STANDARD INSURANCE PROVISIONS (Event / Municipality Insurance)

1. Prior to commencing an event, and throughout the term of the Agreement, the Permittee shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality shall provide evidence of such insurance to the County of Westchester ("County"), by providing a copy of policies, endorsements, and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies, endorsements, or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy. Endorsements, or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality's negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality until such time as the Municipality shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2. The Municipality shall provide proof of the following insurance coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

(a) **Workers' Compensation and Employer's Liability.** Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

(b) **Event Insurance** if the Event satisfies both of the following criteria:

- **Maximum daily attendance:** 5000, and
- **Lasting no longer than:** 10 consecutive days

i) An Event shall include, but not be limited to, the following:

Arts and Craft Shows	Conventions	Reunions
Auctions	Dances	Receptions
Bazaars	Exhibits	Seminars
Banquets	Meetings	Shows
Charity Events	Musicals	Social Gatherings
Church Meetings	Pageants	Weddings
Concerts*	Picnics	Wedding Reception
Conferences	Proms	Wedding Rehearsal

*Some concerts may be excluded from coverage or carry a higher premium as dictated by a carrier.

ii) The Event Insurance **effective date/s must cover:**

- **Date/s of actual event**
- **Day/s prior to and following actual event date if on-site set up and breakdown is needed**

iii) The Event Insurance shall meet the following **minimum insurance requirements:**

A) **General Liability Insurance** with a combined single limit of **\$1,000,000 per occurrence** and a **\$2,000,000 aggregate** limit naming the “County of Westchester” as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:

- **Property damage**
- **Bodily injury**

B) **Automobile Liability** with a minimum limit of **\$1,000,000 per occurrence** naming the “County of Westchester” as an additional insured on a primary and non-contributory basis. The insurance shall include the following coverages:

- **Owned Automobiles**
- **Hired Automobiles**
- **Non-Owned Automobiles**

C) **Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence** naming the “County of Westchester” as an additional insured on a primary and non-contributory basis and written on a “follow the form” basis.

D) **Liquor Liability Insurance:**

- **Liquor Liability:** If alcohol will be **SOLD**: limit of **\$1,000,000 per occurrence** naming the “County of Westchester” as an additional insured on a primary and non-contributory basis.
- **Host Liquor Liability:** If alcohol will be **SERVED and NOT SOLD**: Limit of **\$1,000,000 per occurrence** naming the “County of Westchester” as an additional insured on a primary and non-contributory basis.

And

E) **Abuse & Molestation Liability:** If the primary Event focus or its direct participants include children under 18 years old, adults with special needs or the elderly: Minimum limit of **\$1,000,000 per occurrence** and **\$2,000,000 aggregate** naming the “County of Westchester” as an additional insured on a primary and non-contributory basis. (Minimum limit of \$3,000,000 may be required depending on the scope and at the discretion of the Director of Risk Management. The insurance shall include the following coverages:

- **Misconduct**
- **Abuse (including both physical and sexual)**
- **Molestation**

(c) If the **Municipality is unable to secure Event Insurance to the satisfaction of the Director, the above insurance coverage must be secured as stand-alone policies.**

3. All policies of the Municipality shall be endorsed to contain the following clauses:

(a) **Insurers shall have no right to recovery or subrogation against the County** (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality.

4. The above policies for the Municipality and/or any of its subcontractors shall not contain any endorsements, terms, conditions or definitions that result in any labor law or action over exclusions.

Certificate Holder on all certificates of insurance shall read: The County of Westchester, 148 Martine Avenue, White Plains, New York 10601.

PLEASE NOTE: Printed copies of all of your full insurance policies, and any and all endorsements, are required.

SCHEDULES "E-H" ARE INTENTIONALLY OMITTED.

DRAFT

SCHEDULE "I"

Westchester County Vendor Direct Program Frequently Asked Questions

1. WHAT ARE THE BENEFITS OF THE ELECTRONIC FUNDS TRANSFER (EFT) ASSOCIATED WITH THE VENDOR DIRECT PROGRAM?

There are several advantages to having your payments automatically deposited into your designated bank account via EFT:

Payments are secure – Paper checks can be lost in the mail or stolen, but money deposited directly into your bank account is more secure.

You save time – Money deposited into your bank account is automatic. You save the time of preparing and delivering the deposit to the bank. Additionally, the funds are immediately available to you.

2. ARE MY PAYMENTS GOING TO BE PROCESSED ON THE SAME SCHEDULE AS THEY WERE BEFORE VENDOR DIRECT?

Yes.

3. HOW QUICKLY WILL A PAYMENT BE DEPOSITED INTO MY ACCOUNT?

Payments are deposited two business days after the voucher/invoice is processed. Saturdays, Sundays, and legal holidays are not considered business days.

4. HOW WILL I KNOW WHEN THE PAYMENT IS IN MY BANK ACCOUNT AND WHAT IT IS FOR?

Under the Vendor Direct program you will receive an e-mail notification two days prior to the day the payment will be credited to your designated account. The e-mail notification will come in the form of a remittance advice with the same information that currently appears on your check stub, and will contain the date that the funds will be credited to your account.

5. WHAT IF THERE IS A DISCREPANCY IN THE AMOUNT RECEIVED?

Please contact your Westchester County representative as you would have in the past if there were a discrepancy on a check received.

6. WHAT IF I DO NOT RECEIVE THE MONEY IN MY DESIGNATED BANK ACCOUNT ON THE DATE INDICATED IN THE E-MAIL?

In the unlikely event that this occurs, please contact the Westchester County Accounts Payable Department at 914-995-4708.

7. WHAT MUST I DO IF I CHANGE MY BANK OR MY ACCOUNT NUMBER?

Whenever you change any information or close your account a new Vendor Direct Payment Authorization Form must be submitted. Please contact the Westchester County Accounts Payable Department at 914-995-4708 and we will e-mail you a new form.

8. WHEN COMPLETING THE PAYMENT AUTHORIZATION FORM, WHY MUST I HAVE IT SIGNED BY A BANK OFFICIAL IF I DON'T INCLUDE A VOIDED CHECK?

This is to ensure the authenticity of the account being set up to receive your payments.



Westchester County • Department of Finance • Treasury Division

Electronic Funds Transfer (EFT) Vendor Direct Payment Authorization Form

Authorization is:
(check one)

- New
- Change
- No Change

INSTRUCTIONS: Please complete both sections of this Authorization form and attach a voided check. See the reverse for more information and instructions. If you previously submitted this form and there is no change to the information previously submitted, ONLY complete lines 1 through 6 of section 1.

Section I - Vendor Information

1. Vendor Name:		
2. Taxpayer ID Number or Social Security Number:		
3. Vendor Primary Address		
4. Contact Person Name:	Contact Person Telephone Number:	
5. Vendor E-Mail Addresses for Remittance Notification:		
6. Vendor Certification: <i>I have read and understand the Vendor Direct Payment Program and hereby authorize payments to be received by electronic funds transfer into the bank that I designate in Section II. I further understand that in the event that an erroneous electronic payment is sent, Westchester County reserves the right to reverse the electronic payment. In the event that a reversal cannot be implemented, Westchester County will utilize any other lawful means to retrieve payments to which the payee was not entitled.</i>		
_____ Authorized Signature	_____ Print Name/Title	_____ Date

Section II- Financial Institution Information

7. Bank Name:		
8. Bank Address:		
9. Routing Transit Number:		10. Account Type: (check one) <input type="checkbox"/> Checking <input type="checkbox"/> Savings
11. Bank Account Number:	12. Bank Account Title:	
13. Bank Contact Person Name:	Telephone Number:	
14. FINANCIAL INSTITUTION CERTIFICATION (required ONLY if directing funds into a Savings Account OR if a voided check is not attached to this form): <i>I certify that the account number and type of account is maintained in the name of the vendor named above. As a representative of the named financial Institution, I certify that this financial Institution is ACH capable and agrees to receive and deposit payments to the account shown.</i>		
_____ Authorized Signature	_____ Print Name / Title	_____ Date

(Leave Blank - to be completed by Westchester County) - Vendor number assigned

| | | | |

Electronic Funds Transfer (EFT) Vendor Direct Payment Authorization Form

GENERAL INSTRUCTIONS

Please complete both sections of the Vendor Direct Payment Authorization Form and forward the completed form (along with a voided check for the account to which you want your payments credited) to: Westchester County Department of Finance, 148 Martine Ave, Room 720, White Plains, NY 10601, Attention: Vendor Direct. Please see item 14 below regarding attachment of a voided check.

Section I - VENDOR INFORMATION

1. Provide the name of the vendor as it appears on the W-9 form.
2. Enter the vendor's Taxpayer ID number or Social Security Number as it appears on the W-9 form.
3. Enter the vendor's complete primary address (not a P.O. Box).
4. Provide the name and telephone number of the vendor's contact person.
5. Enter the business e-mail address for the remittance notification. **THIS IS VERY IMPORTANT.** This is the e-mail address that we will use to send you notification and remittance information two days prior to the payment being credited to your bank account. We suggest that you provide a group mailbox (if applicable) for your e-mail address. You may also designate multiple e-mail addresses.
6. Please have an authorized Payee/Company official sign and date the form and include his/her title.

Section II - FINANCIAL INSTITUTION INFORMATION

7. Provide bank's name.
8. Provide the complete address of your bank.
9. Enter your bank's 9 digit routing transit number.
10. Indicate the type of account (check one box only).
11. Enter the vendor's bank account number.
12. Enter the title of the vendor's account.
13. Provide the name and telephone number of your bank contact person.
14. If you are directing your payments to a Savings Account OR you can not attach a voided check for your checking account, this line needs to be completed and signed by an authorized bank official. **IF YOU DO ATTACH A VOIDED CHECK FOR A CHECKING ACCOUNT, YOU MAY LEAVE THIS LINE BLANK.**



Kenneth W. Jenkins, Westchester County Executive

Westchester County Board of Legislators

2025 Annual Report

TAX COMMISSION
Office of the Executive Director
Victor L. Mallison
Executive Director

Ken Jenkins

Westchester County Tax Commission

Victor L. Mallison
Executive Director

TAX COMMISSIONERS

Manuel Casanova
James Husselbee
Sadie McKeown
Mary Beth Murphy

2025 ANNUAL REPORT

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Westchester County Tax Commission, Office of the Executive Director
110 Dr. Martin Luther King Jr., Blvd.
Room L-221
White Plains, New York 10601

Telephone: (914) 995-4328
E-mail: vlm2@westchestercountyny.gov

Website: <http://www.westchestergov.com/taxcommission>



INTRODUCTION

The primary purpose for the annual report of the Westchester County Tax Commission is to provide key information related to the apportionment of the County tax levy. Page 6 lists the percentages of the levy for which each city and town is responsible. The pages that follow display the methodology used to arrive at the taxable assessed value of each municipality and provide information on the composition of the tax base and historical data that may be of interest. The nature of the information presented on each page is explained briefly below:

Page 6: The first column on this page lists the adjusted (see page 7) taxable (some real property is either partially or wholly exempt from taxation) assessed value of each city and town in Westchester County. In as much as a municipality may assess real property at any uniform percentage of market value, an equalization rate must be used to arrive at the full or market value of each. These rates, County equalization rates, each provided by the New York State Department of Taxation & Finance, Office of Real Property Tax Services (DFT/ORPTS), are listed in column two. It is the current year's final state equalization rate. It is based on sales and appraisals of all types of real property in each municipality and provides a measure of the percentage of market value at which a city or town assesses. It is not necessarily a statement of the current level of assessment but of the level as of the State's valuation date.

The assessed value in the first column is divided by the percentage in the second column to produce the third column, which shows the full value of each municipality. This procedure places the valuations of all cities and towns at an equal level. The total of this column is the taxable full value of the entire County. The percentages in the last column are the result of the division of each municipality's full value by the total County full value. It is these percentages that determine each municipality's share of the County tax levy.

We should note in passing that the County is not involved in the assessment function nor does it send out any tax bills to individual property owners. Based on the percentages discussed above, the County advises each city and town of its dollar share of the levy; it is then the responsibility of the cities and towns to apportion these amounts among their property owners, send out bills, and collect the taxes.

Page 7: Certain exemptions are by law established in fixed-dollar amounts regardless of the percentage of market value at which properties are assessed. By way of example, one type of veterans' exemption allows a \$7,500 maximum regardless of whether the municipality assesses a \$100,000 house at \$100,000 or \$10,000. The effect of these fixed-dollar exemptions is to give a town or city, which assesses at a very low percentage of market value, an advantage over one that assesses at a higher percentage when the full values are computed. To ensure that the sharing of the tax burden is equitable, the law requires that these exemptions be added back to the taxable assessed value before the full value is computed. On this page the fixed-dollar exemptions are added to the stated taxable assessed value to produce the adjusted taxable assessed value. This operation is for apportionment purposes only. When a city or town actually levies its taxes these exemptions do benefit the property owner.

Page 8: This page shows the year-to-year percent change in County equalization rates. A falling rate generally indicates rising value and the greater the decline in the rate the greater the appreciation in real property values assuming that no reassessment activity has taken place. Municipalities with rapidly declining County equalization rates will show greater

may choose, within certain limits, the income cutoff level for the senior citizen and disability exemptions. These pages show the status of these optional exemptions for each municipality.

Page 22: The DTF/ORPTS recognizes nine categories of property type: 100=agricultural, 200=residential (one-, two-, and three-family homes and some condominiums), 300=vacant, 400=commercial (including condominiums), 500=recreation & entertainment, 600=community service (hospitals, schools, etc.), 700=industrial, 800=public service (utility) and 900=wild & forested lands. The gross assessed value of each type in each municipality is shown on these pages. Comparisons between municipalities should not be made because these figures are not equalized and thus reflect varying levels of assessment.

Page 23: Here, the assessed values on the preceding page are expressed as percentages to facilitate inter-municipal comparisons. In other words, one can compare the percent of Town A's gross roll that is comprised of vacant land to the equivalent figure for Town B. Percentages on this page and on page 25 may not add up to 100% because of rounding.

Page 24: The property type breakdown on this page is similar to that on page 22 except that the number of parcels in each category rather than the amount of gross assessed value is displayed. A parcel is an individual entry on an assessment roll.

Page 25: This page shows the property type breakdown expressed as percentages of the parcel count for each municipality.

Page 26: This page shows effective tax rates based on Residential Assessment Ratios. An effective tax rate indicates the typical percentage of property value paid in property tax. The Residential Assessment Ratio is based on sales of one, two, & three family homes in each municipality and provides a measure of the percentage of market value at which a city or town assesses one, two, & three family homes. The most recent year of tax rates and the Residential Assessment Ratios for the assessment/tax roll to which those tax rates were applied is used.

Page 27: This page shows effective tax rates based on Equalization Rates. An Equalization Rate is based on sales and appraisals of all types of real property in each municipality and provides a measure of the percentage of market value at which a city or town assesses all properties. It is not necessarily a statement of the current level of assessment but of the level as of the effective date of the equalization survey. The most recent year of tax rates and the Equalization Ratios for the assessment/tax roll to which those tax rates were applied is used.

Page 28: This page was newly created in 2017. It shows the tax apportionment by percent among County, municipal, school and special district taxes by community.

Page 29: This page is new in 2018. It shows the Historical Municipal County Tax rate for each municipality for the preceding ten years. It does not include Special Districts.

Page 30-31: These pages are new in 2018. They show the historical equalized full value of each municipality and the historical percent of full value for which each municipality is responsible for 10 years. Note that 2018 values apply to 2019 taxes and so forth.

If you have any questions or comments about the contents of this report please contact the Executive Director by email at vlm2@westchestercountyny.gov or call (914) 995-4328.

2025 WESTCHESTER COUNTY EQUALIZATION TABLE				
MUNICIPALITY	COUNTY TAXABLE ADJUSTED	COUNTY	COUNTY	% OF TOTAL
	ASSESSED VALUE	RATE*	FULL VALUE (\$)	FULL VALUE
City of Mount Vernon	147,271,614	1.80	8,181,756,333	3.296244%
City of New Rochelle	266,883,477	1.84	14,504,536,793	5.843548%
City of Peekskill	64,886,472	2.28	2,845,897,895	1.146548%
City of Rye	146,075,313	1.18	12,379,263,814	4.987324%
City of White Plains	276,917,401	2.18	12,702,633,073	5.117602%
City of Yonkers	468,541,887	1.72	27,240,807,384	10.974702%
Town of Bedford	606,625,033	7.65	7,929,738,993	3.194712%
Town of Cortlandt	111,914,207	1.21	9,249,108,017	3.726255%
Town of Eastchester	101,272,768	0.88	11,508,269,091	4.636420%
Town of Greenburgh	27,769,499,616	100.00	27,769,499,616	11.187700%
Town of Harrison	126,714,436	1.16	10,923,658,276	4.400894%
Town of Lewisboro	295,913,376	6.27	4,719,511,579	1.901384%
Town of Mamaroneck	12,877,429,027	100.00	12,877,429,027	5.188023%
Town of Mount Kisco	289,736,435	13.91	2,082,936,269	0.839168%
Town of Mount Pleasant	147,859,179	1.07	13,818,614,860	5.567206%
Town of New Castle	1,092,589,267	13.95	7,832,181,125	3.155408%
Town of North Castle	123,230,004	1.62	7,606,790,370	3.064603%
Town of North Salem	1,833,887,239	92.50	1,982,580,799	0.798737%
Town of Ossining	7,043,109,929	100.00	7,043,109,929	2.837509%
Town of Pelham	4,652,768,140	100.00	4,652,768,140	1.874494%
Town of Pound Ridge	384,303,253	12.56	3,059,739,275	1.232699%
Town of Rye	10,130,657,741	100.00	10,130,657,741	4.081412%
Town of Scarsdale	9,356,805,824	69.73	13,418,623,009	5.406058%
Town of Somers	492,988,303	8.85	5,570,489,299	2.244223%
Town of Yorktown	130,943,259	1.60	8,183,953,688	3.297129%
TOTALS	78,938,823,200		248,214,554,396	100.00%
* Final 2025 New York State Equalization Rates				

2025 FIXED-DOLLAR PARTIAL EXEMPTIONS ADDED BACK TO ADJUSTED COUNTY TAXABLE VALUE

MUNICIPALITY	REPORTED TAXABLE	VETERANS	CLERGY	VOLUNTEER	ADJUSTED
	ASSESSED VALUE			FIRE COMPANIES	TAXABLE VALUE
City of Mount Vernon	\$ 147,067,968	\$ 154,146	\$ 49,500	\$ -	\$ 147,271,614
City of New Rochelle	\$ 266,755,641	\$ 102,336	\$ 25,500	\$ -	\$ 266,883,477
City of Peekskill	\$ 64,850,462	\$ 28,510	\$ 7,500	\$ -	\$ 64,886,472
City of Rye	\$ 146,003,121	\$ 70,692	\$ 1,500	\$ -	\$ 146,075,313
City of White Plains	\$ 276,742,386	\$ 142,015	\$ 33,000	\$ -	\$ 276,917,401
City of Yonkers	\$ 467,903,316	\$ 614,571	\$ 24,000	\$ -	\$ 468,541,887
Town of Bedford	\$ 606,623,533	\$ -	\$ 1,500	\$ -	\$ 606,625,033
Town of Cortlandt	\$ 111,615,486	\$ 286,721	\$ 12,000	\$ -	\$ 111,914,207
Town of Eastchester	\$ 101,159,565	\$ 105,703	\$ 7,500	\$ -	\$ 101,272,768
Town of Greenburgh	\$ 27,748,045,470	\$ 21,425,646	\$ 28,500	\$ -	\$ 27,769,499,616
Town of Harrison	\$ 126,628,836	\$ 84,100	\$ 1,500	\$ -	\$ 126,714,436
Town of Lewisboro	\$ 295,890,276	\$ 21,600	\$ 1,500	\$ -	\$ 295,913,376
Town of Mamaroneck	\$ 12,866,510,699	\$ 10,916,828	\$ 1,500	\$ -	\$ 12,877,429,027
Town of Mount Kisco	\$ 289,734,935	\$ -	\$ 1,500	\$ -	\$ 289,736,435
Town of Mount Pleasant	\$ 147,649,332	\$ 206,847	\$ 3,000	\$ -	\$ 147,859,179
Town of New Castle	\$ 1,092,589,267	\$ -	\$ -	\$ -	\$ 1,092,589,267
Town of North Castle	\$ 123,194,054	\$ 34,450	\$ 1,500	\$ -	\$ 123,230,004
Town of North Salem	\$ 1,833,849,761	\$ 35,978	\$ 1,500	\$ -	\$ 1,833,887,239
Town of Ossining	\$ 7,041,263,986	\$ 1,838,443	\$ 7,500	\$ -	\$ 7,043,109,929
Town of Pelham	\$ 4,651,670,004	\$ 1,096,636	\$ 1,500	\$ -	\$ 4,652,768,140
Town of Pound Ridge	\$ 384,303,253	\$ -	\$ -	\$ -	\$ 384,303,253
Town of Rye	\$ 10,122,784,500	\$ 7,865,741	\$ 7,500	\$ -	\$ 10,130,657,741
Town of Scarsdale	\$ 9,350,493,032	\$ 6,312,792	\$ -	\$ -	\$ 9,356,805,824
Town of Somers	\$ 492,965,145	\$ 18,658	\$ 4,500	\$ -	\$ 492,988,303
Town of Yorktown	\$ 130,627,804	\$ 310,955	\$ 4,500	\$ -	\$ 130,943,259
TOTALS:	\$ 78,886,921,832			\$ -	\$ 78,938,823,200

NOTE:

Chapter 280 of the Laws of 1985 requires that counties wishing to use equalization rates calculated by the then Office of Real Property Services add certain "fixed-dollar" exemptions back to stated taxable value when apportioning the county tax levy. Individual municipalities will, however, continue to use the stated taxable value to set the tax rate.

2025 CHANGE IN COUNTY EQUALIZATION RATES			
MUNICIPALITY	2024 RATE	2025 RATE	% CHANGE
City of Mount Vernon	1.92	1.8	-6.25%
City of New Rochelle	1.93	1.84	-4.66%
City of Peekskill	2.37	2.28	-3.80%
City of Rye	1.26	1.18	-6.35%
City of White Plains	2.37	2.18	-8.02%
City of Yonkers	1.78	1.72	-3.37%
Town of Bedford	8.12	7.65	-5.79%
Town of Cortlandt	1.18	1.21	2.54%
Town of Eastchester	0.91	0.88	-3.30%
Town of Greenburgh	100	100	0.00%
Town of Harrison	1.13	1.16	2.65%
Town of Lewisboro	6.42	6.27	-2.34%
Town of Mamaroneck	100	100	0.00%
Town of Mount Kisco	14.03	13.91	-0.86%
Town of Mount Pleasant	1.07	1.07	0.00%
Town of New Castle	14.07	13.95	-0.85%
Town of North Castle	1.8	1.62	-10.00%
Town of North Salem	100	92.5	-7.50%
Town of Ossining	100	100	0.00%
Town of Pelham	100	100	0.00%
Town of Pound Ridge	12.86	12.56	-2.33%
Town of Rye	100	100	0.00%
Town of Scarsdale	74.94	69.73	-6.95%
Town of Somers	9.78	8.85	-9.51%
Town of Yorktown	1.77	1.6	-9.60%

2025 PERCENT CHANGE IN COUNTY FULL VALUE

MUNICIPALITY	2024 COUNTY FULL VALUE	2025 COUNTY FULL VALUE	PERCENT CHANGE
City of Mount Vernon	7,594,016,094	8,181,756,333	7.74%
City of New Rochelle	13,786,349,326	14,504,536,793	5.21%
City of Peekskill	2,727,964,684	2,845,897,895	4.32%
City of Rye	11,537,798,333	12,379,263,814	7.29%
City of White Plains	11,715,460,211	12,702,633,073	8.43%
City of Yonkers	26,390,119,326	27,240,807,384	3.22%
Town of Bedford	7,444,585,246	7,929,738,993	6.52%
Town of Cortlandt	9,425,452,203	9,249,108,017	-1.87%
Town of Eastchester	11,118,590,110	11,508,269,091	3.50%
Town of Greenburgh	26,338,775,771	27,769,499,616	5.43%
Town of Harrison	11,182,684,867	10,923,658,276	-2.32%
Town of Lewisboro	4,605,871,900	4,719,511,579	2.47%
Town of Mamaroneck	12,471,611,217	12,877,429,027	3.25%
Town of Mount Kisco	2,072,726,429	2,082,936,269	0.49%
Town of Mount Pleasant	13,679,312,056	13,818,614,860	1.02%
Town of New Castle	7,715,242,715	7,832,181,125	1.52%
Town of North Castle	6,772,810,611	7,606,790,370	12.31%
Town of North Salem	1,847,904,738	1,982,580,799	7.29%
Town of Ossining	6,710,881,853	7,043,109,929	4.95%
Town of Pelham	4,436,649,686	4,652,768,140	4.87%
Town of Pound Ridge	2,971,345,140	3,059,739,275	2.97%
Town of Rye	9,682,850,402	10,130,657,741	4.62%
Town of Scarsdale	12,424,629,811	13,418,623,009	8.00%
Town of Somers	5,044,013,712	5,570,489,299	10.44%
Town of Yorktown	7,381,008,757	8,183,953,688	10.88%
TOTALS	237,078,655,198	248,214,554,396	4.70%

**2025 VILLAGE/TOWN-OUTSIDE BREAKDOWN
OF COUNTY TAXABLE ASSESSED VALUE**

MUNICIPALITY		TAXABLE ASSESSED VALUE (\$)
TOWN	VILLAGE	
Cortlandt	Buchanan	7,010,929
	Croton	21,807,379
	Unincorporated Area	82,797,178
Eastchester	Bronxville	33,305,959
	Tuckahoe	13,328,757
	Unincorporated Area	54,524,849
Greenburgh	Ardsley	1,545,444,986
	Dobbs Ferry	2,849,342,139
	Elmsford	1,395,461,078
	Hastings	2,642,055,603
	Irvington	2,478,766,336
	Tarrytown	2,965,949,938
	Unincorporated Area	13,871,025,390
Mamaroneck	Larchmont	3,924,408,146
	Mamaroneck	3,347,834,590
	Unincorporated Area	5,594,267,963
Mt. Pleasant	Briarcliff Manor	2,504,474
	Pleasantville	20,854,409
	Sleepy Hollow	18,879,275
	Unincorporated Area	105,411,174
Ossining	Briarcliff Manor	2,535,828,223
	Ossining	3,147,795,619
	Unincorporated Area	1,357,640,144
Pelham	Pelham	2,086,128,394
	Pelham Manor	2,565,541,610
Rye Town	Mamaroneck	2,213,648,618
	Port Chester	4,117,705,270
	Rye Brook	3,791,430,612

NOTE:

(1) Harrison, Mt. Kisco and Scarsdale are coterminous town/villages; therefore, there is no village/town outside breakdown for these municipalities.

(2) Unincorporated area represents area outside villages. Pelham and Rye Town do not have unincorporated areas.

**2025
NEW YORK STATE MANDATED
TAXABLE ASSESSED VALUES**

MUNICIPALITY	SPECIAL FRANCHISE (\$)	CEILING RAILROADS (\$)	TOTAL (\$)
City of Mount Vernon	13,819,582	0	13,819,582
City of New Rochelle	15,738,740	0	15,738,740
City of Peekskill	4,720,104	0	4,720,104
City of Rye	4,711,383	0	4,711,383
City of White Plains	17,088,631	0	17,088,631
City of Yonkers	28,063,477	0	28,063,477
Town of Bedford	5,632,522	0	5,632,522
Town of Cortlandt	5,632,445	45,092	5,677,537
Town of Eastchester	4,726,338	0	4,726,338
Town of Greenburgh	1,038,002,600	0	1,038,002,600
Town of Harrison	3,705,807	0	3,705,807
Town of Lewisboro	1,397,664	0	1,397,664
Town of Mamaroneck	266,020,100	0	266,020,100
Town of Mount Kisco	12,175,006	0	12,175,006
Town of Mount Pleasant	5,788,533	0	5,788,533
Town of New Castle	23,518,744	0	23,518,744
Town of North Castle	2,329,206	0	2,329,206
Town of North Salem	10,515,400	0	10,515,400
Town of Ossining	291,863,300	0	291,863,300
Town of Pelham	150,470,704	0	150,470,704
Town of Pound Ridge	1,169,955	0	1,169,955
Town of Rye	358,161,406	0	358,161,406
Town of Scarsdale	156,307,837	0	156,307,837
Town of Somers	3,674,006	0	3,674,006
Town of Yorktown	3,514,062	0	3,514,062

2025 NET TAXABLE CHANGES FROM ASSESSORS' ANNUAL REPORTS

MUNICIPALITY	2024 TAXABLE ASSESSED VALUE	ADJUSTMENTS	NET EQUALIZATION CHANGES	ACTUAL PHYSICAL CHANGES	NET CHANGE OF STATE-MANDATED ASSESSMENT	PARTIAL EXEMPT CHANGE	WHOLLY* EXEMPT CHANGE	2025 TAXABLE ASSESSED VALUE
City of Mount Vernon	145,582,867	(3,200)	(917,273)	958,836	1,368,537	78,201	176,148	147,067,968
City of New Rochelle	265,914,356	53,250	(948,869)	1,053,870	839,244	(156,210)	(153,800)	266,755,641
City of Peekskill	64,618,253	(9,500)	(89,107)	562,197	163,983	(395,364)	212,190	64,850,462
City of Rye	145,290,867	2,650,000	(696,273)	(1,444,430)	286,870	(83,913)	(2,677,400)	146,003,121
City of White Plains	277,465,127	-	(1,665,880)	1,721,315	790,198	(1,568,374)	(34,750)	276,742,386
City of Yonkers	469,021,610	126,600	(2,405,678)	1,452,872	0	(292,088)	832,770	467,903,316
Town of Bedford	604,498,822	100	(2,962,833)	5,428,769	418,399	(759,724)	(9,400)	606,623,533
Town of Cortlandt	110,902,625	(107,800)	69,310	573,750	282,454	(104,853)	(146)	111,615,486
Town of Eastchester	101,036,866	-	(288,793)	265,600	86,241	59,651	0	101,159,565
Town of Greenburgh	26,314,866,823	(65,300)	969,018,225	372,115,975	109,763,300	(17,653,553)	23,353,800	27,748,045,470
Town of Harrison	126,271,039	-	(1,154,930)	1,496,400	10,407	5,920	12,770	126,628,836
Town of Lewisboro	295,673,876	(359,900)	(1,470,825)	2,278,011	135,859	(366,745)	(95,100)	295,890,276
Town of Mamaroneck	12,460,694,431	-	272,848,219	114,494,500	17,515,154	958,395	25,680,000	12,866,510,699
Town of Mount Kisco	290,802,018	-	(2,515,365)	864,917	924,343	(340,978)	0	289,734,935
Town of Mount Pleasant	146,124,199	-	(184,990)	1,403,137	117,292	189,694	170,815	147,649,332
Town of New Castle	1,085,534,650	-	(3,470,003)	10,472,485	0	52,135	0	1,092,589,267
Town of North Castle	121,874,641	-	(432,071)	1,443,774	289,300	18,410	(6,300)	123,194,054
Town of North Salem	1,847,867,260	(3,310,700)	(12,517,000)	5,283,700	420,100	(3,893,599)	(1,942,000)	1,833,849,761
Town of Ossining	6,708,261,349	(8,295,600)	334,822,688	9,733,212	17,305,100	(20,562,763)	(1,745,800)	7,041,263,986
Town of Pelham	4,435,331,123	1,479,700	189,860,683	20,389,181	12,432,226	(7,822,909)	0	4,651,670,004
Town of Pound Ridge	382,114,985	125,000	(1,497,192)	3,243,559	101,458	215,443	152,400	384,303,253
Town of Rye	9,674,500,098	(4,316,200)	417,239,693	29,117,668	32,050,892	(25,807,651)	(3,182,100)	10,122,784,500
Town of Scarsdale	9,298,864,022	-	(39,523,980)	81,477,526	7,157,082	2,518,382	0	9,350,493,032
Town of Somers	493,277,883	-	(577,212)	1,065,914	42,760	(844,200)	92,000	492,965,145
Town of Yorktown	130,297,900	-	(163,738)	782,232	28,097	(316,687)	0	130,627,804
TOTALS:	75,996,687,690							78,886,921,832

* Although listed, this value is not included in determining Taxable Assessed Value. This is a value added to make taxpayers aware of increases or decreases in the amount of wholly exempt property

2025 GROSS ASSESSMENT ROLL

MUNICIPALITY	TAXABLE	PARTIAL	WHOLLY	GROSS ROLL	EXEMPTIONS
	ASSESSED VALUE	EXEMPTIONS	EXEMPT		AS % OF GROSS ROLL
City of Mount Vernon	147,067,968	6,241,914	38,865,765	192,175,647	23%
City of New Rochelle	266,755,641	4,086,085	100,070,750	370,912,476	28%
City of Peekskill	64,850,462	3,145,982	60,096,467	128,092,911	49%
City of Rye	146,003,121	814,940	24,509,662	171,327,723	15%
City of White Plains	276,742,386	12,040,810	117,528,092	406,311,288	32%
City of Yonkers	467,903,316	20,927,722	229,178,323	718,009,361	35%
Town of Bedford	606,623,533	6,780,826	66,695,310	680,099,669	11%
Town of Cortlandt*	111,615,486	-14,277,773	67,492,529	164,830,242	32%
Town of Eastchester	101,159,565	988,788	17,918,480	120,066,833	16%
Town of Greenburgh	27,748,045,470	478,581,016	3,877,549,414	32,104,175,900	14%
Town of Harrison	126,628,836	922,950	48,991,850	176,543,636	28%
Town of Lewisboro	295,890,276	5,211,723	16,681,500	317,783,499	7%
Town of Mamaroneck	12,866,510,699	117,884,555	737,846,373	13,722,241,627	6%
Town of Mount Kisco	289,734,935	5,474,721	55,503,800	350,713,456	17%
Town of Mount Pleasant	147,649,332	1,751,679	56,265,748	205,666,759	28%
Town of New Castle	1,092,589,267	8,324,024	60,960,902	1,161,874,193	6%
Town of North Castle	123,194,054	789,384	20,859,930	144,843,368	15%
Town of North Salem	1,833,849,761	138,314,139	151,288,000	2,123,451,900	14%
Town of Ossining	7,041,263,986	211,391,514	769,434,200	8,022,089,700	12%
Town of Pelham	4,651,670,004	79,242,318	226,065,000	4,956,977,322	6%
Town of Pound Ridge	384,303,253	6,327,302	23,115,311	413,745,866	7%
Town of Rye	10,122,784,500	338,116,001	1,006,849,430	11,467,749,931	12%
Town of Scarsdale	9,350,493,032	43,910,956	866,445,925	10,260,849,913	9%
Town of Somers	492,965,145	15,637,477	42,514,150	551,116,772	11%
Town of Yorktown	130,627,804	3,887,113	21,084,253	155,599,170	16%

*Indian Point is Exempt but on Roll Section 6 which is taxable

PERSONAL EXEMPTION INFORMATION

Disability Exemption

New York State law (section 459-c of the Real Property Tax Law) gives local governments and public school districts the option of granting a reduction in the amount of property taxes paid by qualifying persons with disabilities.

For additional information, go to <http://www.tax.ny.gov/pit/property/exemption/disablexempt.htm>.

In the following table, the lower figure in each case indicates the maximum income at which an eligible homeowner may receive a 50% exemption. The higher figure is the maximum at which an eligible homeowner may receive a 5% exemption under the sliding scale. The sliding scale provides for decreasing exemption percentages to a minimum of 5% as income increases. The Cooperative (Co-op) column indicates whether this exemption is available to cooperative apartment residents.

Municipality	Co-op	2025 Municipality	2025 School
Westchester County	YES	\$50,000.00 to \$58,399.99	N/A
City of Mount Vernon	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
City of New Rochelle	YES	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
City of Peekskill	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
City of Rye	YES	\$50,000.00 to \$58,399.99	Varies by District
City of White Plains	NO	\$17,500.00 to \$32,400.00	\$17,500.00 to \$32,400.00
City of Yonkers	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Bedford	NO	\$50,000.00 to \$58,399.99	Varies by District
Town of Cortlandt	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
Town of Eastchester	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
Town of Greenburgh	YES	\$50,000.00 to \$58,399.99	Varies by District
Town of Harrison	YES*	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Lewisboro	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mamaroneck	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mount Kisco	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mount Pleasant	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
Town of New Castle	NO	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of North Castle	NO	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of North Salem	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Ossining	YES	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of Pelham	NO	Exemption Not Adopted	Exemption Not Adopted
Town of Pound Ridge	NO	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of Rye	NO	\$50,000.00 to \$58,399.99	Varies by District
Town of Scarsdale	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Somers	YES**	\$29,000.00 to \$37,399.99	Varies by District
Town of Yorktown	YES	\$50,000.00 to \$58,399.99	Varies by District

*Harrison Central School District does not offer to Co-ops

**Somers CSD, North Salem CSD, and Lakeland CSD do not offer to Co-ops

PERSONAL EXEMPTION INFORMATION

Senior Citizen Exemption

New York State Real Property Tax Law, section 467, gives local governments and public school districts the option of granting a reduction on the amount of property taxes paid by qualifying senior citizens.

For additional information, go to <https://www.tax.ny.gov/pit/property/exemption/seniorexempt.htm>

In the following table, the lower figure in each case indicates the maximum income at which an eligible homeowner may receive a 50% exemption. The higher figure is the maximum at which an eligible homeowner may receive a 5% exemption under the sliding scale. The sliding scale provides for decreasing exemption percentages to a minimum of 5% as income increases. The Cooperative (Co-op) column indicates whether this exemption is available to cooperative apartment residents.

Municipality	Co-op	2025 Municipalities	2025 School District(s)
Westchester County	YES	\$50,000.00 to \$58,399.99	N/A
City of Mount Vernon	NO	\$29,000.00 to \$37,399.00	\$29,000.00 to \$37,399.99
City of New Rochelle	YES	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
City of Peekskill	YES*	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
City of Rye	YES	\$50,000.00 to \$58,399.99	Varies by District
City of White Plains	NO	\$17,500.00 to \$32,400.00	\$17,500.00 to \$32,400.00
City of Yonkers	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Bedford	NO	\$50,000.00 to \$58,399.99	Varies by District
Town of Cortlandt	YES	\$29,000.00 to \$37,399.99	Varies by District
Town of Eastchester	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
Town of Greenburgh	YES	\$50,000.00 to \$58,399.99	Varies by District
Town of Harrison	NO	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Lewisboro	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mamaroneck	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mount Kisco	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Mount Pleasant	YES	\$50,000.00 to \$58,399.99	Varied by District
Town of New Castle	NO	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of North Castle	NO	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of North Salem	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Ossining	YES	\$50,000.00 to \$58,399.99	\$29,000.00 to \$37,399.99
Town of Pelham	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Pound Ridge	NO	\$50,000.00 to \$58,399.99	Varies by District
Town of Rye	NO	\$50,000.00 to \$58,399.99	Varies by District
Town of Scarsdale	YES	\$50,000.00 to \$58,399.99	\$50,000.00 to \$58,399.99
Town of Somers	YES	\$29,000.00 to \$37,399.99	\$29,000.00 to \$37,399.99
Town of Yorktown	YES	\$50,000.00 to \$58,399.99	Varies by District

*Not in the School Districts

PERSONAL EXEMPTION INFORMATION

STAR

STAR is New York State's School Tax Relief Program that includes a STAR credit check or a partial property tax exemption from school taxes. It is available on a property owner's primary residence whether it's a condominium, cooperative apartment, manufactured home, farm dwelling, apartment building or mixed-use property where the property owner owns and lives in their home. New Yorkers who are receiving the STAR exemption and purchased their current home prior to May 1, 2014 may continue to receive the STAR exemption. New Yorkers who purchased their home between May 1, 2014 and August 1, 2015 may need to register to receive a STAR credit. New Yorkers who purchased their home after August 1, 2015 need to register to receive a STAR credit.

There are two (2) STAR property tax exemptions and credits: The **Basic STAR** exemption is available for owner-occupied, primary residences regardless of the owners' ages. The **Enhanced STAR** exemption is available for the primary residences of senior citizens (age 65 and older).

However, to be eligible for the tax rebate and either of these two (2) exemptions or credits the combined income of owner(s) who reside at the property, and any spouse who resides at the property, must not exceed the income limit applicable to each rebate, exemption or credit. For additional information, go to <https://www.tax.ny.gov/pit/property/star/eligibility.htm>

Maximum 2025-2026 STAR savings by Municipality

Municipal name	School district name	Class	Basic	Enhanced
City of Mt Vernon	Mount Vernon	-	1,460	3,974
City of New Rochelle	New Rochelle	-	1,301	3,592
City of Peekskill	Hendrick Hudson	-	1,254	3,226
City of Peekskill	Peekskill	-	1,585	3,958
City of Rye	Rye	-	796	1,853
City of Rye	Rye Neck	H	1,238	2,882
City of Rye	Rye Neck	N	1,411	3,314
City of White Plains	White Plains	-	1,340	3,416
City of Yonkers	Yonkers	-	862	2,318
Town of Bedford	Bedford	-	1,219	2,442
Town of Bedford	Byram Hills	-	1,222	2,564
Town of Bedford	Katonah-Lewisboro	-	1,550	3,711
Town of Cortlandt	Croton-Harmon	-	1,403	3,704
Town of Cortlandt	Hendrick Hudson	-	1,283	3,317
Town of Cortlandt	Lakeland	-	1,678	4,420
Town of Cortlandt	Putnam Valley	-	1,869	4,525
Town of Cortlandt	Yorktown	-	1,602	4,318
Town of Eastchester	Eastchester	-	1,286	3,205
Town of Eastchester	Tuckahoe	-	1,401	3,352
Town of Eastchester (Bronxville)	Bronxville	-	1,050	2,612
Town of Greenburgh	Ardsley	-	1,562	4,128
Town of Greenburgh	Dobbs Ferry	-	1,583	4,124
Town of Greenburgh	Edgemont	-	1,573	3,830
Town of Greenburgh	Elmsford	-	1,294	3,427
Town of Greenburgh	Greenburgh	-	1,113	2,776
Town of Greenburgh	Hastings On Hudson	-	1,497	3,973
Town of Greenburgh	Irvington	-	1,521	3,735
Town of Greenburgh	Pocantico Hills	-	648	1,717

PERSONAL EXEMPTION INFORMATION

Veteran Exemption

The Eligible Funds Veterans' real property tax exemption (Real Property Tax Law, section 458) provides a partial exemption where property owned by a Veteran or certain other persons designated in the law has been purchased with pension, bonus, or insurance monies, referred to as "eligible funds." Another exemption, known as the Alternative Veterans' Exemption (Real Property Tax Law, section 458-a), is available only for residential property of veterans who served during wartime or received an expeditionary medal. In 2014 School Districts were given the option to adopt a resolution allowing the application of the alternative veterans' exemption to school taxes. Also the Cold War Veterans' Exemption (Real Property Tax Law 458-b), is available to veterans who served on active duty (exclusive of training) in the United States armed forces between September 2, 1945 and December 26, 1991, and who are not currently receiving either the eligible funds or Alternative Veterans' exemption. For additional information, go to <http://www.tax.ny.gov/pit/property/exemption/vetexempt.htm>

As it pertains to the Alternative Veterans' Exemption, a qualified residential parcel receives an exemption equal to 15% of its assessed value or the first figure in the table below for the municipality or school district multiplied by the applicable equalization rate, whichever is less. An additional exemption equal to 10% of its assessed value or the middle figure in the table below for the municipality multiplied by the applicable equalization rate, which ever is less, is available to eligible combat Veterans. Where a Veteran has received a service-connected disability rating from the Veterans' Administration or the Department of Defense, there is an additional exemption which is equal to one-half of the disability rating, multiplied by the assessed value of the property or the last figure in the table below for the municipality multiplied by the applicable equalization rate, which ever is less.

Alternative Veterans Exemption		
Municipality	Co-op Eligibility	2025
Westchester County	YES	75,000/50,000/250,000
City of Mount Vernon	NO	54,000/36,000/180,000
City of New Rochelle	YES	75,000/50,000/250,000
City of Peekskill	YES	54,000/36,000/180,000
City of Rye	YES	75,000/50,000/250,000
City of White Plains	NO	27,000/45,000/90,000
City of Yonkers	YES	75,000/50,000/250,000
Town of Bedford	NO	54,000/36,000/180,000
Town of Cortlandt	YES	75,000/50,000/250,000
Town of Eastchester	YES	75,000/50,000/250,000
Town of Greenburgh	YES	75,000/50,000/250,000
Town of Harrison	YES	75,000/50,000/250,000
Town of Lewisboro	YES	75,000/50,000/250,000
Town of Mamaroneck	YES	75,000/50,000/250,000
Town of Mount Kisco	YES	36,000/24,000/120,000
Town of Mount Pleasant	YES	75,000/50,000/250,000
Town of New Castle	NO	75,000/50,000/250,000
Town of North Castle	NO	75,000/50,000/250,000
Town of North Salem	YES	75,000/50,000/250,000
Town of Ossining	YES	54,000/36,000/180,000
Town of Pelham	YES	75,000/50,000/250,000
Town of Pound Ridge	NO	75,000/50,000/250,000
Town of Rye	YES	75,000/50,000/250,000
Town of Scarsdale	YES	75,000/50,000/250,000
Town of Somers	NO	75,000/50,000/250,000
Town of Yorktown	YES	75,000/50,000/250,000

As it pertains to the Cold War Veterans' Exemption, a qualified residential parcel receives an exemption equal to 10% or 15% of its assessed value or the first figure in the table below for the municipality multiplied by the applicable equalization rate, whichever is less. Where a Veteran has received a service-connected disability rating from the Veterans' Administration or the Department of Defense, there is an additional exemption which is equal to one-half of the disability rating, multiplied by the assessed value of the property or the last figure in the table below for the municipality multiplied by the applicable equalization rate, which ever is less.

Cold War Veterans Exemption			
Municipality	Co-op Eligibility	Percentage	2025
Westchester County	YES	15%	75,000/250,000
City of Mount Vernon	YES	15%	54,000/180,000
City of New Rochelle	YES	15%	75,000/250,000
City of Peekskill	NO	15%	54,000/180,000
City of Rye	YES	15%	75,000/250,000
City of White Plains	NO	15%	12,000/40,000
City of Yonkers	YES	15%	75,000/250,000
Town of Bedford	NO	15%	54,000/180,000
Town of Cortlandt	YES	15%	75,000/250,000
Town of Eastchester	YES	15%	75,000/250,000
Town of Greenburgh	YES	15%	75,000/250,000
Town of Harrison	YES	15%	75,000/250,000
Town of Lewisboro	N/A	N/A	Not Adopted
Town of Mamaroneck	YES	15%	75,000/250,000
Town of Mount Kisco	NO	N/A	Not Adopted
Town of Mount Pleasant*	YES	15%	75,000/250,000
Town of New Castle	NO	15%	75,000/250,000
Town of North Castle	NO	15%	75,000/250,000
Town of North Salem	NO	15%	75,000/250,000
Town of Ossining*	YES	15%	12,000/40,000
Town of Pelham	YES	15%	75,000/250,000
Town of Pound Ridge	NO	15%	12,000/40,000
Town of Rye	NO	15%	75,000/250,000
Town of Scarsdale	YES	15%	75,000/250,000
Town of Somers	NO	15%	75,000/250,000
Town of Yorktown	NO	15%	75,000/250,000

* The Cold War Veteran's Exemption has not been adopted in the Village of Briarcliff Manor.

PERSONAL EXEMPTION INFORMATION

Volunteer Firefighter or Volunteer Ambulance Worker Exemption

Section 466-a of the Real Property Tax Law authorizes the governing body of a county, city, town, village, or school district to partially exempt the residence of a volunteer firefighter or volunteer ambulance worker. The firefighter's exemption does not apply if the area served by the company encompasses an area served by five or more professional firefighters. The ambulance worker's exemption does not apply if the area served by the company encompasses an area served by five or more professional ambulance workers.

For additional information, go to

https://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec466_a.htm

The following table indicates which municipalities have adopted this exemption.

Municipality	Adopted Exemption
Westchester County	YES
City of Mount Vernon	NO
City of New Rochelle	NO
City of Peekskill	NO
City of Rye	YES
City of White Plains	NO
City of Yonkers	NO
Town of Bedford	YES
Town of Cortlandt	YES
Town of Eastchester	NO
Town of Greenburgh	YES
Town of Harrison	YES
Town of Lewisboro	YES
Town of Mamaroneck	YES
Town of Mount Kisco	YES
Town of Mount Pleasant	YES
Town of New Castle	YES
Town of North Castle	YES
Town of North Salem	YES
Town of Ossining	YES
Town of Pelham	NO
Town of Pound Ridge	YES
Town of Rye	YES
Town of Scarsdale	NO
Town of Somers	YES
Town of Yorktown	YES

2025											
PROPERTY CLASSIFICATION BREAKDOWN BY GROSS ASSESSED VALUE											
MUNICIPALITY	(100)	(200)	(300)	(400)	(500)	(600)	(700)	(800)	(900)		
	AGRICULTURE	RESIDENTIAL	VACANT LAND	COMMERCIAL	RECREATION & ENTERTAINMENT	COMMUNITY SERVICES	INDUSTRIAL	PUBLIC SERVICE	WILD AND FORESTED LAND	OTHER	TOTAL
City of Mount Vernon	0	82,483,387	2,797,513	46,771,607	1,590,550	29,362,492	10,433,934	18,730,664	5,500	0	192,175,647
City of New Rochelle	49,700	187,554,973	3,526,005	93,000,210	4,447,730	53,061,960	1,548,540	27,079,058	645,000	0	370,913,176
City of Peekskill	0	41,141,249	740,320	24,315,765	289,850	7,517,875	1,053,003	52,530,799	504,050	0	128,092,911
City of Rye	0	120,671,093	1,612,109	16,545,295	8,135,776	13,687,342	37,500	10,355,958	282,650	0	171,327,723
City of White Plains	197,500	121,843,061	3,285,042	165,593,391	2,025,775	88,347,830	338,175	22,116,747	2,563,767	0	406,311,288
City of Yonkers	0	278,367,896	11,731,742	195,385,018	11,541,710	154,786,311	3,320,860	60,925,124	1,950,700	0	718,009,361
Town of Bedford	6,128,910	536,212,257	16,295,173	44,882,085	2,811,515	47,292,115	1,430,400	19,289,514	5,757,700	0	680,099,669
Town of Cortlandt	48,050	84,545,625	1,351,912	13,356,607	623,522	33,431,605	276,880	29,527,217	1,668,824	0	164,830,242
Town of Eastchester	7,850	72,274,134	2,247,259	23,979,575	1,417,850	12,718,710	91,550	7,283,805	46,100	0	120,066,833
Town of Greenburgh	15,220,400	18,822,402,900	408,387,200	7,203,077,300	203,540,400	3,347,982,000	146,263,600	1,704,940,400	252,318,700	0	32,104,132,900
Town of Harrison	0	100,444,913	1,278,496	20,991,545	1,726,710	43,094,933	0	8,165,394	841,645	0	176,543,636
Town of Lewisboro	2,562,412	275,524,400	5,483,520	8,083,145	1,548,331	13,340,500	0	6,976,764	3,963,500	0	317,502,572
Town of Mamaroneck	0	11,067,800,443	93,670,836	1,463,741,996	118,712,100	468,560,973	22,120,000	399,715,179	87,920,100	0	13,722,241,627
Town of Mount Kisco	0	134,726,892	5,895,979	128,294,664	12,970,285	47,151,100	6,218,480	15,314,956	141,100	0	350,713,456
Town of Mount Pleasant	33,750	103,005,067	5,035,941	22,847,814	1,274,161	46,627,253	880,910	25,879,013	82,850	0	205,666,759
Town of New Castle	89,300	986,132,753	20,190,907	41,067,880	6,008,306	52,388,197	2,461,350	44,892,644	8,642,856	0	1,161,874,193
Town of North Castle	497,820	96,659,799	2,132,615	19,346,679	567,546	10,846,640	291,600	13,112,394	1,388,275	0	144,843,368
Town of North Salem	70,984,700	1,568,806,100	84,212,300	61,341,000	35,430,200	71,683,200	0	178,762,000	52,232,400	0	2,123,451,900
Town of Ossining	0	5,062,138,700	98,741,800	1,660,837,300	51,399,000	698,571,300	16,512,200	380,568,100	53,321,300	0	8,022,089,700
Town of Pelham	0	4,082,301,000	7,803,000	467,445,500	25,672,200	176,357,000	16,688,000	171,794,622	8,916,000	0	4,956,977,322
Town of Pound Ridge	456,500	362,303,063	11,592,767	6,089,950	1,739,400	8,664,771	0	10,247,451	12,651,964	0	413,745,866
Town of Rye	0	8,081,001,695	89,931,863	1,949,669,451	60,311,300	448,031,500	3,790,600	806,142,322	28,871,200	0	11,467,749,931
Town of Scarsdale	0	8,801,579,151	124,819,199	310,405,060	36,074,165	727,438,625	0	189,633,713	70,900,000	0	10,260,849,913
Town of Somers	3,435,250	434,909,108	6,150,930	36,396,775	2,005,050	39,572,360	0	24,664,899	3,982,400	0	551,116,772
Town of Yorktown	383,950	103,939,741	1,688,609	21,347,070	528,800	13,876,004	204,800	10,636,076	2,994,120	0	155,599,170

NOTE: This table should only be used for analysis within a municipality. It can not be used to compare municipalities because figures have not been adjusted for level of assessment.

2025
BREAKDOWN OF GROSS AV
BY PERCENTAGE WITHIN PROPERTY CLASS

MUNICIPALITY	(100) AGRICULTURE	(200) RESIDENTIAL	(300) VACANT LAND	(400) COMMERCIAL	(500) RECREATION & ENTERTAINMENT	(600) COMMUNITY SERVICES	(700) INDUSTRIAL	(800) PUBLIC SERVICE	(900) WILD AND FORESTED LAND	OTHER	TOTAL
City of Mount Vernon	0.0000%	42.9208%	1.4557%	24.3379%	0.8277%	15.2790%	5.4294%	9.7466%	0.0029%	0.0000%	100%
City of New Rochelle	0.0134%	50.5657%	0.9506%	25.0733%	1.1991%	14.3058%	0.4175%	7.3006%	0.1739%	0.0000%	100%
City of Peekskill	0.0000%	32.1183%	0.5780%	18.9829%	0.2263%	5.8691%	0.8221%	41.0099%	0.3935%	0.0000%	100%
City of Rye	0.0000%	70.4329%	0.9410%	9.6571%	4.7487%	7.9890%	0.0219%	6.0445%	0.1650%	0.0000%	100%
City of White Plains	0.0486%	29.9876%	0.8085%	40.7553%	0.4986%	21.7439%	0.0832%	5.4433%	0.6310%	0.0000%	100%
City of Yonkers	0.0000%	38.7694%	1.6339%	27.2120%	1.6075%	21.5577%	0.4625%	8.4853%	0.2717%	0.0000%	100%
Town of Bedford	0.9012%	78.8432%	2.3960%	6.5993%	0.4134%	6.9537%	0.2103%	2.8363%	0.8466%	0.0000%	100%
Town of Cortlandt	0.0292%	51.2925%	0.8202%	8.1033%	0.3783%	20.2824%	0.1680%	17.9137%	1.0125%	0.0000%	100%
Town of Eastchester	0.0065%	60.1949%	1.8717%	19.9719%	1.1809%	10.5930%	0.0762%	6.0665%	0.0384%	0.0000%	100%
Town of Greenburgh	0.0474%	58.6292%	1.2721%	22.4366%	0.6340%	10.4285%	0.4556%	5.3107%	0.7859%	0.0000%	100%
Town of Harrison	0.0000%	56.8952%	0.7242%	11.8903%	0.9781%	24.4104%	0.0000%	4.6251%	0.4767%	0.0000%	100%
Town of Lewisboro	0.8071%	86.7786%	1.7271%	2.5459%	0.4877%	4.2017%	0.0000%	2.1974%	1.2546%	0.0000%	100%
Town of Mamaroneck	0.0000%	80.6559%	0.6826%	10.6669%	0.8651%	3.4146%	0.1612%	2.9129%	0.6407%	0.0000%	100%
Town of Mount Kisco	0.0000%	38.4151%	1.6811%	36.5810%	3.6983%	13.4443%	1.7731%	4.3668%	0.0402%	0.0000%	100%
Town of Mount Pleasant	0.0164%	50.0835%	2.4486%	11.1091%	0.6195%	22.6713%	0.4283%	12.5830%	0.0403%	0.0000%	100%
Town of New Castle	0.0077%	84.8743%	1.7378%	3.5346%	0.5171%	4.5089%	0.2118%	3.8638%	0.7439%	0.0000%	100%
Town of North Castle	0.3437%	66.7340%	1.4724%	13.3570%	0.3918%	7.4885%	0.2013%	9.0528%	0.9585%	0.0000%	100%
Town of North Salem	3.3429%	73.8800%	3.9658%	2.8887%	1.6685%	3.3758%	0.0000%	8.4185%	2.4598%	0.0000%	100%
Town of Ossining	0.0000%	63.1025%	1.2309%	20.7033%	0.6407%	8.7081%	0.2058%	4.7440%	0.6647%	0.0000%	100%
Town of Pelham	0.0000%	82.3546%	0.1574%	9.4301%	0.5179%	3.5578%	0.3367%	3.4657%	0.1799%	0.0000%	100%
Town of Pound Ridge	0.1103%	87.5666%	2.8019%	1.4719%	0.4204%	2.0942%	0.0000%	2.4768%	3.0579%	0.0000%	100%
Town of Rye	0.0000%	70.4672%	0.7842%	17.0013%	0.5259%	3.9069%	0.0331%	7.0296%	0.2518%	0.0000%	100%
Town of Scarsdale	0.0000%	85.7783%	1.2165%	3.0251%	0.3516%	7.0895%	0.0000%	1.8481%	0.6910%	0.0000%	100%
Town of Somers	0.6233%	78.9141%	1.1161%	6.6042%	0.3638%	7.1804%	0.0000%	4.4754%	0.7226%	0.0000%	100%
Town of Yorktown	0.2468%	66.7997%	1.0852%	13.7193%	0.3398%	8.9178%	0.1316%	6.8356%	1.9243%	0.0000%	100%

**2025
BREAKDOWN OF PARCELS BY PROPERTY CLASS**

MUNICIPALITY	(100)	(200)	(300)	(400)	(500)	(600)	(700)	(800)	(900)	OTHER	TOTAL
	AGRICULTURE	RESIDENTIAL	VACANT LAND	COMMERCIAL	RECREATION & ENTERTAINMENT	COMMUNITY SERVICES	INDUSTRIAL	PUBLIC SERVICE	WILD AND FORESTED LAND		
City of Mount Vernon	0	8,448	781	1,232	49	260	319	65	1	0	11,155
City of New Rochelle	2	12,235	1,058	2,286	59	259	28	88	27	0	16,042
City of Peekskill	0	4,594	296	1,354	17	73	26	41	18	0	6,419
City of Rye	0	3,918	198	708	43	64	2	119	4	0	5,056
City of White Plains	10	8,457	751	4,473	12	169	9	83	71	0	14,035
City of Yonkers	0	24,904	3,395	6,643	70	1,188	48	166	20	0	36,434
Town of Bedford	26	5,119	620	293	6	98	6	83	44	0	6,295
Town of Cortlandt	5	11,860	1,452	1,185	236	144	15	231	192	0	15,320
Town of Eastchester	1	6,637	776	1,673	18	79	7	138	1	0	9,330
Town of Greenburgh	8	18,877	2,052	6,630	140	435	24	630	184	0	28,980
Town of Harrison	0	5,903	445	427	18	79	0	81	127	0	7,080
Town of Lewisboro	25	4,649	676	56	35	226	0	82	84	0	5,833
Town of Mamaroneck	0	6,482	414	1,823	37	84	18	67	64	0	8,989
Town of Mount Kisco	0	1,751	194	742	9	54	12	30	7	0	2,799
Town of Mount Pleasant	2	11,371	1,670	878	43	227	15	332	9	0	14,547
Town of New Castle	1	5,771	586	106	29	72	4	98	138	0	6,805
Town of North Castle	5	3,947	531	214	18	77	7	115	86	0	5,000
Town of North Salem	45	1,808	301	78	25	44	0	95	49	0	2,445
Town of Ossining	0	6,849	514	2,473	28	163	7	94	61	0	10,189
Town of Pelham	0	3,179	88	302	9	55	5	41	26	0	3,705
Town of Pound Ridge	2	1,948	305	34	9	30	0	75	81	0	2,484
Town of Rye	0	8,870	373	1,685	26	104	2	158	32	0	11,250
Town of Scarsdale	0	5,388	236	122	9	161	0	44	2	0	5,962
Town of Somers	27	8,037	817	104	14	139	0	122	78	0	9,338
Town of Yorktown	12	9,994	1,009	2,528	18	194	2	347	324	0	14,428
TOTALS	171	190,996	18,757	38,049	977	4,478	556	3,425	1,730	0	259,920

**2025
BREAKDOWN OF PARCELS
BY PERCENTAGE WITHIN PROPERTY CLASS**

MUNICIPALITY	(100) AGRICULTURE	(200) RESIDENTIAL	(300) VACANT LAND	(400) COMMERCIAL	(500) RECREATION & ENTERTAINMENT	(600) COMMUNITY SERVICES	(700) INDUSTRIAL	(800) PUBLIC SERVICE	(900) WILD AND FORESTED LAND	OTHER	TOTAL
City of Mount Vernon	0.00%	75.73%	7.00%	11.04%	0.44%	2.33%	2.86%	0.58%	0.01%	0.00%	100%
City of New Rochelle	0.01%	76.27%	6.60%	14.25%	0.37%	1.61%	0.17%	0.55%	0.17%	0.00%	100%
City of Peekskill	0.00%	71.57%	4.61%	21.09%	0.26%	1.14%	0.41%	0.64%	0.28%	0.00%	100%
City of Rye	0.00%	77.49%	3.92%	14.00%	0.85%	1.27%	0.04%	2.35%	0.08%	0.00%	100%
City of White Plains	0.07%	60.26%	5.35%	31.87%	0.09%	1.20%	0.06%	0.59%	0.51%	0.00%	100%
City of Yonkers	0.00%	68.35%	9.32%	18.23%	0.19%	3.26%	0.13%	0.46%	0.05%	0.00%	100%
Town of Bedford	0.41%	81.32%	9.85%	4.65%	0.10%	1.56%	0.10%	1.32%	0.70%	0.00%	100%
Town of Cortlandt	0.03%	77.42%	9.48%	7.73%	1.54%	0.94%	0.10%	1.51%	1.25%	0.00%	100%
Town of Eastchester	0.01%	71.14%	8.32%	17.93%	0.19%	0.85%	0.08%	1.48%	0.01%	0.00%	100%
Town of Greenburgh	0.03%	65.14%	7.08%	22.88%	0.48%	1.50%	0.08%	2.17%	0.63%	0.00%	100%
Town of Harrison	0.00%	83.38%	6.29%	6.03%	0.25%	1.12%	0.00%	1.14%	1.79%	0.00%	100%
Town of Lewisboro	0.43%	79.70%	11.59%	0.96%	0.60%	3.87%	0.00%	1.41%	1.44%	0.00%	100%
Town of Mamaroneck	0.00%	72.11%	4.61%	20.28%	0.41%	0.93%	0.20%	0.75%	0.71%	0.00%	100%
Town of Mount Kisco	0.00%	62.56%	6.93%	26.51%	0.32%	1.93%	0.43%	1.07%	0.25%	0.00%	100%
Town of Mount Pleasant	0.01%	78.17%	11.48%	6.04%	0.30%	1.56%	0.10%	2.28%	0.06%	0.00%	100%
Town of New Castle	0.01%	84.81%	8.61%	1.56%	0.43%	1.06%	0.06%	1.44%	2.03%	0.00%	100%
Town of North Castle	0.10%	78.94%	10.62%	4.28%	0.36%	1.54%	0.14%	2.30%	1.72%	0.00%	100%
Town of North Salem	1.84%	73.95%	12.31%	3.19%	1.02%	1.80%	0.00%	3.89%	2.00%	0.00%	100%
Town of Ossining	0.00%	67.22%	5.04%	24.27%	0.27%	1.60%	0.07%	0.92%	0.60%	0.00%	100%
Town of Pelham	0.00%	85.80%	2.38%	8.15%	0.24%	1.48%	0.13%	1.11%	0.70%	0.00%	100%
Town of Pound Ridge	0.08%	78.42%	12.28%	1.37%	0.36%	1.21%	0.00%	3.02%	3.26%	0.00%	100%
Town of Rye	0.00%	78.84%	3.32%	14.98%	0.23%	0.92%	0.02%	1.40%	0.28%	0.00%	100%
Town of Scarsdale	0.00%	90.37%	3.96%	2.05%	0.15%	2.70%	0.00%	0.74%	0.03%	0.00%	100%
Town of Somers	0.29%	86.07%	8.75%	1.11%	0.15%	1.49%	0.00%	1.31%	0.84%	0.00%	100%
Town of Yorktown	0.08%	69.27%	6.99%	17.52%	0.12%	1.34%	0.01%	2.41%	2.25%	0.00%	100%
TOTAL	0.14%	75.77%	7.47%	12.08%	0.39%	1.61%	0.21%	1.47%	0.87%	0.00%	100%

**2025 Effective Tax Rates for One, Two and Three-Family Houses
Westchester County, NY**

City/Town	Village	School District	2025 City/Town RAR	2025 Village RAR	2025 County Nom.	2025 City/Town Nom.	2025 Village Nom.	2025 School Nom.	2025 S.D. Nom.	Effective County Rate / %	Effective City/Town Rate / %	Effective Village Rate / %	Effective School Rate / %	Effective Special District Rate / %	OVERALL Effective Rate / %	
Bedford		Bedford	7.45	29.19	27.68			185.75	19.47	0.1157	0.2118	0.2118	1.2680	0.1489	2.1847	
		Byram Hills	7.65	29.19	27.68			171.44	19.47	0.2157	0.2118	0.2118	1.4645	0.1489	2.0408	
		Katonah	7.65	29.19	27.68			191.44	19.47	0.2157	0.2118	0.2118	1.4645	0.1489	2.0408	
Cardinal	Buchanan	Henrick Hud.	1.21	0.88	194.45	33.78	268.08	1,283.48	211.24	0.2363	0.0408	0.8043	0.7237	1.0580	0.2600	2.0981
		Croton	1.21	2.53	194.45	33.78	268.08	1,370.23	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.9135	
	Croton	Henrick Hud.	1.21	2.53	194.45	33.78	268.08	1,283.48	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.8088	
		Croton-Harmon	1.21	194.45	33.78			1,370.23	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.1987	
	Lakeland		Henrick Hud.	1.21	194.45	33.78			1,283.48	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.0847
			Pulver Valley	1.21	194.45	33.78			1,878.24	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.5024
Yorktown			1.21	194.45	33.78			1,811.22	211.24	0.2363	0.0408	0.7237	1.0580	0.2600	2.4813	
Eastchester	Bronxville	Bronxville	0.88	100.00	251.77	43.91	1,341	13.09	332.44	0.2210	0.0380	0.3543	1.3087	0.2925	2.1158	
		Eastchester	0.88	0.98	251.77	43.91	878.23	1,682.82	332.44	0.2210	0.0380	0.8047	1.4831	0.2925	2.6825	
	Yuckahoe	Eastchester	0.88	0.98	251.77	43.91	878.23	1,615.14	332.44	0.2210	0.0380	0.8047	1.5973	0.2925	2.8147	
		Yuckahoe	0.88	251.77	43.91			1,815.14	332.44	0.2210	0.0380	0.8047	1.4931	0.2925	2.0190	
Greensburgh	Ardley	Ardley	100.00	2.29	0.42	10.27	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3802	
		Debbs Ferry	100.00	2.29	0.42	8.89	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3902	
	Debbs Ferry	Debbs Ferry	100.00	2.29	0.42	8.89	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3718	
		Larriam	100.00	2.29	0.42	6.96	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3470	
	Elmsford	Elmsford	100.00	2.29	0.42	10.84	19.84	1.05	0.2291	0.0420	0.0000	0.9847	0.1052	0.0000	2.3710	
		Greensburgh	100.00	2.29	0.42	10.84	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3710	
	Elmsford	Elmsford	100.00	2.29	0.42	10.84	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3470	
		Valhalla	100.00	2.29	0.42	10.84	17.24	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3005	
	Hastings	Ardley	100.00	2.29	0.42	8.34	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3002	
		Hastings	100.00	2.29	0.42	8.34	18.85	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2912	
	Hastings	Yonkers	100.00	2.29	0.42	8.34	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
		Yonkers	100.00	2.29	0.42	7.47	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3802	
	Irvington	Ardley	100.00	2.29	0.42	7.47	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3718	
		Debbs Ferry	100.00	2.29	0.42	7.47	19.84	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3718	
	Irvington	Elmsford	100.00	2.29	0.42	7.47	15.85	1.05	0.2291	0.0420	0.0000	0.9847	0.1052	0.0000	1.9710	
		Irvington	100.00	2.29	0.42	7.47	19.20	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2988	
	Irvington	Irvington	100.00	2.29	0.42	7.47	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2540	
		Edgemont	100.00	2.29	0.42	7.38	19.78	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3541	
	Yonkers	Irvington	100.00	2.29	0.42	7.38	19.20	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.3088	
		Yonkers	100.00	2.29	0.42	7.38	19.20	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
	Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
		Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
	Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
		Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470	
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
Yonkers	Yonkers	100.00	2.29	0.42	7.38	18.71	1.05	0.2291	0.0420	0.0000	0.9830	0.1052	0.0000	2.2470		
	Yonkers	100.00	2.29	0.42	7.38											

**2025 Effective Tax Rates for One, Two and Three-Family Houses
Westchester County, NY**

City/Town	Village	School District	2025 City/Twn ER	2025* Village ER	2025 County Nom.	2025 City/Twn Nom.	2025 Village Nom.	2025 School Nom.	S.D. Nom.	Effective County Rate / %	Effective City/Town Rate / %	Effective Village Rate / %	Effective School Rate / %	Effective Special District Rate / %	OVERALL Effective Rate / %	
Bedford		Bedford	7.65		26.19	27.66		165.75	19.47	0.2157	0.2118	0.0000	1.2680	0.1489	1.8443	
		Byram Hills	7.65		26.19	27.66		171.44	19.47	0.2157	0.2118	0.0000	1.3115	0.1489	1.8878	
		Katonah	7.65		26.19	27.66		191.44	19.47	0.2157	0.2118	0.0000	1.4845	0.1489	2.0408	
Cortlandt		Buchanan	1.21	1.20	194.45	33.76	660.72	1,283.46	211.24	0.2353	0.0408	0.8241	1.5530	0.2558	2.9088	
		Croton	1.21	2.58	194.45	33.76	286.06	1,370.23	211.24	0.2353	0.0408	0.7380	1.6680	0.2558	2.9278	
		Croton	1.21	2.58	194.45	33.76	286.06	1,370.23	211.24	0.2353	0.0408	0.7380	1.6530	0.2558	2.9228	
		Croton-Harmon	1.21		194.45	33.76		1,283.46	211.24	0.2353	0.0408	0.8241	1.5530	0.2558	2.9088	
		Henrietta Hwd	1.21		194.45	33.76		1,283.46	211.24	0.2353	0.0408	0.8241	1.5530	0.2558	2.9088	
		Lakeland	1.21		194.45	33.76		1,283.46	211.24	0.2353	0.0408	0.8241	1.5530	0.2558	2.9088	
Eastchester		Bronxville	0.88	100.00	251.77	43.91	3.54	13.09	332.44	0.2210	0.0386	0.3543	1.3087	0.2925	2.1518	
		Tuckahoe	0.88	0.88	251.77	43.91		678.23	1,662.82	332.44	0.2210	0.0386	0.5968	1.4631	0.2925	2.6127
		Tuckahoe	0.88	0.88	251.77	43.91		1,815.14	332.44	0.2210	0.0386	0.0000	1.5973	0.2925	2.7496	
		Eastchester	0.88		251.77	43.91		1,862.82	332.44	0.2210	0.0386	0.0000	1.4631	0.2925	2.7496	
		Tuckahoe	0.88		251.77	43.91		1,815.14	332.44	0.2210	0.0386	0.0000	1.5973	0.2925	2.7496	
Greenburgh		Ardley	100.00	100.00	2.29	0.42	10.27	19.84	1.05	0.2201	0.0420	0.8882	1.9839	0.1052	3.0681	
		Dobbs Ferry	100.00	100.00	2.29	0.42	6.66	19.84	1.05	0.2201	0.0420	0.8882	1.9839	0.1052	3.0681	
		Dobbs Ferry	100.00	100.00	2.29	0.42	6.66	19.84	1.05	0.2201	0.0420	0.8882	1.9839	0.1052	3.0681	
		Dobbs Ferry	100.00	100.00	2.29	0.42	6.66	19.84	1.05	0.2201	0.0420	0.8882	1.9839	0.1052	3.0681	
		Elmsford	100.00	100.00	2.29	0.42	10.84	15.95	1.05	0.2201	0.0420	1.0844	1.8047	0.1052	3.0854	
		Elmsford	100.00	100.00	2.29	0.42	10.84	13.78	1.05	0.2201	0.0420	1.0844	1.3778	0.1052	2.6385	
		Elmsford	100.00	100.00	2.29	0.42	10.84	18.71	1.05	0.2201	0.0420	1.0844	1.8706	0.1052	3.3314	
		Elmsford	100.00	100.00	2.29	0.42	10.84	17.24	1.05	0.2201	0.0420	1.0844	1.7241	0.1052	3.1846	
		Healds	100.00	100.00	2.29	0.42	8.34	19.84	1.05	0.2201	0.0420	0.5340	1.9839	0.1052	2.8842	
		Healds	100.00	100.00	2.29	0.42	8.34	18.85	1.05	0.2201	0.0420	0.5340	1.8849	0.1052	2.7952	
		Healds	100.00	100.00	2.29	0.42	8.34	18.71	1.05	0.2201	0.0420	0.5340	1.8706	0.1052	2.7810	
		Irvington	100.00	100.00	2.29	0.42	7.47	19.84	1.05	0.2201	0.0420	0.7471	1.9839	0.1052	3.1074	
		Irvington	100.00	100.00	2.29	0.42	7.47	19.95	1.05	0.2201	0.0420	0.7471	1.9961	0.1052	3.1166	
		Irvington	100.00	100.00	2.29	0.42	7.47	16.95	1.05	0.2201	0.0420	0.7471	1.6947	0.1052	2.7162	
		Irvington	100.00	100.00	2.29	0.42	7.47	19.20	1.05	0.2201	0.0420	0.7471	1.9186	0.1052	3.0430	
		Irvington	100.00	100.00	2.29	0.42	7.47	18.71	1.05	0.2201	0.0420	0.7471	1.8706	0.1052	2.9641	
		Tarrytown	100.00	100.00	2.29	0.42	7.38	19.78	1.05	0.2201	0.0420	0.7379	1.9777	0.1052	3.0620	
		Tarrytown	100.00	100.00	2.29	0.42	7.38	19.20	1.05	0.2201	0.0420	0.7379	1.9186	0.1052	3.0338	
		Tarrytown	100.00	100.00	2.29	0.42	7.38	18.71	1.05	0.2201	0.0420	0.7379	1.8706	0.1052	2.9641	
		Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681	
		Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681	
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Tarrytown	100.00	100.00	2.29	0.42	7.38	19.84	1.05	0.2201	0.0420	0.7379	1.9839	0.1052	3.0681			
Harrison	Harrison	Katlamh	1.16		302.63	305.57		1,606.54	179.91	0.2284	0.4586	0.0000	1.1711	0.1993	2.6635	
Levittown	Larchmont	Mamaroneck	100.00	100.00	2.30	3.92	4.48	12.45	3.71	0.2295	0.3620	0.4482	1.2450	0.3709	2.6577	
Mamaroneck	Mamaroneck	Mamaroneck	100.00	100.00	2.30	3.92	6.49	12.45	3.71	0.2295	0.3620	0.4482	1.2451	0.3709	2.6888	
Mamaroneck	Mamaroneck	Mamaroneck	100.00	100.00	2.30	3.92		12.45	3.71	0.2295	0.3620	0.0000	1.2451	0.3709	2.2378	
Mamaroneck	Mamaroneck	Mamaroneck	100.00	100.00	2.30	3.92		13.58	3.71	0.2295	0.3620	0.0000	1.3580	0.3709	2.3505	
Mt. Kisco	Mt. Kisco	Bedford	13.91	6.65	18.32	9.00	114.16	65.82	2.12	0.2270	0.0000	0.7591	1.3326	0.2295	2.3484	
Mt. Pleasant	Brarcliff	Brarcliff	1.07	1.07	214.25	13.53	577.59	1,690.05	198.81	0.2292	0.0145	0.8190	1.8084	0.2106	2.8807	
Mt. Pleasant	Brarcliff	Pocantico	1.07	1.07	214.25	13.53	577.59	1,690.05	198.81	0.2292	0.0145	0.8190	1.8084	0.2106	2.8807	
Mt. Pleasant	Sleepy Hollow	Pocantico	1.07	14.06	214.25	13.53	48.25	757.59	198.81	0.2292	0.0145	0.8517	0.8106	0.2106	1.9165	
Mt. Pleasant	Sleepy Hollow	Tarrytown	1.07	14.06	214.25	13.53	40.25	1,749.89	198.81	0.2292	0.0145	0.8517	0.8106	0.2106	2.0781	
Mt. Pleasant	Pleasantville	Byram Hills	1.07	6.87	214.25	13.53	109.50	1,300.94	198.81	0.2292	0.0145	0.7523	1.3620	0.2106	2.5980	
Mt. Pleasant	Pleasantville	Byram Hills	1.07	6.87	214.25	13.53	109.50	1,471.05	198.81	0.2292	0.0145	0.7523	1.5747	0.2106	2.7813	
Mt. Pleasant	Pleasantville	Pleasantville	1.07	6.87	214.25	13.53	109.50	1,616.78	198.81	0.2292	0.0145	0.7523	1.7300	0.2106	2.9365	
Mt. Pleasant	Brarcliff	Brarcliff	1.07	214.25	13.53		1,690.05	198.81	0.2292	0.0145	0.0000	1.8084	0.2106	2.2917		
Mt. Pleasant	Byram Hills	Byram Hills	1.07	214.25	13.53		1,300.94	198.81	0.2292	0.0145	0.0000	1.3620	0.2106	1.8403		
Mt. Pleasant	Chappaqua	Chappaqua	1.07	214.25	13.53		1,656.13	198.81	0.2292	0.0145	0.0000	1.7721	0.2106	2.2204		
Mt. Pleasant	Mt. Pleasant	Mt. Pleasant	1.07	214.25	13.53		1,471.05	198.81	0.2292	0.0145	0.0000	1.5747	0.2106	2.6299		
Mt. Pleasant	Pleasantville	Pleasantville	1.07	214.25	13.53		1,616.78	198.81	0.2292	0.0145	0.0000	1.7300	0.2106	2.1843		
Mt. Pleasant	Pocantico	Pocantico	1.07	214.25	13.53		757.59	198.81	0.2292	0.0145	0.0000	0.8106	0.2106	1.2849		
Mt. Pleasant	Tarrytown	Tarrytown	1.07	214.25	13.53		1,749.89	198.81	0.2292	0.0145	0.0000	1.8721	0.2106	2.3264		
Mt. Pleasant	Valhalla	Valhalla	1.07	214.25	13.53		1,810.58	198.81	0.2292	0.0145	0.0000	1.7233	0.2106	2.7176		
Mt. Vernon	Mt. Vernon	Bedford	1.80		126.07	618.30	900.00	45.91	0.2305	0.0547	0.0000	1.7831	0.0620	3.0310		
New Castle	Bedford	Bedford	13.95		16.27	16.27	95.68	9.79	0.2270	0.0000	1.3345	0.1385	0.1950	1.9250		
New Castle	Byram Hills	Byram Hills	13.95		16.27	16.27	98.94	9.79	0.2270	0.0000	1.3802	0.1385	0.1950	1.9707		
New Castle	Chappaqua	Chappaqua	13.95		16.27	16.27	128.12	9.79	0.2270	0.0000	1.7594	0.1385	0.2499	2.3499		
New Castle	Ossining	Ossining	13.95		16.27	16.27	140.87	9.79	0.2270	0.0000	1.9851	0.1385	0.2556	2.5556		
New Castle	Pleasantville	Pleasantville	13.95		16.27	16.27	123.02	9.79	0.2270	0.0000	1.7182	0.1385	0.2308	2.3087		
New Castle	Yorktown	Yorktown	13.95		16.27	16.27	135.13	9.79	0.2270	0.0000	1.8850	0.1385	0.2475	2.4755		
New Rochelle	New Rochelle	New Rochelle	1.84		116.76	263.23	924.82	69.13	0.2186	0.4843	0.0000	1.7017	0.1272	2.5317		
North Castle	Bedford	Bedford	1.62		127.27	173.35	741.79	27.01	0.2082	0.2808	0.0000	1.2114	0.0438	1.742		

2025 Apportionment By Percent Among County, Municipal School and SD Tax

City/Town	Village	School District	2025 County Nom	2025 City/Town Nom	2025 Village Nom	2025 School Nom	2025 P.D. Nom.	2025 TOTAL RATE	2025 COUNTY PERCENT	2025 TOWN PERCENT	2025 VILLAGE PERCENT	2025 SCHOOL PERCENT	2025 Base Dist. PERCENT	TOTAL PERCENT		
Bedford		Bedford	25.19	27.68		185.75	19.47	241.06	11.69%	11.48%		68.75%	6.07%	100.00%		
		Byram Hills	28.19	27.68		171.44	19.47	248.78	11.42%	11.22%		69.47%	7.89%	100.00%		
		Katonia	28.19	27.68		191.44	19.47	268.78	10.57%	10.38%		71.76%	7.30%	100.00%		
Cortlandt	Buchanan	Harrick/Hud.	194.45	33.76	689.72	1,263.48	211.24	2,402.65	6.97%	1.40%	28.50%	63.20%	8.77%	100.00%		
	Croton	Croton-Harmon	184.46	33.76	289.06	1,370.23	211.24	2,065.74	8.29%	1.81%	13.86%	66.36%	10.08%	100.00%		
	Croton	Harrick/Hud.	184.45	33.76	289.06	1,263.48	211.24	2,008.99	8.49%	1.69%	14.24%	63.89%	10.51%	100.00%		
		Harrick/Hud.	184.45	33.76		1,370.23	211.24	1,808.68	10.73%	1.87%		75.72%	11.67%	100.00%		
		Harrick/Hud.	184.45	33.76		1,263.48	211.24	1,722.03	11.29%	1.98%		74.40%	12.28%	100.00%		
Eastchester		Lafayette	184.45	33.76		1,628.67	211.24	2,068.12	8.49%	1.63%		78.76%	10.21%	100.00%		
		Plainville	184.45	33.76		1,678.24	211.24	2,116.69	8.19%	1.59%		79.20%	9.97%	100.00%		
		Yorktown	184.45	33.76		1,611.22	211.24	2,059.67	8.46%	1.65%		78.97%	10.36%	100.00%		
	Bronxville	Bronxville	251.77	43.91	3.54	13.00	332.44	644.78	39.25%	6.81%	0.53%	2.03%	51.56%	100.00%		
	Tuckahoe	Eastchester	251.77	43.91	678.23	1,682.62	332.44	2,953.97	8.48%	1.46%	22.84%	59.00%	11.23%	100.00%		
	Tuckahoe	Tuckahoe	251.77	43.91	678.23	1,615.14	332.44	3,121.48	8.57%	1.41%	21.73%	56.15%	10.65%	100.00%		
		Eastchester	251.77	43.91		1,682.62	332.44	2,200.74	10.39%	1.92%		72.58%	14.51%	100.00%		
		Tuckahoe	251.77	43.91		1,615.14	332.44	2,443.26	10.30%	1.80%		74.20%	13.61%	100.00%		
	Greenburgh	Ardsley	Ardsley	2.29	0.42	10.27	10.84	1.08	35.87	6.76%	1.24%		30.31%	66.68%	3.11%	100.00%
		Dobbs Ferry	Ardsley	2.29	0.42	6.60	10.84	1.08	20.83	7.37%	1.39%		22.91%	65.50%	3.48%	100.00%
Dobbs Ferry		Dobbs Ferry	2.29	0.42	6.60	10.84	1.08	30.28	7.84%	1.38%		21.81%	65.68%	3.48%	100.00%	
Dobbs Ferry		Tarrytown	2.29	0.42	6.00	18.71	1.08	28.15	7.89%	1.44%		22.87%	64.21%	3.91%	100.00%	
Elmsford		Elmsford	2.29	0.42	10.84	15.96	1.08	30.68	7.80%	1.38%		35.48%	62.16%	3.44%	100.00%	
Elmsford		Greenburgh	2.29	0.42	10.84	13.78	1.08	28.36	8.07%	1.48%		38.20%	48.84%	3.71%	100.00%	
Elmsford		Tarrytown	2.29	0.42	10.84	18.71	1.08	33.31	8.89%	1.26%		32.80%	65.16%	3.16%	100.00%	
Elmsford		Valhalla	2.29	0.42	10.84	17.26	1.08	31.89	7.99%	1.32%		34.05%	64.19%	3.20%	100.00%	
Headings		Ardsley	2.29	0.42	8.34	19.84	1.08	29.94	7.91%	1.40%		24.55%	69.55%	3.54%	100.00%	
Headings		Headings	2.29	0.42	8.34	18.06	1.08	27.65	8.39%	1.80%		19.10%	67.45%	3.76%	100.00%	
Headings		Tarrytown	2.29	0.42	8.34	18.71	1.08	27.81	8.34%	1.51%		19.25%	67.26%	3.78%	100.00%	
Irvington		Ardsley	2.29	0.42	7.47	19.84	1.08	31.07	7.37%	1.36%		24.04%	63.84%	3.39%	100.00%	
Irvington		Dobbs Ferry	2.29	0.42	7.47	19.84	1.08	31.19	7.38%	1.39%		23.89%	63.97%	3.37%	100.00%	
Irvington		Elmsford	2.29	0.42	7.47	16.55	1.08	27.18	4.42%	1.90%		27.69%	66.07%	3.67%	100.00%	
Irvington		Irvington	2.29	0.42	7.47	19.20	1.08	29.41	7.32%	1.39%		24.55%	63.00%	3.49%	100.00%	
Irvington		Tarrytown	2.29	0.42	7.47	18.71	1.08	28.84	7.89%	1.40%		24.89%	62.40%	3.61%	100.00%	
Irvington		Tarrytown	2.29	0.42	7.38	16.78	1.08	30.92	7.41%	1.39%		23.81%	63.80%	3.40%	100.00%	
Irvington		Irvington	2.29	0.42	7.38	19.20	1.08	30.34	7.66%	1.38%		24.33%	63.27%	3.47%	100.00%	
Irvington		Tarrytown	2.29	0.42	7.38	18.71	1.08	29.95	7.87%	1.41%		24.72%	62.67%	3.53%	100.00%	
Irvington		Ardsley	2.29	0.42	7.38	19.84	1.08	28.53	8.03%	1.37%		23.99%	63.66%	3.68%	100.00%	
Irvington		Edgemont	2.29	0.42	7.38	18.71	1.08	27.42	8.05%	1.39%		23.79%	63.70%	3.70%	100.00%	
Irvington		Greenburgh	2.29	0.42	7.38	15.96	1.08	24.84	8.39%	21.71%		64.72%	4.27%	100.00%		
Irvington		Headings	2.29	0.42	7.38	18.06	1.08	27.64	8.39%	19.42%		66.44%	3.62%	100.00%		
Irvington		Irvington	2.29	0.42	7.38	19.20	1.08	27.68	8.39%	19.16%		66.83%	3.77%	100.00%		
Irvington		Pocantico	2.29	0.42	7.38	7.89	1.08	16.59	13.11%	32.28%		47.60%	6.30%	100.00%		
Irvington	Tarrytown	2.29	0.42	7.38	18.71	1.08	27.42	8.05%	1.39%		23.81%	63.65%	3.65%	100.00%		
Irvington	Valhalla	2.29	0.42	7.38	17.26	1.08	26.56	8.09%	21.89%		65.42%	3.69%	100.00%			
Harrison	Harrison	Harrison	202.63	395.57		1,808.54	179.91	1,778.95	11.41%	22.24%		58.75%	9.61%	100.00%		
Lanternburg	Katonia	Lanternburg	37.48	27.46		242.10	6.88	302.77	6.07%	0.07%		70.80%	1.87%	100.00%		
Mamaroneck	Larchmont	Mamaroneck	2.30	3.92	4.48	12.45	3.71	29.86	8.55%	14.60%		16.86%	46.35%	13.81%	100.00%	
Mamaroneck	Mamaroneck	2.30	3.92	4.48	12.45	3.71	28.87	7.95%	13.58%		22.48%	43.13%	12.85%	100.00%		
Mamaroneck	Mamaroneck	2.30	3.92	4.48	12.45	3.71	22.85	10.26%	17.52%		55.85%	16.38%	100.00%			
Mamaroneck	Scarsdale	2.30	3.92	4.48	13.98	3.71	31.56	9.77%			57.76%	15.78%	100.00%			
Mt. Kisco	Mt. Kisco	Bedford	16.32	0.00	114.15	65.82	2.12	238.41	7.14%	0.00%		46.96%	41.95%	0.00%	100.00%	
Mt. Pleasant	Bedford	Bedford	214.25	13.53	577.50	1,680.05	198.81	2,662.23	7.36%	0.50%	21.45%	62.77%	7.31%	100.00%		
Mt. Pleasant	Bedford	Pocantico	214.25	13.53	577.50	1,680.05	198.81	1,750.77	12.17%	0.77%	32.62%	43.95%	11.18%	100.00%		
Mt. Pleasant	Bedford	Pocantico	214.25	13.53	48.25	757.50	198.81	1,228.44	17.44%	1.10%	3.77%	81.67%	16.02%	100.00%		
Mt. Pleasant	Bedford	Tarrytown	214.25	13.53	48.25	1,749.63	198.81	2,220.47	9.83%	0.61%	2.08%	78.80%	9.66%	100.00%		
Mt. Pleasant	Bedford	Valhalla	214.25	13.53	109.50	1,309.04	198.81	1,835.03	10.01%	0.61%	5.97%	70.96%	19.73%	100.00%		
Mt. Pleasant	Bedford	Mt. Pleasant	214.25	13.53	109.50	1,471.95	198.81	2,005.74	10.68%	0.67%	5.46%	73.37%	9.81%	100.00%		
Mt. Pleasant	Bedford	Pleasantville	214.25	13.53	109.50	1,616.78	198.81	2,150.68	8.96%	0.63%	5.06%	75.17%	9.15%	100.00%		
Mt. Pleasant	Bedford	Bedford	214.25	13.53	1,680.05	1,680.05	198.81	2,114.64	10.13%	0.64%		79.92%	9.31%	100.00%		
Mt. Pleasant	Bedford	Byram Hills	214.25	13.53	1,300.64	1,981.91	1,725.53	12.42%	0.78%		75.39%	11.41%	100.00%			
Mt. Pleasant	Bedford	Chappaqua	214.25	13.53	1,650.13	1,981.91	2,080.72	10.30%	0.61%		79.59%	9.48%	100.00%			
Mt. Pleasant	Bedford	Mt. Pleasant	214.25	13.53	1,471.95	1,981.91	1,888.44	11.30%	0.71%		77.61%	10.28%	100.00%			
Mt. Pleasant	Bedford	Pleasantville	214.25	13.53	1,616.78	1,981.91	2,041.38	10.50%	0.68%		79.20%	9.64%	100.00%			
Mt. Pleasant	Bedford	Pocantico	214.25	13.53	757.50	1,981.91	1,182.18	18.12%	1.14%		84.06%	16.85%	100.00%			
Mt. Pleasant	Bedford	Tarrytown	214.25	13.53	1,749.63	1,981.91	2,174.22	9.85%	0.62%		60.47%	9.05%	100.00%			
Mt. Pleasant	Bedford	Valhalla	214.25	13.53	1,680.05	1,981.91	2,035.17	10.53%	0.68%		79.14%	9.67%	100.00%			
Mt. Vernon	Mt. Vernon	Bedford	126.07	316.30		991.60	46.51	1,663.68	7.61%	36.84%		68.83%	2.73%	100.00%		
New Castle	Bedford	Bedford	16.27	16.27		95.06	9.79	131.69	11.78%	11.29%		69.32%	7.09%	100.00%		
New Castle	Byram Hills	Byram Hills	16.27	16.27		98.94	9.79	141.27	11.37%	11.52%		70.04%	6.93%	100.00%		
New Castle	Chappaqua	Chappaqua	16.27	16.27		128.12	9.79	168.45	8.88%	0.66%		74.87%	5.81%	100.00%		
New Castle	Ossining	Ossining	16.27	16.27		140.07	9.79	183.20	8.88%	0.88%		76.66%	5.34%	100.00%		
New Castle	Pleasantville	Pleasantville	16.27	16.27		123.02	9.79	165.35	9.84%	0.94%		74.40%	5.92%	100.00%		
New Rochelle	Yorktown	Yorktown	16.27	16.27		135.13	9.79	177.46	9.17%	9.17%		76.15%	5.51%	100.00%		
New Rochelle	Bedford	Bedford	115.78	265.23		624.82	69.13	1,318.82	8.09%	18.15%		67.21%	8.02%	100.00%		
North Castle	Bedford	Bedford	127.27	173.35		747.79	27.01	1,075.42	11.83%	16.12%		69.54%	2.51%	100.00%		
North Castle	Byram Hills	Byram Hills	127.27	173.35		773.39	27.01	1,101.01	11.56%	15.74%		70.24%	2.45%	100.00%		
North Castle	Harrison	Harrison	127.27	173.35		633.63	27.01	961.49	13.24%	18.03%		65.92%	2.81%	100.00%		
North Castle	Mt. Pleasant	Mt. Pleasant	127.27	173.35		875.40	27.01	1,203.11	16.58%	14.41%		72.77%	2.25%	100.00%		
North Castle	Valhalla	Valhalla	127.27	173.35</												

HISTORY OF COUNTY TAX RATES PER \$1,000 of ASSESSED VALUE

12/2/2025										
	TAX YEAR									
MUNICIPALITY	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City of Mount Vernon	128.07	146.85	136.87	138.86	136.57	121.01	118.83	111.03	103.25	109.36
City of New Rochelle	118.75	121.60	118.69	122.73	130.673	125.99	127.35	112.61	112.82	114.75
City of Peekskill	96.49	92.63	100.19	100.56	107.554	96.8	88.90	92.37	89.64	89.94
City of Rye	181.89	183.29	175.91	173.24	191.331	198.25	207.88	204.59	200.24	196.32
City of White Plains	101.91	104.71	106.22	111.83	114.27	122.08	118.14	103.32	102.96	103.89
City of Yonkers	131.20	133.40	137.93	140.03	145.1	136.76	130.18	120.48	109.97	112.48
Town of Bedford	28.19	27.74	27.74	25.32	28.1445	27.82	29.04	31.39	31.15	32.78
Town of Cortlandt	194.45	193.16	193.16	192.60	198.57	200.19	192.92	189.69	192.72	184.46
Town of Eastchester	251.77	252.33	251.42	266.13	270.962	278.7	282.22	276.01	269.46	265.05
Town of Greenburgh	2.29	2.36	2.59	2.89	3.06	3.1	3.18	3.23	3.27	108.68
Town of Harrison	202.93	201.78	200.70	202.93	209.026	215.45	206.97	206.10	205.64	209.96
Town of Lewisboro	27.456	33.57	31.58	29.56	30.84	32.16	31.58	32.14	33.11	33.85
Town of Mamaroneck	2.30	2.36	2.59	2.88	3.05385	3.09	3.18	3.23	3.29	3.37
Town of Mount Kisco	16.32	17.14	17.12	17.95	19.2521	19.67	19.44	18.62	18.75	19.06
Town of Mount Pleasant	214.25	209.06	214.27	220.88	223.226	220.47	224.34	224.22	216.17	227.28
Town of New Castle	16.27	15.91	15.40	14.86	16.0049	16.21	16.62	16.92	16.82	17.36
Town of North Castle	127.27	143.02	133.41	128.35	128.299	134.19	140.39	144.62	139.95	149.26
Town of North Salem	2.29	2.35	2.58	2.87	3.14278	3.08	3.17	3.21	29.21	29.38
Town of Ossining	2.29	2.36	2.88	2.88	3.04893	3.09	3.17	3.22	3.29	59.49
Town of Pelham	2.15	2.35	2.58	2.72	3.05	2.92	3.17	3.21	3.27	3.19
Town of Pound Ridge	17.79	16.46	16.08	14.64	15.9298	16.73	17.64	18.01	17.90	18.89
Town of Rye	2.36	2.36	2.58	2.87	3.03402	3.17	3.17	3.26	3.28	3.36
Town of Scarsdale	3.15	3.18	3.03	2.96	3.18037	3.33	3.45	3.63	3.74	3.40
Town of Somers	23.35	24.24	23.87	24.23	26.2245	25.71	25.90	25.37	24.66	25.93
Town of Yorktown	129.60	137.31	134.16	136.03	137.022	138	135.31	135.58	133.93	131.51

This does not include special districts only the operating budget.

HISTORICAL EQUALIZED TAXABLE FULL VALUES BY ASSESSMENT YEAR

12/2/2025	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
MUNICIPALITY										
City of Mount Vernon	8,181,756,333	7,594,016,094	8,555,006,140	7,303,408,408	6,617,435,318	6,425,985,042.74	5,809,527,308	5,364,708,781	5,041,007,219	4,562,460,934
City of New Rochelle	14,504,536,793	13,786,349,326	13,723,089,897	12,176,443,945	11,318,076,667	11,318,395,427.35	10,829,205,984	10,703,764,217	9,347,706,434	9,178,172,543
City of Peekskill	2,845,897,895	2,727,964,684	2,690,178,996	2,478,761,744	2,217,354,895	2,248,656,925.80	1,984,287,547	1,762,660,197	1,797,827,299	1,700,151,589
City of Rye	12,379,263,814	11,773,274,524	11,485,421,240	10,067,372,789	8,590,129,880	8,841,673,062.50	9,056,729,872	9,203,630,915	8,914,290,506	8,602,610,732
City of White Plains	12,702,633,073	11,715,460,211	11,747,291,172	11,064,013,682	10,673,790,414	10,723,958,037.74	10,988,843,792	10,284,754,509	8,871,508,833	8,641,481,656
City of Yonkers	27,240,807,384	26,390,119,326	26,046,579,721	24,243,667,105	22,002,038,373	21,561,636,728.97	20,344,587,118	19,191,304,735	17,505,638,704	15,741,068,933
Town of Bedford	7,929,738,993	7,444,585,246	7,076,379,482	6,424,730,913	5,236,274,837	5,467,643,619.58	5,342,271,445	5,411,455,936	5,735,147,959	5,576,147,152
Town of Cortlandt	9,249,108,017	9,425,452,203	9,076,908,443	8,227,754,403	7,348,886,467	7,187,568,366.01	7,113,643,590	6,665,416,848	6,375,522,471	6,292,131,404
Town of Eastchester	11,508,269,091	11,118,590,110	10,815,733,617	9,824,638,835	9,357,303,056	8,989,742,389.38	9,157,190,000	9,050,627,788	8,781,464,786	8,376,062,459
Town of Greenburgh	27,769,499,616	26,338,775,771	24,328,026,173	23,259,500,986	21,802,023,349	20,841,712,024.00	20,761,428,858	20,483,090,623	19,854,601,239	19,317,981,909
Town of Harrison	10,923,658,276	11,182,684,867	10,782,338,889	9,725,502,093	8,922,840,915	8,674,094,013.61	8,888,909,103	8,478,051,104	8,398,967,134	8,284,922,563
Town of Lewisboro	4,719,511,579	4,605,871,900	4,225,239,699	3,614,816,748	3,034,357,850	2,973,872,409.00	3,072,296,990	2,957,790,579	2,965,423,630	3,012,056,164
Town of Mamaroneck	12,877,429,027	12,471,611,217	11,692,430,984	10,847,823,701	10,168,886,867	9,776,537,432.00	9,796,082,866	9,789,917,728	9,791,065,824	9,499,416,830
Town of Mount Kisco	2,082,936,269	2,072,726,429	2,110,288,331	1,936,636,605	1,820,699,550	1,850,751,432.19	1,863,825,861	1,800,269,840	1,704,726,249	1,710,999,948
Town of Mount Pleasant	13,818,614,860	13,679,312,056	12,786,626,018	11,858,875,620	10,970,989,084	10,434,100,218.98	10,266,974,929	10,184,072,958	10,156,649,720	9,574,223,553
Town of New Castle	7,832,181,125	7,715,242,715	7,244,801,574	6,377,903,707	5,502,231,961	5,567,868,368.31	5,610,249,223	5,600,171,702	5,609,185,207	5,482,696,908
Town of North Castle	7,606,790,370	6,772,810,611	7,350,164,000	6,270,479,485	5,424,725,625	5,099,522,436.97	5,268,788,957	5,338,749,823	5,415,568,447	5,046,891,154
Town of North Salem	1,982,580,799	1,847,904,738	1,694,476,095	1,577,801,308	1,464,579,918	1,439,666,019.59	1,394,961,852	1,385,903,661	1,363,909,149	1,308,580,671
Town of Ossining	7,043,109,929	6,710,881,853	6,308,733,555	5,774,183,832	5,217,258,678	5,189,015,099.00	4,989,979,954	4,890,603,266	4,775,658,451	4,725,828,671
Town of Pelham	4,652,768,140	4,436,649,686	4,182,501,486	3,860,510,884	3,533,133,061	3,500,435,117.00	3,408,559,236	3,278,934,668	3,147,248,841	3,011,695,285
Town of Pound Ridge	3,059,739,275	2,971,345,140	2,652,353,154	2,350,680,224	1,918,761,402	1,974,751,690.29	2,046,878,548	2,096,045,733	2,101,894,885	2,046,448,072
Town of Rye	10,130,657,741	9,682,850,402	9,342,959,314	8,854,287,948	8,268,953,132	8,268,918,427.00	7,576,428,083	7,342,325,566	7,299,937,391	6,967,008,719
Town of Scarsdale	13,418,623,009	12,424,629,811	12,003,651,826	10,415,392,723	9,029,672,551	9,094,155,679.00	9,486,828,304	9,547,512,613	9,907,771,796	10,140,760,361
Town of Somers	5,570,489,299	5,044,013,712	5,082,651,401	4,626,908,686	4,239,327,291	4,306,123,609.00	4,169,154,670	4,081,686,634	3,935,339,424	3,739,913,562
Town of Yorktown	8,183,953,688	7,381,008,757	7,652,549,651	6,833,367,720	6,186,718,585	5,857,273,991.00	5,810,247,455	5,490,153,277	5,391,366,429	5,218,502,276
TOTAL COUNTY TAXABLE FULL VALUE	248,214,554,396	237,256,317,076	230,858,380,857	208,995,464,095	190,866,449,724	187,814,057,567	185,037,881,544	180,383,603,699	174,189,428,026	167,758,214,049

HISTORICAL PERCENT OF TOTAL FULL VALUE BY ASSESSMENT YEAR

12/2/2025	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
MUNICIPALITY										
City of Mount Vernon	3.296243588%	3.203163139%	3.477888648%	3.467994331%	0.03425096	3.139642142	2.974056	2.893980005	2.719664703	2.893672348
City of New Rochelle	5.843548068%	5.815095127%	5.798431884%	5.931455894%	0.06032786	5.852426483	5.933891	5.386402852	5.47107192	5.534681662
City of Peekskill	1.146547551%	1.150658072%	1.180388231%	1.162047506%	0.0119855	1.07236828	0.977173	1.032110455	1.013453558	1.013033978
City of Rye	4.987323908%	4.866654201%	4.794090593%	4.501822880%	0.04712675	4.894527432	5.102256	5.117584119	5.127861828	5.012904924
City of White Plains	5.117602030%	4.941592148%	5.268691745%	5.593805283%	0.05715946	5.938699525	5.701603	5.093023689	5.151152631	5.117889118
City of Yonkers	10.974701886%	11.131377181%	11.544852747%	11.503355434%	0.11492806	10.99482276	10.639185	10.04977105	9.383188193	9.624055802
Town of Bedford	3.194711532%	3.140133067%	3.059461756%	2.744170600%	0.02914293	2.887123113	2.999972	3.292477634	3.323919001	3.482740179
Town of Cortlandt	3.726255311%	3.975664815%	3.918062916%	3.851325382%	0.03831025	3.844425547	3.695135	3.660108735	3.750714348	3.57480984
Town of Eastchester	4.636419939%	4.689831778%	4.678500499%	4.903874748%	0.0479253	4.948819087	5.017435	5.041330513	4.99293731	4.993668952
Town of Greenburgh	11.18769985%	11.109720421%	11.078192091%	11.425789916%	0.11108782	11.22009649	11.355298	11.39828144	11.5153717	10.83795243
Town of Harrison	4.400893534%	4.716867007%	4.631291507%	4.676186502%	0.04623354	4.803832074	4.700013	4.821743334	4.938609182	5.086261658
Town of Lewisboro	1.901383902%	1.942781105%	1.721378490%	1.590213627%	0.01585095	1.660361091	1.639723	1.702413093	1.795474625	1.849008287
Town of Mamaroneck	5.188023345%	5.260537355%	5.165741911%	5.329200863%	0.05210964	5.294095881	5.427278	5.620930004	5.662564354	5.638002927
Town of Mount Kisco	0.839187660%	0.874277860%	0.922227827%	0.954172639%	0.00886484	1.007267185	0.998023	0.978682292	1.019920222	1.032953981
Town of Mount Pleasant	5.567205716%	5.769946706%	5.647205606%	5.749557966%	0.0558145	5.548580022	5.645788	5.830807205	5.707156342	6.035188432
Town of New Castle	3.155407685%	3.254298842%	3.037182605%	2.883550550%	0.02967714	3.031946311	3.104591	3.220163974	3.268213684	3.369760806
Town of North Castle	3.064802875%	2.856777893%	2.986007108%	2.842931863%	0.02718082	2.84741098	2.959665	3.109010982	3.008431618	3.184027947
Town of North Salem	0.798736723%	0.779447959%	0.751350185%	0.767541292%	0.00767352	0.753879085	0.768309	0.783003403	0.780039701	0.778689252
Town of Ossining	2.837508842%	2.830656285%	2.749670740%	2.734204816%	0.02764914	2.696734265	2.711225	2.741846554	2.817047557	2.795589325
Town of Pelham	1.874494488%	1.871383015%	1.836378224%	1.851606378%	0.01865757	1.842087257	1.817757	1.808796702	1.795259508	1.762949265
Town of Pound Ridge	1.232699381%	1.253316178%	1.119395714%	1.005563839%	0.01052557	1.106194327	1.161994	1.206671902	1.219879506	1.28190133
Town of Rye	4.081411650%	4.084235417%	4.216418667%	4.333504025%	0.04407393	4.094528115	4.070396	4.190803928	4.153006014	4.179360315
Town of Scarsdale	5.406058094%	5.240720553%	4.959817950%	4.732173676%	0.0484725	5.126965476	5.292895	5.687929462	6.044866666	5.540151914
Town of Somers	2.244223478%	2.127569733%	2.203337442%	2.221701053%	0.02295195	2.253135755	2.282782	2.259229778	2.229347507	2.332963122
Town of Yorktown	3.297128852%	3.113316444%	3.254054915%	3.242268938%	0.03121969	3.140031331	3.043600	3.095116902	3.110728322	3.047762409
TOTAL COUNTY TAXABLE PERCENT	100%	100%	1	100	100	100	100	100	100	100

INDEPENDENT OFFICE OF ASSIGNED COUNSEL

Annual Report for 2025

Submitted by the Board of Directors of the Independent Office of Assigned
Counsel

Wendy Marie Weathers, Esq. Chair

Overview of the Office

The Independent Office of Assigned Counsel (OAC) is Westchester County's largest provider of mandated representation as defined by County Law Article 722, offering high quality legal representation by approximately 220 independent lawyers in private practice to low-income people with cases in the Criminal and Family Courts of the County as well as criminal and family law appeals and matters related to parole violations, revocations and appeals.

The office was created and operates pursuant to Westchester County Law Chapter 186, passed unanimously by this Honorable Board and signed into law by County Executive George Latimer in 2021. It is governed by a Board of Directors comprised of members selected in accordance with the law. Oversight of this office is also provided by the New York State Office of Indigent Legal Services (ILS).

Summary of State Funds Intended to Support the OAC

The primary source of funds to support this office and its initiatives are state grant funding provided by ILS. ILS has 2 main grants:

- Distribution Funding—a lump sum is granted to the County for the County to determine allocation among providers. It is a 3-year budget cycle. These grants cover funding for resources to support Family Court attorneys as well as Criminal Court attorneys. The OAC is the primary provider of parental legal representation. In the vast majority of cases, at least 2 assigned attorneys are involved in each case. Legal Services of the Hudson Valley is the other provider of parental representation. They do not receive funding from this funding stream.
- Hurrell-Haring Settlement Funds—ILS determines funding to each provider of criminal defense representation. The Legal Aid Society of Westchester and the OAC provide this representation.

There are also 3 smaller grants:

- Counsel at First Appearance in Criminal Cases (CAFA)—a lump sum is granted to the County to provide stipends to ensure counsel at arraignment in after court hours in criminal cases. This is a 3-year budget cycle. The entirety of this Grant is allocated to the Legal Aid Society of Westchester.
- Upstate Quality Improvement Grant—a lump sum granted to the County to determine allocation among providers. This is a 3-year budget cycle. Funds can be used for both Family and Criminal. The entirety of this Grant is allocated to the Legal Aid Society of Westchester.
- Second Upstate Family Representation Grant—a competitive 3-year grant submitted by the County to provide pre-petition representation to parents in Article 10 (abuse/neglect) cases and to provide support for attorney resources to improve the quality of representation.

State Grant Funding—Westchester County is Grantee

Distribution 14, a three year grant for mandated representation expenditures in calendar years 2024, 2025 and 2026. In 2025 ILS updated its allocation causing a delay in the county determining the allocations for the OAC and LAS.

It should be noted that the Assigned Counsel Panel represents approximately 80% of all mandated representation for which the County is responsible and further, that it provides almost all Family Court parental representation in the County. Distribution 14 funds may be used for family court representation as well as criminal defense.

Hurrell-Haring 2 - continuation of a three year grant for indigent representation expenditures of criminal defense matters, for state fiscal years 4/1/25-3/31/28. ILS initially allocated \$5,029,450 in the most recent **Hurrell-Haring 2** funding cycle, representing a 25.71% increase over the past allocation. Additionally, in 2025 ILS added an additional \$507,073 to Westchester County in this grant with specific allocations of that amount between the OAC and the LASW as follows:

- \$279,840 to the OAC
 - Funding for 2nd Accountant position, owing to the robust reimbursement claiming being done by the OAC.
 - An additional \$10,000 each year for 2 years to go towards trainings for attorneys.
- \$227,233 to LASW - stipends for the attorneys for appearing at arraignments.

The OAC deeply appreciates the growing support for the work that we do, so that attorneys have all the resources they need to do their finest work.

DCJS Aid to Defense and **Discovery Reform** funds – since 2024 each year the Division of Criminal Justice Services (DCJS) has allocated \$1.5 million in **Aid to Defense** funds to the County. The OAC requested that the County use some of that funding to offset the cost of the only 2 staff positions in the office that are not reimbursed by the State. DCJS allocated an additional \$1.5 million each year for **Discovery Reform**. The OAC proposed that these funds would be most effectively utilized by the County if both of the providers of mandated representation and the District Attorney’s Office work together to determine the most effective way to address discovery access, download and retention issues.

Board of Directors Summary

The Board met regularly during the year to review reports from the Administrator. Meetings were primarily public, but on occasion some parts of the meetings were conducted in Executive Sessions.

Upon the resignation of the former Administrator at the start of 2025, the Board of Directors voted unanimously to appoint Stephanie Perez Acting Administrator. The Board posted for and interviewed candidates for this position, and formally appointed Stephanie Perez as Administrator. This appointment was subsequently approved by the County Executive and

confirmed by the Board of Legislators in June 2025. Since then a thorough search has been conducted for a Deputy Administrator and we hope to appoint a candidate in the New Year.

There are two vacancies on the OAC Board.

- Board member Ron Abad resigned in October 2023. That position must be filled by a qualified member of the general public who are not members of the legal profession and who reside in Westchester County. A potential candidate has been proposed to the County Executive's office
- Board member Alexandra Bisesi resigned in February 2025. That position must be filled by a member chosen from among several recommended by the Hudson Valley Hispanic Bar Association. Two potential candidates have been proposed to the County Executive's office.

Administrator's Summary

In General

In its 3rd year of operation, the OAC continued to build upon its foundation of equipping panel attorneys with tools, resources and training to provide high quality legal representation to its clients. OAC provided important resources for attorney use in furtherance of high-quality legal representation and greater access to counsel by low-income litigants. It should be noted that, as discussed above, state grant funding through ILS is intended to be the primary funder of this office designed by this Honorable Board to replicate the resources, supports and accountability measures typically available in an institutional provider setting. It is respectfully submitted that given the numerous resources and supports provided to attorneys, rigorous standards for admission to the panel, high level of attorney accountability, vertical representation of all clients, and minimal administrative costs, Westchester's ACP is both highly efficient and cost-effective in general and by comparison to institutional providers of mandated representation.

In addition to the services and resources provided to attorneys in 2024 that were outlined in the 2024 Annual Report, 2025 saw:

- Access to Counsel – indigent clients being able to have easy, free and fast access to counsel is a critical component of mandated representation. We at the OAC help to facilitate this access in many ways, all at no cost to Westchester County taxpayers, the clients, or the attorneys providing the direct service.
 - CAFA/CAP/Criminal – Our attorneys staff the centralized arraignment part for the six (6) City Courts of Westchester County which is held on the weekends and holidays at the Westchester County Courthouse.
 - Access to counsel from Westchester County jail - Working together with County IT and the Dept of Corrections, we launched a first of its kind phone calling system, allowing our clients who are residents at the County Jail to be able to call their

- attorneys, at no cost to them, or to their attorney. In its 1st year of operation we have had over 1300 calls from clients to their 18-B attorney.
- Attorney office space in county courthouse - In conjunction with the 9th JD, we have secured space in the County Courthouse for use by our panel attorneys.
 - Attorney Wellness - Pioneered a virtual Attorney Wellness Fair with partners in other departments and organizations around the County, during which we addressed vicarious trauma, moral injury, and their effects head-on.
 - Future of the Panel: We are very mindful of the makeup of our panel, and the need to ensure its longevity and the availability of counsel for clients. Some of the things we have focused on in 2025 to accomplish that are as follows:
 - Screening – Bolstered our interview process to ensure that attorney applicants to the 18-B Panel possess the necessary skills to provide the highest level of client-centered advocacy.
 - Mentorship - Broadened the scope of the various mentorships we offer, including traditional mentoring activities and our hybrid mentorship program “ACP@ACP” which pairs experienced attorneys with attorneys newer to the practice of mandated representation, as a means of fostering learning and camaraderie.
 - 2nd Seat Program – Championed the already strong connection the attorneys have with each other by increasing the use of our Second Chair program. Utilizing reimbursable state funds, we assigned more experienced attorneys to serve as either the lead or support attorney on serious family and criminal court cases.
 - Community Partnerships – Continued to forge relationships with community partners, such as the Office for Women, Department of Corrections, Pace Law School, Legal Services of the Hudson Valley, Pace Womens Justice Center, Bronx Defenders, New York State Defenders Association and ILS. These relationships strengthen the connections that panel attorneys are able to access and provides opportunities to enhance representation for our clients.
 - Interns – Welcomed two legal interns this summer. They shadowed panel attorneys, observed court proceedings, drafted legal memoranda and participated in OAC operations. We also attended job fairs for law students to promote the values of representing indigent clients.
 - Investigators/Social Workers/Osborne/Experts – Further simplified the assignment and payment of non-attorney experts, leading to a significant increase in the use of investigators, social workers, specialized experts, etc. in the defense of the county’s indigent populations. These non-attorney experts aid attorneys in compiling evidence, reviewing discovery, connecting clients with services, preparing mitigation packets and examining the circumstances leading to court involvement.

- Newsletter - Expanded Dicta, the quarterly OAC newsletter, to include more articles and information, which serves to connect the Panel to resources that aid our clients and to each other to create a community of colleagues.

Attorney Billing/Attorney Retention

Working closely with the Finance and IT Departments, the OAC continued to streamline the billing process for attorneys and experts to ensure both prompt payments for services rendered as well to maximize reimbursements from the State. In January 2025 we launched Phase 2 of our online billing system, which focused on enhancing auditing, control, and digital transition capabilities within the e-vouchering system. The following key upgrades were implemented:

- Prevents attorneys from billing for services prior to the assignment date or after the last date of representation. The upgrades in Phase 2 further ensures accuracy on the bill, and promptness of payment.
- Restricts billing for in-court services on weekends and holidays. Phase 2 of the system alerts the attorney that the day they are inputting is a weekend or holiday, and thus court is not typically in session, allowing them to correct the mistake at the forefront.
- Phase 2 triggers automated email notifications to administrators when unusual in-court or out-of-court time entries are submitted
- The online billing system is now prepared for a full paperless transition, allowing OAC to make vouchers available to attorneys online. It enables both attorneys and judges to digitally sign and submit vouchers for review. We will pilot a program with a select few courts in 2026, as part of Phase 3.
- New portal feature alerts both attorneys and OAC of upcoming certification expiration dates.
- In 2025 we launched “The Hub,” a lawyer resource portal containing an online repository of documents and videos for the attorneys, including sample motions, case law, practice advisories, lists of resources and contacts, recordings of our trainings, and links to the written materials from those trainings.

Data Highlights

From January 1, 2025 to December 23, 2025, the OAC opened over 17,500 cases in the case management system. Opening a case permits attorneys to bill for services rendered on that case.

It should also be noted that in contrast to institutional providers, at the OAC, a client’s multiple docket numbers associated with a particular matter and/or arraignment date, are considered a single case for billing and case volume data. As such, when comparing 18B case volume to that reported by other providers, we respectfully request that this be considered.

During the same time period, the OAC reviewed, corrected when necessary, and sent 14,658 vouchers to Finance. This marks an increase from 2025, which we attribute to greater all-around accuracy and efficiency as a result of our digital payment system. The OAC remains up-to-date processing vouchers, and all payable vouchers received by the Department of Finance's deadline for inputting vouchers into their AMS financial system of 12/12/25, have been input and sent to Finance for payment.

Reimbursements

During the above-mentioned period, the OAC has sought and the County has received approximately \$8.185 million in reimbursements from State grants and the partial hourly rate reimbursement. Additionally, we are prepared to file for reimbursement from the State of \$23,107 through the Division of Criminal Justice Services for 2025 qualifying expenditures relative to representing client on parole cases.

Staffing

Administrator – The former Administrator resigned, effective 1/2/25. The then Deputy Administrator, Stephanie Perez was appointed as Acting Administrator and in June 2025 was formally appointed as Administrator.

Deputy Administrator – Following the appointment of Stephanie Perez as Administrator, which left a vacancy in the Deputy Administrator position, a search was conducted to fill that position. A candidate has been identified and we hope to appoint them in the new year. This position has remained vacant the entirety of 2025.

Accountant – In January 2025 our sole Accountant commenced an extended leave. The position was initially filled with a temporary leave replacement by an employee who was retired as an Accountant from the County. This employee was with us for just a few weeks and then submitted their resignation. A canvass was conducted and a 2nd temporary leave replacement joined our team in April 2025. We worked with ILS to allocate additional funding in our Hurrell- Haring grant for a 2nd Accountant position, owing to the need for 2 staff members to maintain the robust level of reimbursement claiming that our department engages in to ensure continued revenue coming back to the County. In September 2025 our temporary replacement Accountant moved into that new 2nd Accountant line in our Department. In November 2025 our other Accountant returned from her extended leave.

Junior Administrative Assistant – In January 2025 a staff member joined our team, filling the position of Junior Administrative Assistant.

Attorney Rate Increase

In the FY 2025-26 State budget, the partial rate reimbursement remains in effect until March 31, 2026.

2026 County Budget

The OAC budget was timely submitted to the County Budget Office. Anticipated revenue from State reimbursement is intended to offset the cost of all staff except 2 permanent administrative support staff (1 full-time, 1 part-time), \$40,000 to the Westchester County Bar Association, miscellaneous expenses, such as bar memberships for legal staff and, all pre-April 1, 2023 hourly attorney fees and a portion of those post-April 1, 2023 hourly attorney fees.

Training

Ongoing trainings is a hallmark of the OAC program. We provide a robust program for the attorneys to meet their continuing legal education “CLE” requirements, funded by state grant dollars, which allows panel attorneys to gain valuable information and experience to equip them to best represent our clients. We are on our way to becoming an accredited CLE provider, which is a three year process. In addition to CLE programming, we also host periodic virtual meetings, called Wednesday Wags, where we discuss topics relevant to indigent representation. Below is a list of the programs put on by the OAC in 2025:

- **1/22 - CLE: Representing the Veteran in Criminal Court**
- 1/29 - Wednesday Wag: Let's Talk About Taking Time
- **2/5 - CLE: DVSJA Basics- How to Advocate for Lower Sentences in Westchester County Court and Post-Conviction**
- 2/12 - Wednesday Wag: Immigration Issues Under Trump's Second Administration
- 2/21 – Wednesday Wag: The Hub- An Introduction
- **2/16 - CLE: Representing the Veteran in Family Court**
- **3/19 – CLE: Cybersecurity, Privacy, and Responsible Data Collection - (in partnership with the County IT dept)**
- **4/22 – CLE: Overview of Family Court Appeals**
- **4/30 – CLE: Challenging Guilty Pleas and Protecting your Client’s Rights to Appeal**
- **5/21 – CLE: Upon Information or Belief: The Top Ten Issues On the Path of a Criminal**
- **5/28 – CLE: Wait... What Happens In Family Court?: A Primer For Criminal Defense Attorneys**
- **6/5 – CLE: In Defense of Defenders: Understanding and Mitigating Burnout, Vicarious Trauma, and Moral Injury**
- **7/16 – CLE: Advocating for Non-Respondent Parents in Family Court- Constitutional and Statutory**
- 7/23 – Wednesday Wag: CPL 183 update and AO/JO arraignments
- 8/6 – Wednesday Wag: COC changes under the rollbacks

- **8/13 – CLE: COI and SCR: A Nefarious Nexus**
- **9/3 – Wednesday Wag: Mt. Vernon Emerging Adult Justice Part**
- **9/24 – CLE: Guardianship & Custody in the context of SIJs**
- **10/22 – CLE: Certificates of Relief**
- **11/19 – CLE: AOs and JOs: Demystifying Raise the Age and Removal**
- **12/10 – CLE: Employing A Social Worker Throughout Your Family Court Case**

Mentorship:

- **ACP @ ACP: Attorney collaboration program at the assigned counsel panel**
 - In 2025 twenty-one (21) Panel members participated in the second iteration of the OAC’s groundbreaking mentorship program, ACP@ACP, which focused on equipping experienced criminal law practitioners with the skills necessary to begin taking assignments in family court.
 - In addition to traditional mentor/mentee pairing, ACP@ACP also featured Resource Attorneys from the Family Panel presenting lectures focused on the legal concepts which a family defense panel member regularly faces, in a series called “Panel Points.” See below for the topics presented in 2025:
 - 8/15 - The Practical Side of Family Court
 - 8/22 - The Basics of Article 10 Cases
 - 9/12 - The Basics of Custody/Visitation Cases
 - 9/26 - The Basics of Support/Willfulness/Civil Contempt in Family Court
 - 10/17 - The Basics of Family Offense Petitions

Objectives for 2026

The OAC intends to focus on:

- Expansion of the digital billing platform to include greater accountability measures, opportunities for data collection and analysis, and pilot program for online submission.
- Broader early access to counsel for low-income litigants in both Criminal and Family Court
- Continued implementation of standards for high quality representation that all panel attorneys are required to meet
- Submitting reimbursement claims to ILS
- Continued expansion of attorney training.

Continued expansion of online billing system (AC Portal)

- In 2026 we will launch Phase 3, which will focus on full implementation, user training, and further strengthening of the AC system. Planned updates include:
 - Installation and activation of the digital voucher system.
 - We'll run a comprehensive training for the attorneys and judges to ensure a smooth transition to the digital process.
 - We'll be implementing additional controls to detect duplicative billing or overlapping service entries for more precise review.
 - We'll be adding additional reporting requirements of data within each record, to generate case-handling reports by court and area.
 - Use of these reports to support equitable case assignments across the 18-B panel.

Counsel at First Appearance (CAFA)

In April 2024, the 9th Judicial District implemented a weekend and holiday City Court Centralized Arraignment Part located in the Westchester County Courthouse. At inception, 2 attorneys per provider in 2 different courtrooms were arraigning defendants, but beginning in 2025 the program was consolidated into 1 courtroom. Due to the prior 18B administrator's decision not to seek state funding for Counsel at First Appearance (CAFA) for 18B attorneys' Saturday City Court arraignments, ILS disallowed reimbursement for Saturdays based on supplantation when the OAC requested state funding for this representation. The OAC was granted 50% of a state CAFA grant, or \$120,500 per year for 3 years to pay for this program. As well, we were granted additional state funds to reimburse the cost of off hours Town and Village arraignments under CAFA.

It is essential to have counsel at this critical stage in a legal action. Beyond that and with respect to criminal matters, funds for CAFA in the Town and Village Courts would go a long way toward instituting a fair rotation of attorneys that in turn best assures attorney independence—a key ingredient of high-quality legal representation and a mandate of Local Law Chapter 186.

Training

We will continue to offer regular continuing legal education programming, as well as other trainings, in 2026, as we progress towards our goal of becoming an accredited provider. Below are trainings planned for 2026:

- January 14th: Refuse to Lose at DMV Refusal Hearings
- February 4th: Infrequently Answered Questions: Sealing and Clean Slate
- March: The Nuts & Bolts of Hearsay

- Feb or March: Regional Immigration Assistance Center - immigration update Wednesday Wag
- April 28th: Pannual Conference
- May: Client-Centered Representation Series: Representing and interacting with the Neurodiverse
- June: Utilizing school records and information in family court cases
- July 15th: Discovery in family court
- August: Client-centered representation
- September/October: Conducting that first client-centered interview in criminal cases/family cases
- November/December: More in depth trainings on hearsay concepts.

Pannual Conference

On April 28, 2026 the OAC will host its 2nd Annual Panel (Pannual) conference for all members of Westchester’s Assigned Counsel Panel. The conference will focus on challenges. We will offer strategies for challenging their cases, such as challenging by filing motions, or making oral arguments to dismiss, challenging cases by strategic and effective cross examination, challenging cases by utilizing investigators and social workers to bolster your own case and evidence, challenging cases by using mitigation experts to get better sentences or dispositions, and then also challenges that attorneys can face themselves in handling these cases, as well as challenges our clients may face. Attendance at this conference will afford the attorneys five (5) continuing legal education credits, as well as opportunities to network with other panel members, furthering our goal of creating a community of colleagues amongst the panel attorneys. This conference will once again be held at the County Center.

Outlook for 2026

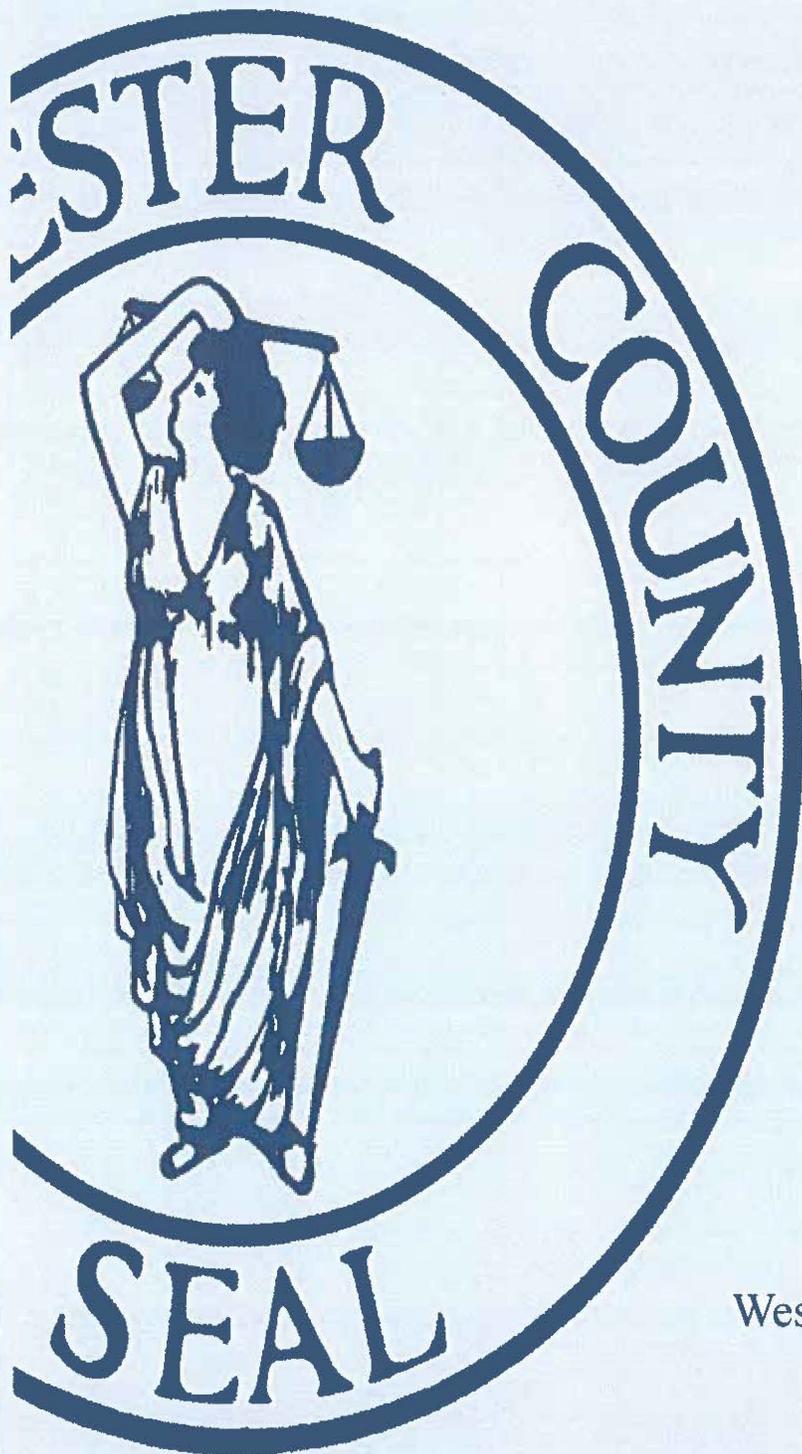
The future is bright for the OAC. In its first 3 years of operation, the office established itself by working collaboratively with multiple county departments, ILS, the court system, ACP attorneys and all stakeholders interested in working with us in furtherance of high quality, client-centered representation. Through efficiency, advocacy and commitment, we created new energy and high expectations, provided resources galore, including a robust training program, increased client access to counsel, a modern billing system and an attorney handbook that outlines our mutual responsibilities.

Conclusion

The OAC’s administrative and legal team continue to innovate, focused on high quality, client-centered legal representation, efficient and cost-effective administration of mandated representation using a strategic approach that factors in trends in the law, client needs, attorney demographics and state funding opportunities to fulfill our statutory mandate, energize the legal community and provide dynamic leadership.

2025 Annual Report

WESTCHESTER COUNTY CLERK



Thomas M. Roach
Westchester County Clerk



WESTCHESTER COUNTY CLERK

Thomas M. Roach
County Clerk

January 30, 2026

Honorable Kenneth Jenkins
County Executive
148 Martine Avenue
White Plains, New York 10601

Honorable Members of the
Westchester County Legislature
148 Martine Avenue
White Plains, New York 10601

Honorable Colleagues:

In compliance with County Law §406, I hereby submit the Annual Report of the Westchester County Clerk for the fiscal year 2025. The duties of the County Clerk are mandated by the New York State Constitution and by federal, state and local law. These duties are carried out by dedicated staff who work diligently to serve the public.

Each service provided by the County Clerk's office impacts the lives of residents and businesses throughout the county and the nation. Deeds, mortgages, court records, judgments, business certification or incorporation records, and pistol licenses are filed and/or recorded in the Office of the Westchester County Clerk.

The Office of the Westchester County Clerk collected \$208,411,452.90 in 2025, of which \$25,151,472.12 was disbursed to the County. The expenditures for the County Clerk's office in 2025, totaling \$6,626,909.55 are offset by the \$8,101,701.70 in revenue collected.

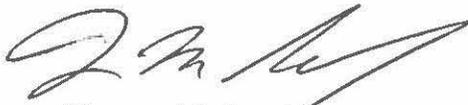
Our office collects fees on behalf of numerous federal and state agencies and has paid out the following 2025 revenue:

- \$93,917,605.61 to the New York State Department of Taxation and Finance for transfer tax
- \$35,267,114.83 to the Metropolitan Transit Authority for mortgage tax
- \$6,114,055.00 to the Unified Court System for court filing fees
- \$2,458,155.54 to the State of New York Mortgage Agency for mortgage tax
- \$1,808,551.00 to the New York State Office of Real Property Tax Services
- \$1,070,474.25 to the New York State Cultural Education Fund
- \$356,839.00 to the New York State Records Management Improvement Fund

In 2025, approximately 71% of land records such as deeds and mortgages were being submitted to the office electronically as part of a voluntary e-Recording initiative and over 95% of civil cases were commenced electronically pursuant to state mandate or voluntarily. As we enter 2026, my goals for the Office of the Westchester County Clerk are to continue to modernize services, improve digital access, and ensure that the office remains a reliable, resident-focused resource. We remain committed to improving our services while reducing costs to our residents.

As I enter the first year of my term as County Clerk, I look forward to building and maintaining strong working relationships with your respective offices as we strive to meet the needs of those we serve.

Respectfully submitted,



Thomas M. Roach
Westchester County Clerk

Services Provided by the Office of the County Clerk

Land Records Division

- Recording land records, including deeds, mortgages, assignments, and satisfactions
- Collection and processing of New York State mortgage and transfer taxes
- Filing of maps and local tax receipts, collection of State tax and real property forms

Legal Division

- Fee collection and filing of court records for Supreme and Westchester County courts
- Filing of UCC statements, Federal tax liens, Notices of Common Charges, and other federal liens
- Administration of Notary Public and Commissioner of Deeds licenses
- Administration of the Domestic Partnership Registry
- Filing of Business Certificates and Incorporation records from New York State
- Filing of Small Claims Assessment Review petitions
- Filing of Veterans Military Discharge papers

Licensing Division

- Processing of United States Passport applications
- Administration of Pistol Licenses
- Issuance of Westchester County Identification Cards
- Host and Administration of Oath of Allegiance to newly naturalized United States citizens
- Operation of Mobile Outreach Office to bring services to municipalities and events throughout the County

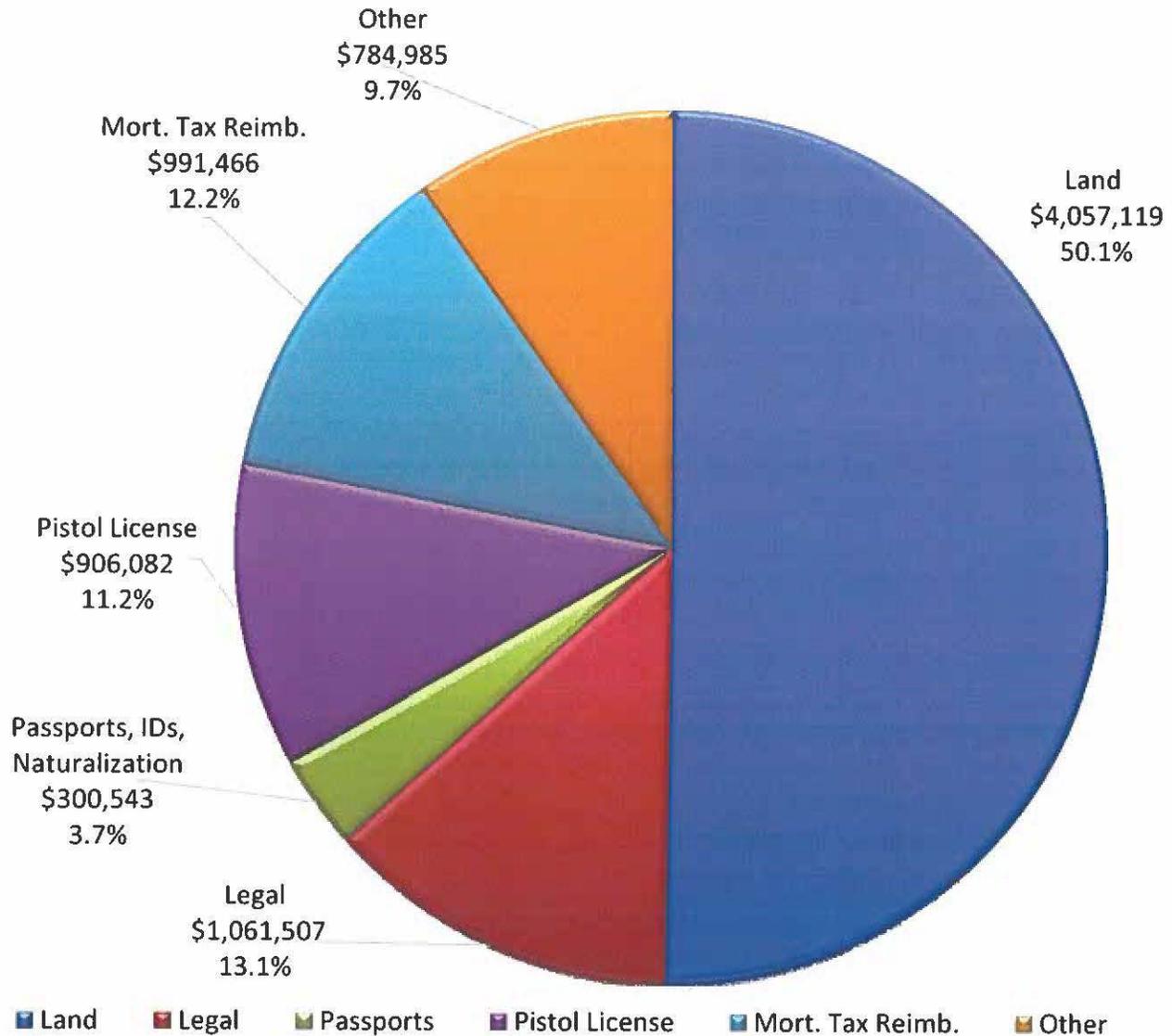
Administration

- Subscription Service for Westchester Records Online (“WRO”), access to land and legal records, foreclosure lists, judgments, and other records
- Financial Reporting to partners in federal, state and county government
- Administering and Filing of Oaths of Office
- Provision of certified copies of all recordings and filings

Initiatives & Highlights

- ***E-Filing and E-recording:*** Over 95% of civil actions are commenced electronically through the NYS electronic filing system and approximately 71% of the land record documents are currently e-recorded. Electronic recording has significantly increased the efficiency of the filing and recording and reducing manual labor. Further reduction in paper filings has resulted from the recent authorization of e-filing election law cases, special proceedings under the Mental Hygiene Law, and name change applications.
- ***Westchester County Personal Identification Card:*** The number of County Identification cards declined from 1130 in 2024 to 522 in 2025 despite the legislative removal of the certified copy of a birth certificate as a mandatory requirement. To assist in providing this service, the County ID application and guidelines are available in Spanish, Haitian Creole, Portuguese, Italian, Chinese, French, Arabic, Tagalog, Japanese, and Albanian.
- ***Naturalization:*** The County Clerk requested and received approval from the Court and U.S. Citizen and Immigration Services (USCIS) to increase the number of naturalization candidates to 100 at its monthly sessions in 2025. Although the USCIS discontinued payment of the reimbursement fee for administration of the oath, the County Clerk continued to administer the oath as the designee of the State Supreme Court Justice. In 2025, the oath was administered to 798 naturalized citizens.
- ***Mobile Community Outreach Vehicle:*** The County Clerk's Community Outreach truck had been to 36 locations in 2025. The staff accepts and reviews passport applications, answers questions about completion of renewal applications, takes passport photos, and provides notary, veterans, and business licensing services. To further meet the needs of the County's residents, the 2026 outreach services are being expanded to include assistance in accessing data in the County Clerk's online portal and certification of documents, with increased accessibility in evening and weekend hours and proactive outreach efforts.
- ***Foreclosure Data Captured and Shared:*** The Clerk's Office continues to capture information from foreclosure cases to provide County residents with the data needed to secure funds to assist municipalities and individuals impacted by the foreclosure crisis. The number of foreclosure filings and judgments slightly decreased from 722 in 2024 to 618 filings in 2025 and from 298 foreclosure judgments in 2024 to 286 in 2025.
- ***Pistol Licensing:*** By Local Law, effective December 4, 2024, license fees increased from \$10 to \$175 for new applications and recertifications, from \$3 to \$125 for amendments with restriction changes and to \$25 for amendments without restriction changes. The increase in fees has not significantly impacted the number of applications or amendments. Applications in 2024 numbered 1,703 and 1,592 in 2025; amendments went from 4,411 in 2024 to 4,085 in 2025. The Office, in conjunction with the County IT department, is working toward electronically submitting pistol license applications, recertifications, and amendments as a digital file to the County Court judges as licensing officers.

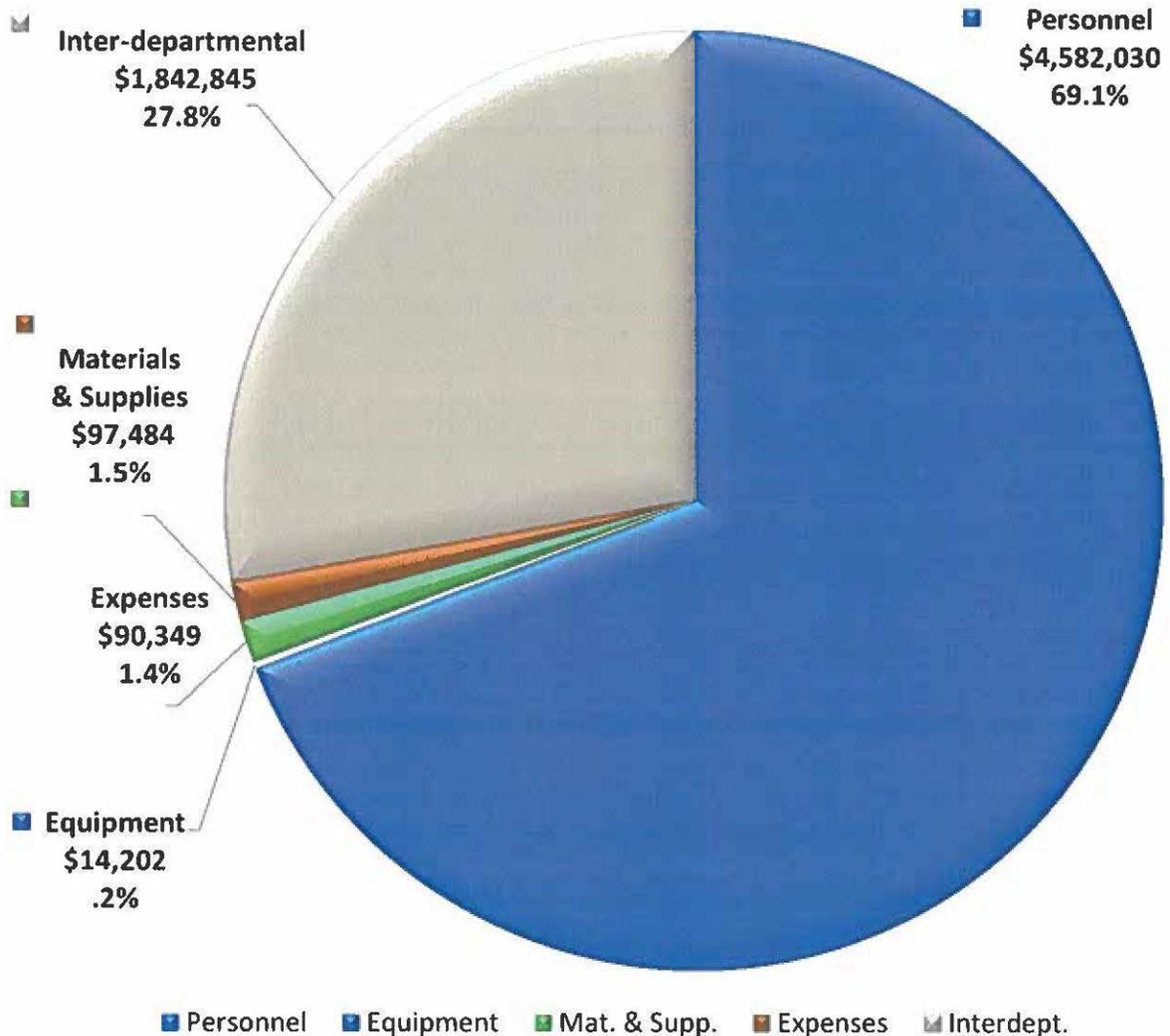
2025 REVENUE AT \$8,101,702



2025 Revenue

Fees paid in connection with the recording of land records such as deeds and mortgages make up the majority (50.1%) of our revenue. Court and legal fees provide an additional 13.1% of the revenue collected by our office. New York State reimburses us for expenses in connection with the processing of mortgage tax and this accounts for 12.2% of our revenue. Passports and pistol licenses make up 14.9%. The remaining 9.7% is comprised of equalization and assessment fees, interest income, online access to records, transfer tax revenue, public copier and overpayment of fees.

2025 EXPENSES AT \$6,626,910



2025 Expenses

Our largest expenses are personnel costs which include salaries and overtime, representing approximately 69.1% of our expenses for 2025. Interdepartmental charges represent the next largest portion of our expense budget, at approximately 27.8% of our budget funding items such as our DoIT support team, the Archives, Department of Public Works and Transportation, and the Law Department. Our general expenses, which make up approximately 1.4% of our expense budget, include items such as scanning and equipment rental. Our materials and supplies expenses continue to remain modest at approximately 1.5% and additional and replacement equipment makes up less than 1% of the budgeted expenses.

Office of the Westchester County Clerk

Total Funds Collected and Distributed for Fiscal Year Ending December 31, 2025

County Clerk Fees Collected

Land Records Division

Recording Fees	\$4,057,119.11	
Real Property Transfer Report Fee	\$129,699.00	
Administrative Fee, Refund Processing	\$1,927.25	
Interest	\$3,401.55	

Legal Division

Filing Fees	\$966,161.10	
DWI Surcharges	\$45,133.00	
Criminal Fines	\$50,213.00	
Interest	\$1,197.15	

Licensing Division

Filing Fees	\$1,206,624.68	
Interest	\$1,393.77	

Other (Online Access, Copiers)

Public Copiers	\$608.50	
Workstation/phone	\$0.00	
Unclaimed funds	\$7,067.70	\$7,014,335.81

Mortgage Tax Collected

Paid to Westchester County

Westchester County Mortgage Tax	\$17,049,770.42	
Local Mortgage Tax	\$38,604,669.18	
Yonkers Mortgage Tax	\$3,662,516.37	
Reimbursement for Processing Costs	\$991,466.16	
Interest, County Portion	\$31,283.13	

Paid to Metropolitan Transit Authority	\$35,267,114.83	
Paid to State of New York Mortgage Agency	\$2,458,155.54	\$98,064,975.63

New York State Real Estate Transfer Tax

Paid to Westchester County

Recording Officer's Fee	\$12,551.75	
Interest, County Portion	\$52,064.85	

Paid to the Department of Taxation and Finance	\$93,917,605.61	\$93,982,222.21
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Court Revenue

Paid to the Unified Court System		\$6,114,055.00
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Records Management Improvement Fund

Collected from Court Filings	\$110,029.00	
Collected from Land Records Filings	\$246,810.00	

Cultural Education Fund

Collected from Court Filings	\$330,044.25	
Collected from Land Records Filings	\$740,430.00	\$1,427,313.25

Equalization and Assessment

Paid to the New York State Office of Real Property Tax Services		\$1,808,551.00
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Total Collected and Disbursed:

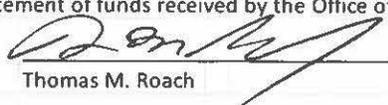
\$208,411,452.90

State of New York: County of Westchester

Thomas M. Roach, being duly sworn, states that he is the County Clerk of Westchester County; and that to the best of his knowledge and belief the foregoing is a full and true statement of funds received by the Office of the County Clerk.

Sworn to before me this 30th day of January 2026


CAROL FUMANTI ARZURI
 Notary Public, State of New York
 No. 07AR4665201
 Qualified in Westchester County
 Commission Expires 09/30/2026


 Thomas M. Roach

Land Records Division - Total Funds Collected and Distributed for Fiscal Year ending 12/31/2025

	<u>Fee</u>	<u>No Fee</u>	<u>Rec. Mgmt</u>	<u>County Share</u>
Conveyances:				
Assignment of Lease and Rents	651	0	\$12,369.00	\$53,540.00
Contract	11	0	\$209.00	\$626.00
Declaration	211	45	\$4,009.00	\$19,857.00
Dedication	1	0	\$19.00	\$41.00
Deed	14,705	12	\$279,034.00	\$625,099.00
Deed Agreement	216	1	\$4,104.00	\$15,897.50
Deed, Correction	0	0	\$0.00	\$0.00
Easement	219	7	\$4,161.00	\$19,834.50
Lease Agreement	860	2	\$16,340.00	\$37,154.50
Letters of Patent	0	0	\$0.00	\$0.00
Release of Lien of Estate Tax	26	0	\$494.00	\$1,081.00
Release of Mortgage	97	0	\$1,843.00	\$4,564.00
RPT	13,234	0	\$0.00	\$132,340.00
Local transfer tax receipt	1,165	0	\$0.00	\$7,590.00
Mortgages:				
Assignment of Mortgage	3,701	7	\$70,319.00	\$151,726.50
Mortgage	12,666	38	\$240,654.00	\$1,422,368.00
Mortgage Agreement	245	7	\$4,655.00	\$23,598.00
Mortgage, Correction	66	0	\$1,254.00	\$8,156.00
Registered Agreement	1,576	2	\$29,944.00	\$262,299.00
Satisfactions of Mortgage:				
Satisfactions of Mortgage	13,530	69	\$257,070.00	\$650,050.00
Miscellaneous:				
Affidavit	0	23	\$0.00	\$0.00
Agreement	2	0	\$38.00	\$132.00
Certificate	0	0	\$0.00	\$0.00
Commitment	0	0	\$0.00	\$0.00
Judgment	5	0	\$95.00	\$275.00
Negative Pledge Agreement	1	0	\$19.00	\$41.00
Notice of Appropriation	0	51	\$0.00	\$0.00
Order	60	2	\$1,140.00	\$2,995.00
Power of Attorney	3,117	69	\$59,223.00	\$169,902.00
Power of Attorney, Revocation	1	0	\$19.00	\$31.00
Statement Identifying Property	11	69	\$209.00	\$421.00
Waiver	1	0	\$19.00	\$31.00
Other:				
Cross-References Entered	46,611	0	\$0.00	\$23,305.50
Transfer Tax Return Filing Fee	15,017	0	\$0.00	\$75,055.00
Mortgage Tax Affidavit Filing Fee	4,102	0	\$0.00	\$20,510.00
Customer Service:				
Certified Copies, Copies, Searches	2,553	0	\$0.00	\$25,369.11
Map Copies	246	0	\$0.00	\$2,172.00
Administrative Fee, Refund Processing	0	0	\$0.00	\$1,927.25
Adjustments	0	0	\$0.00	-\$2,638.50
Liens:				
Ucc Filed	7,123	0	\$0.00	\$240,700.00
Federal tax liens filed	1,521	0	\$0.00	\$60,720.00
Other Federal Liens	39	0	\$0.00	\$288.00
Notices of Common Charges	262	0	\$0.00	\$1,310.00
Certified Copies, Copies, Searches	32	0	\$0.00	\$678.00
2025 Land Records Division Total			<u>\$987,240.00</u>	<u>\$4,059,046.36</u>

Legal Division - Total Funds Collected and Distributed for Fiscal Year ending 12/31/2025

	<u>Cost</u>	<u>Fee</u>	<u>No Fee</u>	<u>State Share</u>	<u>County Share</u>
Business Certificates	\$25.00	1,001	128	\$0.00	\$25,025.00
Incorporations from NYS	Varies	5,671	34	\$0.00	\$51,634.00
Religious Corporations	\$25.00	28	0	\$0.00	\$700.00
Certified Copies	varies	11,373	0	\$0.00	\$86,540.10
Commissions	varies	361	0	\$0.00	\$1,805.00
Executions	\$5.00	265	0	\$0.00	\$1,325.00
Exemplifications	\$10.00	448	0	\$0.00	\$4,480.00
Matrimonial Dissolutions	\$5.00	2,642	2	\$0.00	\$13,210.00
Transcripts Issued	\$5.00	204	0	\$0.00	\$1,020.00
Veteran's Permits	\$0.00	0	1	\$0.00	\$0.00
Commencements (Index Numbers)	\$210.00	22,090	389	\$4,064,560.00	\$574,340.00
Foreclosure Surcharge	\$190.00	656	0	\$124,640.00	\$0.00
Judgment Transcripts Filed	\$10.00	1,494	9,528	\$0.00	\$14,940.00
Judgments Entered	\$45.00	4,310	114	\$193,950.00	\$0.00
Jury Demand	\$65.00	882	0	\$57,330.00	\$0.00
Liens/Small Liens	Varies	1,977	498	\$20,349.00	\$33,969.00
Motion	\$45.00	6,504	28	\$292,680.00	\$0.00
Note of Issue	\$30.00	4,660	18	\$139,800.00	\$0.00
Notice of Appeal	\$65.00	854	1	\$55,510.00	\$0.00
Order to Show Cause	\$45.00	2,219	114	\$99,855.00	\$0.00
Request for Judicial Intervention	\$95.00	9,583	125	\$910,385.00	\$0.00
Separation Agreement	\$5.00	17	0	\$0.00	\$85.00
Small Claims Assessment Review	\$30.00	6,364	0	\$159,100.00	\$31,820.00
Stipulation	\$35.00	10,126	3	\$354,410.00	\$0.00
Subpoenas	\$20.00	49	0	\$0.00	\$980.00
Trial De Novo	\$75.00	0	0	\$0.00	\$0.00
Criminal Fines	Varies	67	0	\$0.00	\$50,213.00
Felony Surcharge	Varies	108	0	\$30,515.00	\$0.00
Misdemeanor Surcharge	Varies	103	0	\$17,808.00	\$0.00
Violation Surcharge	Varies	28	0	\$4,286.00	\$0.00
Sex Offender Registration	\$50.00	10	0	\$500.00	\$0.00
DNA Data Bank Registration	\$50.00	161	0	\$8,050.00	\$0.00
Crime Victims Assistance Fee	Varies	220	0	\$4,995.00	\$0.00
Supplemental Sex Offender	\$0.00	7	0	\$9,000.00	\$0.00
Criminal Penalty for DWI	Varies	25	0	\$4,911.00	\$0.00
Criminal Fine for DWI	Varies	119	0	\$0.00	\$45,133.00
Sanctions	Varies	1	0	\$1,000.00	\$0.00
New Filings	\$25.00	193	0	\$0.00	\$4,825.00
Amendments	\$25.00	0	0	\$0.00	\$0.00
Terminations	\$25.00	36	0	\$0.00	\$900.00
Authentication of Notaries Public	\$3.00	15,098	0	\$0.00	\$45,294.00
Character Cards Filed	\$10.00	71	0	\$0.00	\$710.00
Character Cards Issued	\$5.00	51	0	\$0.00	\$255.00
Notary Public Renewals	\$20.00	2,949	0	\$0.00	\$58,980.00
Business Filing Report	\$20.00	0	0	\$0.00	\$0.00
Foreclosure Filing Report	\$20.00	23	0	\$0.00	\$460.00
Judgment/Lien Report	\$30.00	0	0	\$0.00	\$0.00
Other Filings & Services	Varies	2,027	0	\$19.25	\$13,212.00
Adjustments					-\$348.00
2025 Legal Division Total				<u>\$6,553,653.25</u>	<u>\$1,061,507.10</u>

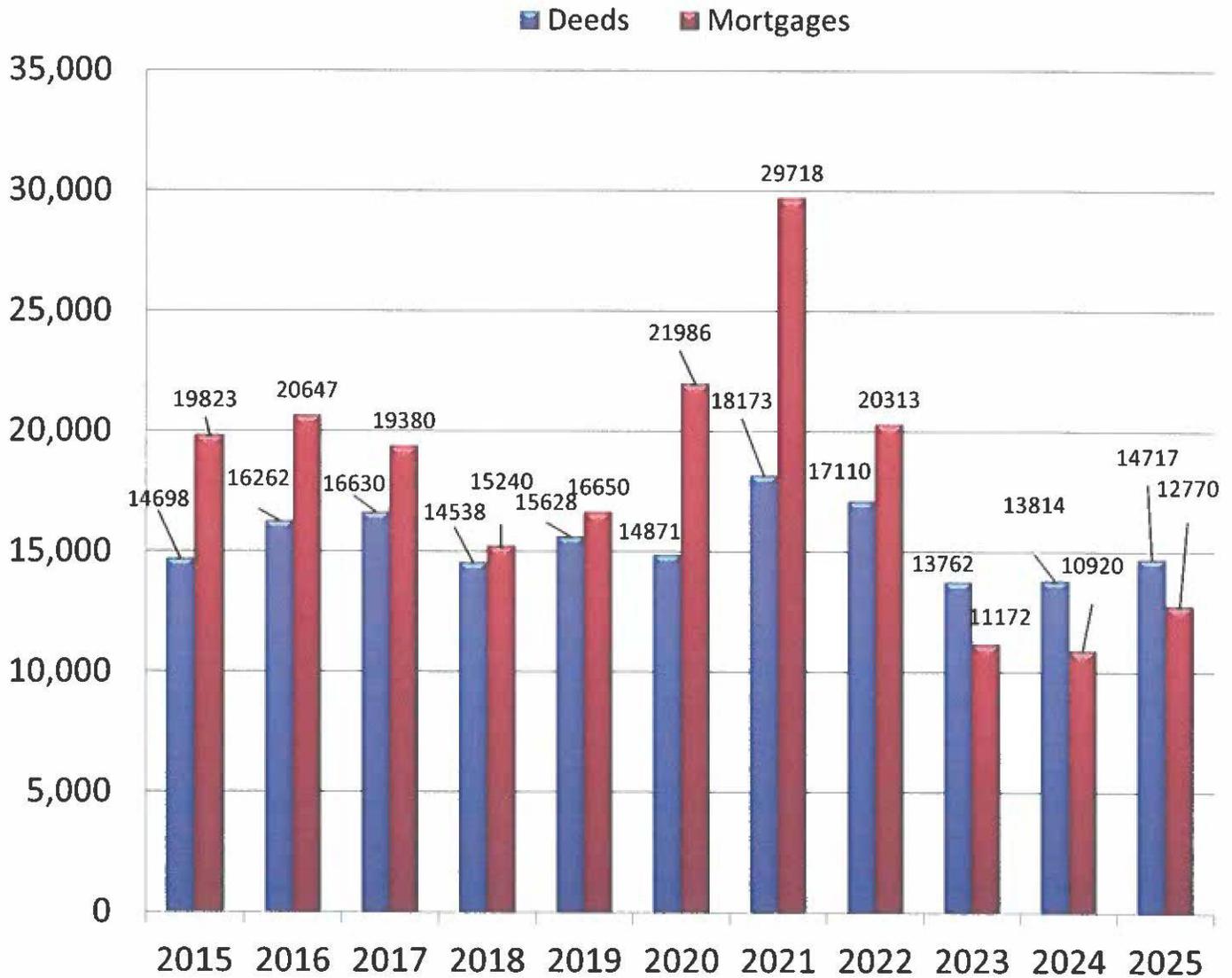
Licensing Division - Total Funds Collected and Distributed for Fiscal Year ending 12/31/2025

	<u>Fee Count</u>	<u>No Fee</u>	<u>Cost</u>	<u>Total</u>	
Passport Fees Collected:					
Processing Fees	6,354	0	\$35.00	\$222,390.00	
Photo Fees	5,232	0	\$10.00	\$52,320.00	
Photo Fees (Senior)	673	0	\$7.00	\$4,711.00	
Miscellaneous	8	0		\$51.10	\$279,472.10
Pistol License Fees:					
New Applications	1,511	81	\$175.00*	\$262,055.00	
Amendment without restriction change	3,160	310	\$25.00*	\$79,000.00	
Amendment without restriction change	12	0	\$3.00*	\$36.00	
Amendment with restriction change	356	247	\$125.00*	\$44,500.00	
Recertifications	2,870	465	\$175.00	\$500,365.00	
Dealer/Gunsmith	21	0	\$5.00	\$2,550.00	
Transfers	150	17	\$10.00	\$815.00	
Photo Fees	1,680	0	\$5.00	\$16,800.00	
Replacement	52	0	\$7.00	\$260.00	
Photo Fees (Senior)	2			\$14.00	\$906,520.00
Miscellaneous	9			\$125.00	
*By County Law effective December 4, 2024, the fees were changed to \$175 for new applications and recertifications; \$125 for amendments with restriction changes; and \$25 for amendments without restriction changes.					
Naturalization Ceremony Administration:					
Ceremony Administration Fees				\$10,746.56	
Certified Petitions	17	0	\$5.00	\$85.00	
Certified Letters	225	0	\$5.00	\$1,125.00	\$11,956.56
Westchester County ID Fees:					
Cards Issued	522	0	\$8.00	\$4,176.00	
Photo Fees (Senior)	24	0	\$7.00	\$168.00	
Photo Fees	477	0	\$10.00	\$4,770.00	\$9,114.00
Adjustments					-\$437.98
2025 Licensing Division Total:					<u>\$1,206,624.68</u>

STATISTICS OF INTEREST

Indicators from our Land Records Division

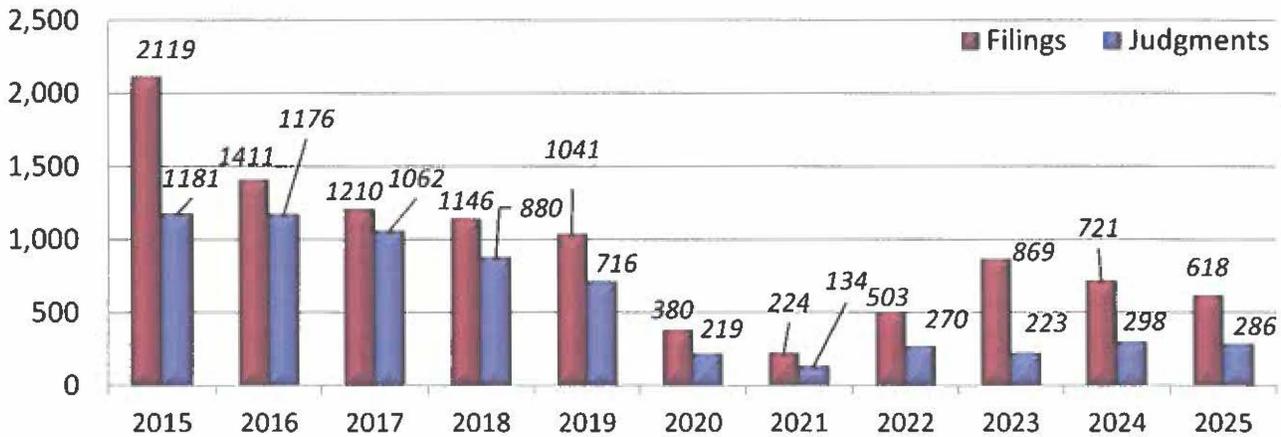
Deeds and Mortgages Recorded



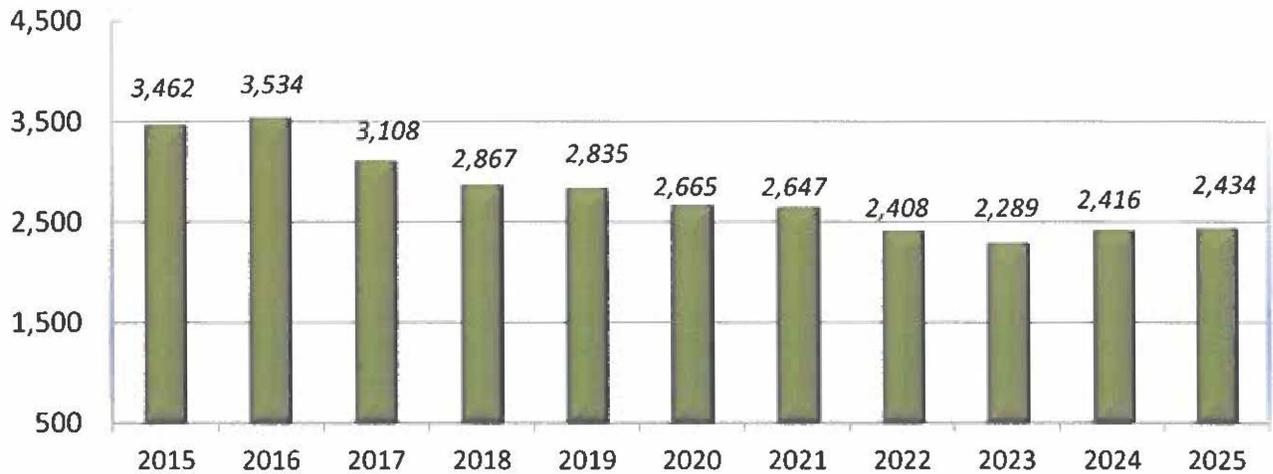
Statistics of Interest

Indicators from our Legal Division

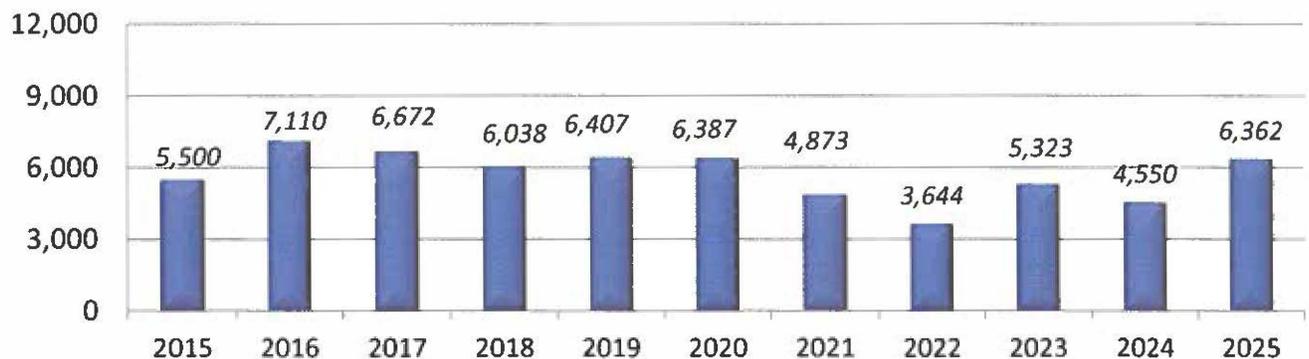
Foreclosure Filings and Judgments



Tax Certiorari Proceedings Commenced

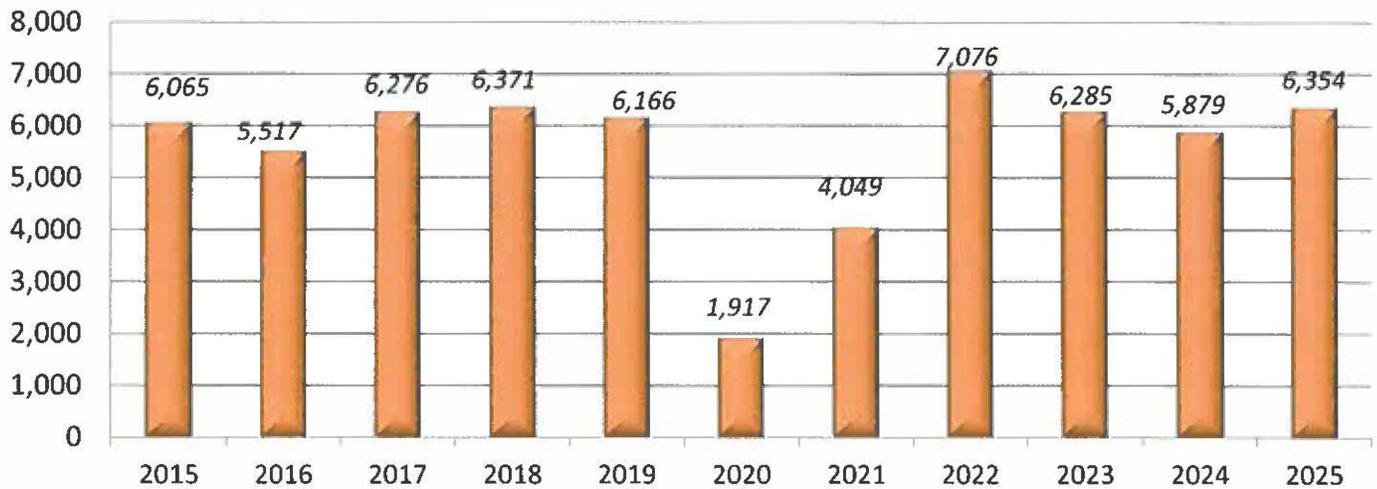


Small Claims Assessment Review Petitions Filed

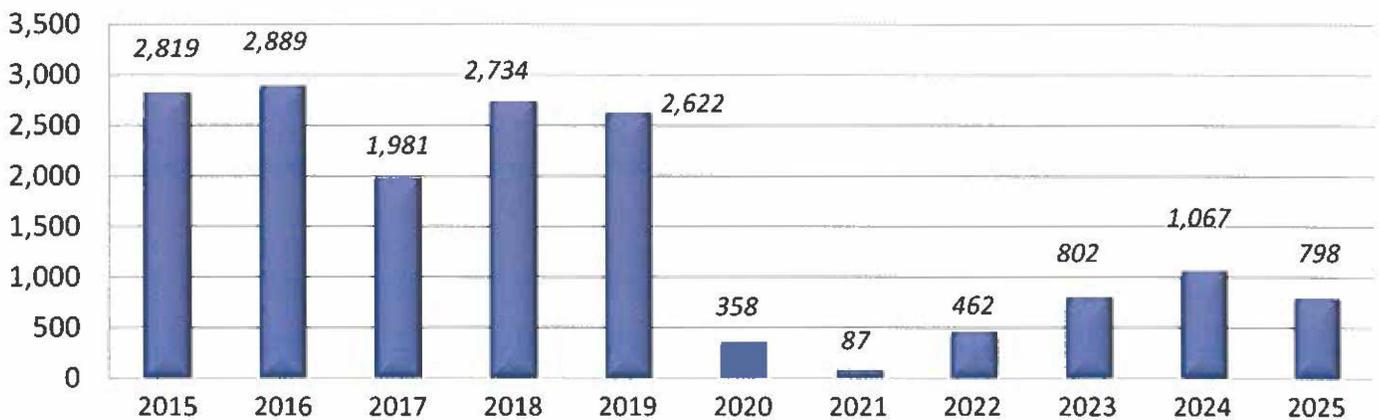


Statistics of Interest Indicators from our Licensing Division

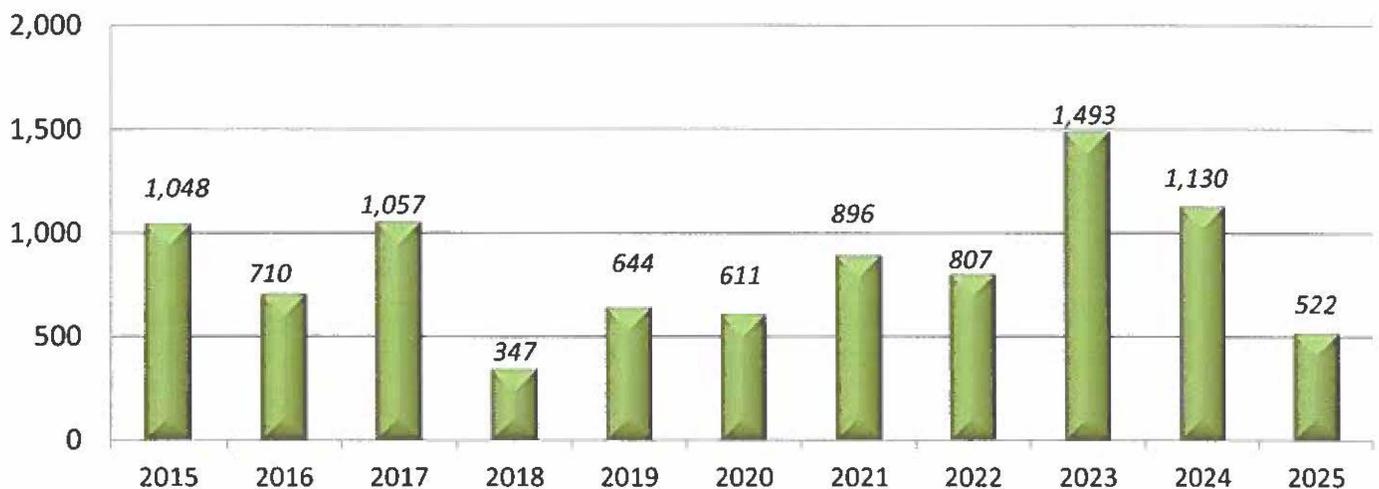
Passport Applications



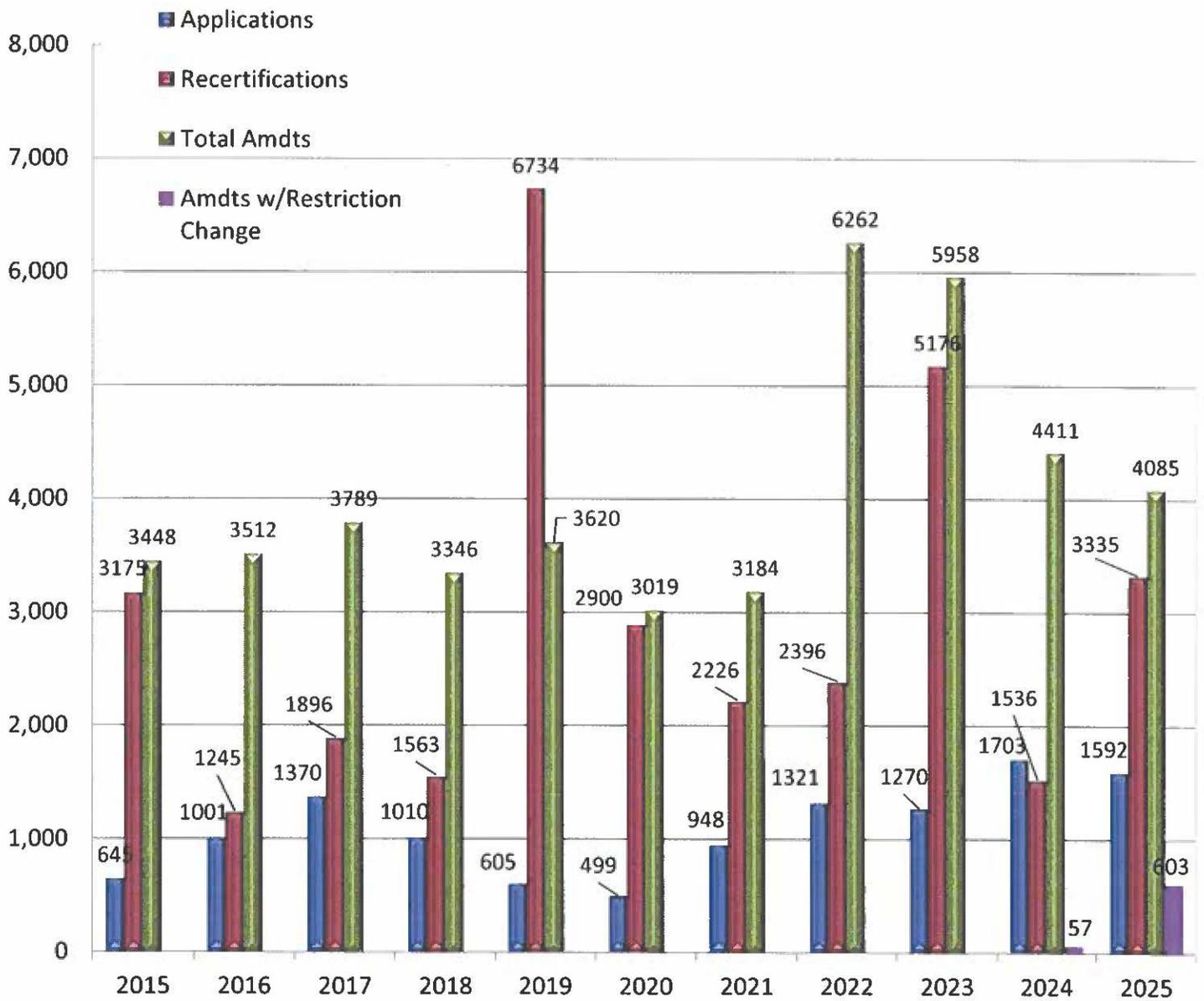
Naturalizations



County Residence Personal IDs



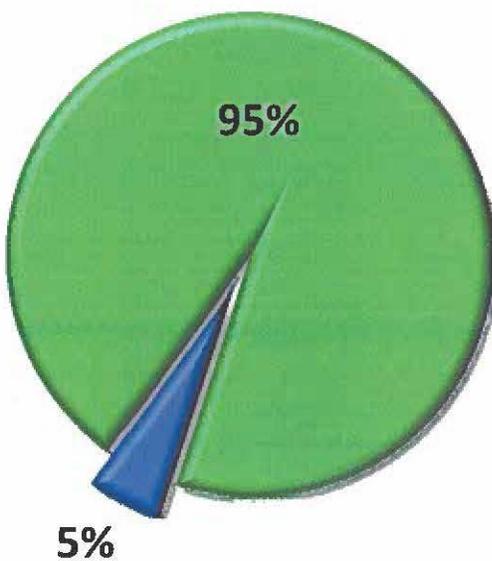
PISTOL LICENSE APPLICATIONS, RECERTIFICATIONS, AND AMENDMENTS



Electronic Filing and Recording

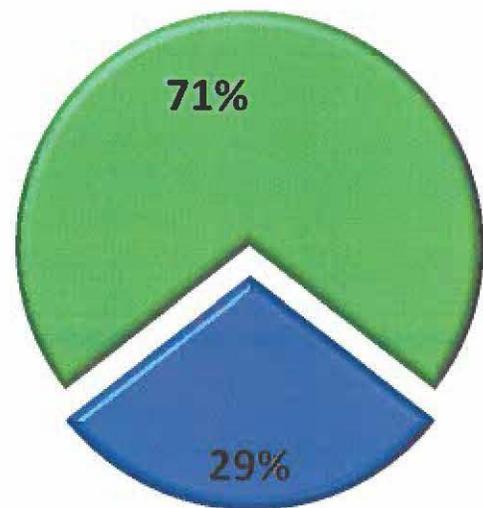
Civil Actions

Over **95%** of our civil actions are commenced electronically through the NYS Courts electronic filing system.



Land Records

Approximately **71%** of the documents submitted to the Land Records Division are submitted electronically as part of a **voluntary eRecording program**.



County Clerk’s Westchester Records Online Program (“WRO”).

In 2025, **3,171,979** searches were conducted in WRO. Local municipalities and federal and state agencies are granted free remote access to WRO through “no cost” agreements. Free access to local municipalities has been expanded to include access to WRO reports of foreclosure filings and judgments as a “shared service” to assist in preventing zombie homes.

Judah Holstein
Legislator, 10th District



MEMORANDUM

TO: Sunday Vanderberg, Clerk & Chief Administrative of the Board of Legislators
FROM: Judah Holstein, Legislator – 10th District
DATE: December 22, 2025
RE: Majority Leadership Team

A handwritten signature in blue ink, appearing to be "SA", is written over the "FROM:" line of the memorandum.

Pursuant to Rule 1, Section 14 of the Rules of the County Board of Legislators, this serves to notify you that the Majority members of the Board of Legislators met and selected Judah Holstein as Majority Leader, and Shanae Williams as Majority Whip by a unanimous vote of the caucus members to serve immediately, and for the 2026 Legislative Term.

A large, stylized handwritten signature in blue ink, likely of Judah Holstein, is written across the bottom of the page.

Margaret A. Cunzio

Legislator, 3rd District
Minority Leader
Co-Chair, Rules



Committee Assignments:
Human Services, Human Rights & Equity
Legislation
Public Safety

MEMORANDUM

TO: Sunday Vanderburg, Clerk of the Board of Legislators

FROM: Margaret Cunzio, Legislator – 3rd District

DATE: January 5, 2026

RE: Minority Leadership Team for 2026

Pursuant to Rule 1, section 14 of the Rules of the County Board of Legislators, this serves to notify you that the Minority members of the Board of Legislators met and selected Margaret A. Cunzio as Minority Leader and James Nolan as Minority Whip by a unanimous vote of the caucus members elected to serve the 2026 Legislative term.

January 12, 2026

99 GARNSEY ROAD
PITTSFORD, NEW YORK 14534
585.419.8800

AMY ABBINK
PARALEGAL
DIRECT: 585.419.8744
FAX: 585.419.8801
AABBINK@HARRISBEACHMURTHA.COM

**FIRST AMENDMENT TO PAYMENT IN LIEU OF TAXES AGREEMENT
AND OMNIBUS AMENDMENT TO RELATED DOCUMENTS**

Certified Mail # 9589 0710 5270 2349 7706 89

Mr. Philip M. Platz, Assessor
City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Re: New Rochelle Industrial Development Agency and
Allstate Acquisitions LLC

Project Address: 316 Huguenot Street, City of New Rochelle
Tax Map Numbers: 3- 994-0100 and - 0200

Dear Mr. Platz:

Reference is made to that certain Payment in Lieu of Tax Agreement, dated as of December 1, 2022 (the "PILOT Agreement"), by and between Allstate Acquisitions LLC and the New Rochelle Industrial Development Agency, which PILOT Agreement was filed previously in your office. Allstate Acquisitions LLC and the New Rochelle Industrial Development Agency have entered into a certain "First Amendment to Payment In Lieu of Taxes Agreement and Omnibus Amendment to Related Documents", dated as of December 1, 2025, which, *among other things*, bifurcates Schedule A to the PILOT Agreement into Schedule A-1 and Schedule A-2

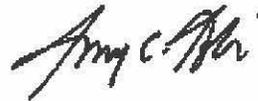
On behalf of the New Rochelle Industrial Development Agency, I have enclosed for your records a copy of the signed "First Amendment to Payment In Lieu of Taxes Agreement and Omnibus Amendment to Related Documents", along with an original signed amended NYS Application for Real Property Tax Exemption on NYS Form RP-412-a.

Mr. Philip M. Platz, Assessor
January 12, 2026
Page 2

Project Address: 316 Huguenot Street, City of New Rochelle
Tax Map Numbers: 3- 994-0100 and - 0200

Should you have questions or concerns, please do not hesitate to contact me. Thank you.

Very truly yours,



Amy Abbink

Enclosures

cc: Chief Elected Officials Listed on Schedule A (w/encs. - copies)
New Rochelle Industrial Development Agency (w/encs. - copies)
Allstate Acquisitions LLC (w/encs. - copies)

Mr. Philip M. Platz, Assessor
January 12, 2026
Page 3

Project Address: 316 Huguenot Street, City of New Rochelle
Tax Map Numbers: 3- 994-0100 and - 0200

Schedule A

Certified Mail # 9589 0710 5270 2349 7706 96 **Certified Mail # 9589 0710 5270 2349 7707 40**

The Honorable Yadira Ramos-Herbert
Mayor of the City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Wilfredo Melendez, PE
City Manager
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Certified Mail # 9589 0710 5270 2349 7707 02 **Certified Mail # 9589 0710 5270 2349 7707 57**

The Honorable Kenneth Jenkins
Westchester County Executive
900 Michaelian Building
148 Martine Avenue
White Plains, New York 10601

Corey W. Reynolds, Ed.D.
Superintendent of Schools
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Certified Mail # 9589 0710 5270 2349 7707 19 **Certified Mail # 9589 0710 5270 2349 7707 64**

William Iannuzzi
President of the Board of Education
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Edward Ritter, Finance Commissioner
City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Certified Mail # 9589 0710 5270 2349 7707 26 **Certified Mail # 9589 0710 5270 2349 7707 71**

The Honorable Vedat Gashi
Chair of the Westchester County Legislature
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Karin E. Hablow, Commissioner of Finance
Westchester County Department of Finance
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Certified Mail # 9589 0710 5270 2349 7707 33

Millie Bonilla, District Clerk
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801



**NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

AMENDED
RP-412-a (1/95)

**INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)**

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name NEW ROCHELLE IDA
Street 515 NORTH AVENUE
City NEW ROCHELLE, NEW YORK 10801
Telephone no. Day (914) 654-2185
Evening () _____
Contact ADAM SALGADO
Title EXECUTIVE DIRECTOR

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name ALLSTATE ACQUISITIONS LLC
Street c/o ALLSTATE VENTURES LLC
13 HAYES COURT, UNIT 101
City MONROE, NEW YORK 10950
Telephone no. Day () _____
Evening () _____
Contact MIKEL JEREMIAS
Title PRINCIPAL
MIKEL@ALLSTATEDEVELOPERS.COM

3. DESCRIPTION OF PARCEL

a. Assessment roll description (tax map no./roll year)
2-415-0013
b. Street address 316 HUGUENOT STREET
c. City, Town or Village CITY OF NEW ROCHELLE

d. School District CITY SCHOOL DISTRICT OF
NEW ROCHELLE
e. County WESTCHESTER
f. Current assessment _____
g. Deed to IDA (date recorded; liber and page)
LEASE TO IDA (01/05/2023 AT CONTROL NO.
622803598)

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

a. Brief description (include property use) Property is the site of the construction of an approx. 321,810 gross square foot building.
b. Type of construction _____
c. Square footage Approx. 321,810
d. Total cost Approx. \$141,000,000
e. Date construction commenced Immediately
f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
December 31, 2044

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment The formula for payment remains unchanged as set out in the PILOT Agreement dated as of December 1, 2022. Certain other terms are being amended pursuant to the First Amendment to PILOT Agreement and Omnibus Amendment to Related Documents, dated as of December 1, 2025 attached hereto.

b. Projected expiration date of agreement December 31, 2044

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Westchester</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>New Rochelle</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School District <u>New Rochelle</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Allstate Capitol LLC
 Title Attn: Mikel Jeremias
 Address c/o Allstate Ventures LLC
13 Hayes Court, Unit 101
Monroe, New York 10950

e. Is the IDA the owner of the property? Yes No (check one)
If "No" identify owner and explain IDA rights or interest Telephone _____
in an attached statement. No - IDA has a leasehold interest in the property.

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

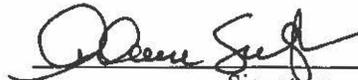
If yes, list the statutory exemption reference and assessment roll year on which granted:
exemption NYS RP-412-a assessment roll year Year 1 County/City: 2024/ Year 1 School: 2023-2024
Year 2 County/City: 2025/ Year 2 School: 2024-2025

7. A copy of this application, including all attachments, has been mailed or delivered on _____ (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Adam Salgado, Executive Director of New Rochelle Industrial Development Agency hereby certify that the information on this application and accompanying papers constitutes a true statement of facts.

December 31, 2025
Date


Signature

Clear Form

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY

AND

ALLSTATE ACQUISITIONS LLC

**FIRST AMENDMENT TO PAYMENT IN LIEU OF TAXES AGREEMENT AND
OMNIBUS AMENDMENT TO RELATED DOCUMENTS**

PILOT Agreement Dated:	As of December 1, 2022
First Amendment Dated:	As of December 1, 2025
Tax Map Number:	2-415-0013
Street Address:	316 Huguenot Street
Affected Tax Jurisdictions:	Westchester County City of New Rochelle City School District of New Rochelle

**FIRST AMENDMENT TO PAYMENT IN LIEU OF TAXES AGREEMENT AND
OMNIBUS AMENDMENT TO RELATED DOCUMENTS**

THIS FIRST AMENDMENT TO PAYMENT IN LIEU OF TAXES AGREEMENT AND OMNIBUS AMENDMENT TO RELATED DOCUMENTS (the "First Amendment"), is by and between the **NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York with offices at 515 North Avenue, New Rochelle, New York 10801 ("Agency") and **ALLSTATE ACQUISITIONS LLC**, a Delaware limited liability company with offices at c/o Allstate Ventures LLC, 13 Hayes Court, Unit 101, Monroe, New York 10950 (the "Company").

WITNESSETH:

WHEREAS, the Agency was created by Chapter 785 of the Laws of 1976 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Agency and the Company previously entered into that certain Payment-in-Lieu-of-Taxes Agreement (the "PILOT Agreement"), dated as of December 1, 2022, with respect to a certain project (the "Project") undertaken by the Company, as agent of the Agency, consisting of: (1) the Agency taking title, possession or control (by deed, lease, license or otherwise) of certain land located at 33 Westchester Place a/k/a 316 Huguenot Street, City of New Rochelle, Westchester County, New York (the "Land"); (2) the demolition on the Land of an existing one-story building (the "Existing Improvements"); (3) the construction and development on the Land of a twenty-seven (27) story commercial and residential building containing in the aggregate approximately 321,810 gross square feet, consisting more fully of (i) approximately 3,442 square feet of ground level commercial space, (ii) approximately 315 dwelling units consisting of approximately 110 studios, approximately 161 one-bedroom units and approximately forty-four (44) two-bedroom units, and (iii) approximately 235 on-site parking spaces in a valet-operated garage (collectively, the "Improvements"); and (4) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, collectively, the "Facility"); and

WHEREAS, pursuant to the PILOT Agreement, the Company agreed to make payments in lieu of taxes for the benefit of Westchester County (the "County"), the City of New Rochelle (the "City") and the City School District of New Rochelle (the "School District"; and, collectively with the County, and the City, the "Affected Tax Jurisdictions"); and

WHEREAS, the Agency and the Company desire to amend the terms of the PILOT Agreement and bifurcate Schedule A attached thereto to provide for an alternate payment schedule should the Company fail to qualify as a "Qualified Live/Work Space Project" (as defined in the Agency's Uniform Tax Exemption Policy).

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Section 1.1B of the PILOT Agreement is hereby amended and restated in its entirety as follows:

As long as the Facility is owned by or leased to the Agency or under its jurisdiction, control or supervision, the Company shall pay, or cause to be paid, an amount equal to the Total PILOT Payment, as described on Schedule A-1 attached hereto (the "Initial Total PILOT Payment"), after receipt of a tax bill from the Agency. Notwithstanding anything to the contrary contained herein, in the event that the Facility fails to qualify as a Qualified Live/Work Space Project (as defined the Agency's Uniform Tax Exemption Policy in effect on this date), it shall not be an Event of Default hereunder or under the Leaseback Agreement, but in such event in lieu of the Initial Total PILOT Payment, the Company shall pay, or cause to be paid, an amount equal to the Total PILOT Payment as described on Schedule A-2 attached hereto (the "Revised Total PILOT Payment"; and, together with the Initial Total PILOT Payment, individually or collectively, as the context may require, the "Total PILOT Payment"), commencing the first tax year following the date upon which the Facility no longer qualifies as a Qualified Live/Work Space Project (as defined the Agency's Uniform Tax Exemption Policy in effect on this date) and after receipt of a tax bill from the Agency. Failure to receive a tax bill shall not relieve the Company to make all payments provided for hereunder on or before January 31 of each calendar year (the "Payment Date"). Notwithstanding anything to the contrary herein, February 1 of each calendar year shall be the "Delinquency Date" hereunder. If for any reason, the Company does not receive a tax bill, the Company shall have the responsibility and obligation to make all reasonable inquiries to the Agency/Affected Tax Jurisdictions to have such tax bill issued, and thereafter make payment of the same by the Payment Date and in all instances prior to the Delinquency Date.

2. Schedule A attached to the PILOT Agreement is hereby deleted in its entirety and replaced, as bifurcated, by Schedule A-1 and Schedule A-2 attached hereto.

3. As of the date of this Agreement, in order to qualify the Facility as a "Qualified Live/Work Space Project" and satisfy the requirement that twenty-five percent (25%) of the net leasable area in the Facility be dedicated to either affordable artist live/work space and/or uses identified in the Arts and Cultural District Master Plan (collectively, the "Live/Work Requirements"), forty-three (43) housing units dedicated to live/work (the "Live/Work Units") are credited to the Facility pursuant to the Cost-Benefit Analysis attached as Exhibit A to the Project Agreement which are located at the adjacent property owned by an affiliate of the Company commonly known as 8 Westchester Place, New Rochelle, New York ("8 Westchester"). In the event that any of the Live/Work Units cease to exist at 8 Westchester (due

to conversion to market-rate, casualty, condemnation, or any other reason), the Company may satisfy the Live/Work Requirements by providing additional net leasable area in the Facility dedicated to either affordable artist live/work space and/or uses identified in the Arts and Cultural District Master Plan, including, without limitation, by providing the Live/Work Units within the Facility.

4. All documents delivered by the Agency and the Company in connection with the PILOT Agreement, including, without limitation, the Leaseback Agreement and the Project Agreement (collectively, the "PILOT Documents"), shall be deemed to be hereby amended consistent with the terms of this First Amendment. Unless otherwise amended and modified by this First Amendment, the terms of the PILOT Documents shall remain unchanged and in full force and effect. This First Amendment shall in no way be construed as a waiver of any of the rights or remedies of the Agency or a release or waiver by the Agency of any Event of Default under the PILOT Agreement. The Agency hereby reserves all such rights and remedies.

5. This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The exchange of copies of this First Amendment and of signature pages shall constitute effective execution and delivery of this First Amendment as to the parties hereto and may be used in lieu of the original First Amendment and signature pages for all purposes.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first above written.

**NEW ROCHELLE INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: Adam Salgado
Title: Executive Director

ALLSTATE ACQUISITIONS LLC

By: _____
Name: Mikel Jeremias
Title: Authorized Signatory

[Signature Page to First Amendment to PILOT Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first above written.

**NEW ROCHELLE INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Name: Adam Salgado
Title: Executive Director

ALLSTATE ACQUISITIONS LLC

By:  _____
Name: Mikel Jereñias
Title: Authorized Signatory

[Signature Page to First Amendment to PILOT Agreement]

Schedule A-1

to

PILOT Agreement dated as of December 1, 2022

between

New Rochelle Industrial Development Agency
and Allstate Acquisitions LLC

PILOT Year	City and County Tax Year	School District Tax Year	Total PILOT Payment
<i>Construction Period</i>	<i>2024 2025</i>	<i>2023-2024 2024-2025</i>	<i>\$34,011.53</i>
PILOT Year 1	2026	2025-2026	\$398,227
PILOT Year 2	2027	2026-2027	406,191
PILOT Year 3	2028	2027-2028	414,315
PILOT Year 4	2029	2028-2029	422,601
PILOT Year 5	2030	2029-2030	431,053
PILOT Year 6	2031	2030-2031	439,674
PILOT Year 7	2032	2031-2032	448,468
PILOT Year 8	2033	2032-2033	457,437
PILOT Year 9	2034	2033-2034	466,586
PILOT Year 10	2035	2034-2035	475,918
PILOT Year 11	2036	2035-2036	485,436
PILOT Year 12	2037	2036-2037	495,145
PILOT Year 13	2038	2037-2038	505,048
PILOT Year 14	2039	2038-2039	515,149
PILOT Year 15	2040	2039-2040	613,027
PILOT Year 16	2041	2040-2041	803,941
PILOT Year 17	2042	2041-2042	1,002,247
PILOT Year 18	2043	2042-2043	1,208,163
PILOT Year 19	2044	2043-2044	1,421,915
PILOT Year 20	2045	2044-2045	1,643,733
Year 21 and Thereafter... Full Taxes			

Schedule A-2
to
PILOT Agreement dated as of December 1, 2022
between
New Rochelle Industrial Development Agency
and Allstate Acquisitions LLC

PILOT Year	City and County Tax Year	School District Tax Year	Total PILOT Payment
<i>Construction Period</i>	<i>2024 2025</i>	<i>2023-2024 2024-2025</i>	<i>\$34,011.53</i>
PILOT Year 1	2026	2025-2026	\$398,227
PILOT Year 2	2027	2026-2027	406,191
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PILOT Year 6	2031	2030-2031	439,674
PILOT Year 7	2032	2031-2032	448,468
PILOT Year 8	2033	2032-2033	457,437
PILOT Year 9	2034	2033-2034	466,586
PILOT Year 10	2035	2034-2035	475,918
Year 11 and Thereafter...Full Taxes			

January 16, 2025

99 GARNSEY ROAD
PITTSFORD, NEW YORK 14534
585.419.8800

AMY ABBINK
PARALEGAL
DIRECT: 585.419.8744
FAX: 585.419.8801
AABBINK@HARRISBEACHMURTHA.COM

FIRST AMENDMENT TO PILOT AGREEMENT

VIA FED EX
#3978-3727-4740

Mr. Philip M. Platz, Assessor
City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Re: New Rochelle Industrial Development Agency and NA West LLC
Project Address: 600 and 616 North Avenue, City of New Rochelle
Tax Map Numbers: Section 5, Block 1428, Lot 0006 and Lot 0008

Dear Mr. Platz:

Reference is made to that certain Payment in Lieu of Tax Agreement, dated as of September 15, 2021 (the "PILOT Agreement"), by and between NA West LLC and the New Rochelle Industrial Development Agency, which was filed previously in your office. NA West LLC and the New Rochelle Industrial Development Agency have entered into a First Amendment to PILOT Agreement, dated as of December 1, 2025, which restarts the commencement of the PILOT Agreement schedule by two (2) years.

On behalf of the New Rochelle Industrial Development Agency, I have enclosed a copy of the signed First Amendment to PILOT Agreement, along with an original signed first amended NYS Application for Real Property Tax Exemption on NYS Form RP-412-a.

Should you have questions or concerns, please do not hesitate to contact me. Thank you.

Very truly yours,

Amy Abbink

Amy Abbink

Enclosures

Mr. Philip M. Platz, Assessor
January 16, 2025
Page 2
NA West LLC

cc: Chief Elected Officials Listed on Schedule A (w/encs. - copies)
New Rochelle Industrial Development Agency (w/encs. - copies)
NA West LLC (w/encs. – copies)

Schedule A

Certified No.
9489-0090-0027-6768-9163-20
The Honorable Yadira Ramos-Herbert
Mayor of the City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-44
The Honorable Kenneth Jenkins
Westchester County Executive
900 Michaelian Building
148 Martine Avenue
White Plains, New York 10601

Certified No.
9489-0090-0027-6768-9163-68
William Iannuzzi
President of the Board of Education
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-82 ✓
The Honorable Vedat Gashi
Chair of the Westchester County Legislature
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Certified No.
9489-0090-0027-6768-9164-05
Millie Bonilla, District Clerk
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-37
Wilfredo Melendez, PE
City Manager
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-51
Corey W. Reynolds, Ed.D.
Superintendent of Schools
City School District of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-75
Edward Ritter, Finance Commissioner
City of New Rochelle
New Rochelle City Hall
515 North Avenue
New Rochelle, New York 10801

Certified No.
9489-0090-0027-6768-9163-99
Karin E. Hablow, Commissioner of Finance
Westchester County Department of Finance
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601



NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

AMENDED
RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name New Rochelle IDA
Street 515 North Avenue
City New Rochelle, New York 10801
Telephone no. Day (914) 654-2185
Evening () _____
Contact Adam Salgado
Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name NA West LLC
Street 92 North Avenue, Suite 1
City New Rochelle, New York 10801
Telephone no. Day (914) 654-9470
Evening () _____
Contact Robert C. Young
Title Managing Member

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year)
Section 5, Block 1428, Lots 6 and 8
- b. Street address _____
600 North Avenue
- c. City, Town or Village City of New Rochelle

d. School District New Rochelle

e. County Westchester

f. Current assessment _____

g. Deed to IDA (date recorded; liber and page)

Lease to IDA (October 6, 2021; #612703700)

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

a. Brief description (include property use) Mixed-use commercial/residential development as more fully described in the attached First Amendment to PILOT Agreement

b. Type of construction Please see attached First Amendment to PILOT Agreement

c. Square footage Please see attached First Amendment to PILOT Agreement

d. Total cost _____

e. Date construction commenced October 2021

f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
December 31, 2045

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment Please see attached PILOT Agreement

b. Projected expiration date of agreement December 31, 2045

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Westchester</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>City of New Rochelle</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School District <u>City School District of New Rochelle</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Robert C. Young
 Title Co-Managing Member
 Address c/o The Young Companies LLC
NA West LLC
92 North Avenue, Suite 1, New Rochelle, New York 10801

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement. No - IDA has a leasehold interest in the property
 Telephone 914-654-9470

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted:
 exemption RP-412-a assessment roll year With tax status date May 1, 2022

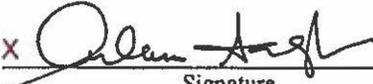
7. A copy of this application, including all attachments, has been mailed or delivered on 1/16/26 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, ADAM SALGADO, EXECUTIVE DIRECTOR of
 Name Title
City of New Rochelle Industrial Development Agency hereby certify that the information
 Organization

on this application and accompanying papers constitutes a true statement of facts.

December , 2025
 Date

X 
 Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

 Assessor's signature

Date

NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY

AND

NA WEST LLC

FIRST AMENDMENT TO PAYMENT IN LIEU OF TAX AGREEMENT

PILOT Agreement Dated:	As of September 15, 2021
First Amendment Dated:	As of December 1, 2025
Street Address:	600 and 616 North Avenue
Section:	5
Block:	1428
Lots:	0006 and 0008
Affected Tax Jurisdictions:	Westchester County City of New Rochelle City School District of New Rochelle

FIRST AMENDMENT TO PAYMENT IN LIEU OF TAX AGREEMENT

THIS FIRST AMENDMENT TO PAYMENT IN LIEU OF TAX AGREEMENT (the "First Amendment to PILOT Agreement"), dated as of December 1, 2025, is by and between the **NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York with offices at 515 North Avenue, New Rochelle, New York 10801 ("Agency") and **NA WEST LLC**, a Delaware limited liability company, with an address at c/o The Young Companies, 92 North Avenue, Suite 1, New Rochelle, New York 10801 (the "Company").

WITNESSETH:

WHEREAS, the Agency was created by Chapter 785 of the Laws of 1976 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Agency and the Company previously entered into that certain Payment-in-Lieu-of-Tax Agreement (the "PILOT Agreement"), dated as of September 15, 2021 with respect to a certain project (the "Project") undertaken by the Company, as agent of the Agency, consisting of: (i) the Agency taking title, possession or control (by deed, lease, license or otherwise) of a certain parcel of land commonly known as 600 and 616 North Avenue (Section 5, Block 1428 and Lots 6 and 8), New Rochelle, New York (the "Land"); (ii) the demolition of the existing improvements located on the Land; (iii) the construction on the Land of an approximately six (6) story mixed-use commercial/residential development containing approximately 92,519 square feet as follows: Approximately 9,238 square feet on the ground floor will accommodate retail space and sixty (60) parking spaces, fifty (50) of which parking spaces will be dedicated to municipal use; the second floor will contain seventy-nine (79) parking spaces (to serve the residential component of the Project) along with a residential lobby and stairwells; floors 3 through 6 will contain approximately seventy-five (75) residential rental units (of which eight (8) will be offered as "affordable" under the City of New Rochelle's regulations) containing a total of approximately 83,281 square feet (all as more fully detailed in the Company's Application on file with the Agency) (collectively, the "Improvements"); and (iv) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment, machinery and other tangible personal property (the "Equipment"; and, together with the Land and Improvements, collectively, the "Facility"); and

WHEREAS, pursuant to the terms of the PILOT Agreement, the Company agreed to make payments in lieu of taxes for the benefit of the Affected Tax Jurisdictions (as defined in the PILOT Agreement) for a period of twenty (20) years substantially in accordance with the schedule of PILOT payments set forth on Schedule 1 attached hereto (the "Initial PILOT Schedule"); and

WHEREAS, the Agency has requested that the Company, and the Company has agreed, to add an additional workforce residential housing unit at the Facility for persons earning less than 80% of the area median income; and

WHEREAS, the Company has requested that the Agency modify the PILOT Agreement with respect to the residential rental portion of the Project (the "Residential PILOT Schedule") for the purpose of restarting the commencement of the Initial PILOT Schedule by two (2) years, all as more fully set forth on Schedule A attached hereto (collectively, the "PILOT Amendments"); and

WHEREAS, in response to the requested PILOT Amendments, the Agency has requested the Company make certain social equity fee payments in accordance with the Agency's Uniform Tax Exemption Policy in installments set forth on Schedule B attached hereto (the "Social Equity Fee Payments"); and

WHEREAS, the Company has agreed to make the Social Equity Fee payments; and

WHEREAS, pursuant to resolutions adopted by the Agency on November 19, 2025, the Agency approved the PILOT Amendments.

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Schedule A of the PILOT Agreement is deleted in its entirety and replaced with the revised Schedule A attached hereto.

2. The Company hereby agrees to make payments to the Agency in accordance with the new Schedule A simultaneously with the execution and delivery of this First Amendment to PILOT Agreement.

3. The PILOT Agreement is hereby amended to include Schedule B and incorporate the Social Equity Payments into the requirements of the Company under the PILOT Agreement.

4. The Company hereby agrees to make the Social Equity Fee Payments to the Agency in accordance with Schedule B simultaneously with the execution and delivery of this First Amendment to PILOT Agreement.

5. Section 1.5 of the PILOT Agreement is hereby amended to read as follows:

1.5 Period of Benefits. The tax benefits provided for herein should be deemed to include (i) the 2022-2023 School District tax year through the 2044-2045 School District tax year, and (ii) the 2023 City and County tax year through the 2045 City and County tax year. **This PILOT Agreement shall expire on December 31, 2045.** In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Agreement executed by both parties after any applicable public hearings. The Company agrees that it will not seek any tax exemption for the Facility which could provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided

for herein, to the extent actually received (based on the number of lease years elapsed), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Affected Tax Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

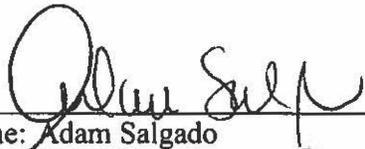
6. Unless otherwise amended and modified by this First Amendment to PILOT Agreement, the terms of the PILOT Agreement shall remain unchanged and in full force and effect. This First Amendment to PILOT Agreement shall in no way be construed as a waiver of any of the rights or remedies of the Agency or a release or waiver by the Agency of any Event of Default under the PILOT Agreement. The Agency hereby reserves all such rights and remedies.

7. This First Amendment to PILOT Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The exchange of copies of this First Amendment to PILOT Agreement and of signature pages shall constitute effective execution and delivery of this First Amendment to PILOT Agreement as to the parties hereto and may be used in lieu of the original First Amendment to PILOT Agreement and signature pages for all purposes.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**NEW ROCHELLE INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: Adam Salgado
Title: Executive Director

NA WEST LLC

By: 
Name: Robert G. Young
Title: MAN member

[Initial PILOT Schedule]

PILOT Year	City and County Tax Year	School District Tax Year	Total PILOT Payment
Prior to Year 1	2023	2022-2023	\$33,943.42
Year 1	2024	2023-2024	44,382
Year 2	2025	2024-2025	98,283
Year 3	2026	2025-2026	154,330
Year 4	2027	2026-2027	157,052
Year 5	2028	2027-2028	163,952
Year 6	2029	2028-2029	172,928
Year 7	2030	2029-2030	182,198
Year 8	2031	2030-2031	191,768
Year 9	2032	2031-2032	201,649
Year 10	2033	2032-2033	211,849
Year 11	2034	2033-2034	159,478
Year 12	2035	2034-2035	178,934
Year 13	2036	2035-2036	199,105
Year 14	2037	2036-2037	220,010
Year 15	2038	2037-2038	241,673
Year 16	2039	2038-2039	264,114
Year 17	2040	2039-2040	287,356
Year 18	2041	2040-2041	311,422
Year 19	2042	2041-2042	336,336
Year 20	2043	2042-2043	362,122
Year 21 and Thereafter...Full Taxes			

For the term of this PILOT Agreement, the Company shall continue to pay full real property taxes on the assessed value of the Land and any Existing Improvements located on the Land as of the commencement of this PILOT Agreement prior to the completion of the Facility (the "Valuation"). During the term of this PILOT Agreement, the valuation of the Land shall be increased from time to time by the percentage increase in the assessed valuation in all taxable real property in the City of New Rochelle, Westchester County, New York, as of the respective tax status date for the tax year for which the calculation is being made (the "Total Taxable Valuation"). The Total Taxable Valuation shall include increased assessed valuation attributable to the Improvements made to the Facility by the Company.

The Total PILOT Payment shall be no less than the full real property taxes paid prior to the commencement of the PILOT Agreement.

After PILOT Year 20, the Facility shall be subject to full taxation by the Affected Tax Jurisdictions.

Schedule A
to PILOT Agreement dated as of September 15, 2021, between
New Rochelle Industrial Development Agency and NA West LLC

Updated PILOT Schedule

PILOT Year	City and County Tax Year	School District Tax Year	Total PILOT Payment
Year 1	2026	2025-2026	\$44,382.00
Year 2	2027	2027-2028	\$98,283.00
Year 3	2028	2028-2029	\$158,454.00
Year 4	2029	2029-2030	\$167,319.00
Year 5	2030	2030-2031	\$176,476.00
Year 6	2031	2031-2032	\$185,933.00
Year 7	2032	2032-2033	\$195,697.00
Year 8	2033	2033-2034	\$205,777.00
Year 9	2034	2034-2035	\$216,183.00
Year 10	2035	2035-2036	\$220,507.00
Year 11	2036	2036-2037	\$224,917.00
Year 12	2037	2037-2038	\$245,682.00
Year 13	2038	2038-2039	\$267,188.00
Year 14	2039	2039-2040	\$289,454.00
Year 15	2040	2040-2041	\$312,506.00
Year 16	2041	2041-2042	\$336,364.00
Year 17	2042	2042-2043	\$361,051.00
Year 18	2043	2043-2044	\$386,591.00
Year 19	2044	2044-2045	\$413,008.21
Year 20	2045	2044-2045	\$441,891.92
Year 21 and Thereafter...Full Taxes			

For the term of this PILOT Agreement, the Company shall continue to pay full real property taxes on the assessed value of the Land and any Existing Improvements located on the Land as of the commencement of this PILOT Agreement prior to the completion of the Facility (the "Valuation"). During the term of this PILOT Agreement, the valuation of the Land shall be increased from time to time by the percentage increase in the assessed valuation in all taxable real property in the City of New Rochelle, Westchester County, New York, as of the respective tax status date for the tax year for which the calculation is being made (the "Total Taxable Valuation"). The Total Taxable Valuation shall include increased assessed valuation attributable to the Improvements made to the Facility by the Company.

The Total PILOT Payment shall be no less than the full real property taxes paid prior to the commencement of the PILOT Agreement.

After PILOT Year 20, the Facility shall be subject to full taxation by the Affected Tax Jurisdictions.

RS

Schedule B

Social Equity Fee Payment Schedule

Payment Due Date	Total Social Equity Fee Due
Contemporaneously with "Closing"	\$68,626.00
By December 31, 2026	\$34,313.00
By December 31, 2027	\$34,313.00

Record & Return to:
Roland A. Baroni, Jr.
ABRAMS FENSTERMAN, LLP
81 Main Street, Suite 400
White Plains, NY 10601

At a meeting of the Town Board of the Town of Somers at Town Hall located at 335 Route 202, Somers, Westchester County, New York on the 10th day of December, 2025, at 7:00 P.M.

RESOLUTION TO EXTEND THE SOMERS SEWER DISTRICT #1

WHEREAS, a Petition, Map, Plan and Report have been prepared by NORTH EDGE REALTY CORP. dated October 30, 2024, for the extension of the Somers Sewer District #1 of the Town of Somers, New York, and duly presented to this Town Board; and

WHEREAS, an Order was duly adopted by the Town Board on April 10, 2025, reciting the filing of said petition, the improvements proposed, the boundaries of the proposed extension, and the estimated expenses thereof and specifying May 8, 2025, at 7:00 p.m. as the time and the Town Hall in said Town as the place where the said Board would meet to consider the petition and to hear all persons interested in the subject thereof, concerning the same; and

WHEREAS, such Order was duly posted, published and served as required by law; and

WHEREAS, a hearing in the matter was duly held by the Board on the 8th day of May, 2025, commencing at 7:00 p.m. o'clock at the Town Hall in said Town and considerable discussion upon the matter having been had, and all persons desiring to be heard having been duly heard and thereupon the hearing being duly closed; and

WHEREAS, the Town Board as Lead Agency under SEQRA adopted a Negative Declaration on December 10, 2025, having conducted a complete environmental review under SEQRA; and

WHEREAS, the Town Board has reviewed the submissions for the Proposed Action and, in particular, the Map, Plan and Report dated October 30, 2024 pertaining to the proposed extension of the Somers Sewer District #1; and

WHEREAS, based upon its review of the submitted petition and the environmental record for the Proposed Action, the Town Board makes the following environmental findings pursuant to SEQRA:

Roll Call:

Vote:

Hon. Robert Scorrano
Councilman Anthony Cirieco
Councilman William Faulkner
Councilman Richard G. Clinchy
Councilwoman Gina Arena

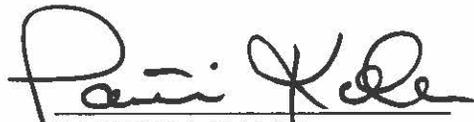
Aye
Aye
Aye
Aye
Aye

STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF SOMERS

I, PATRICIA KALBA, Town Clerk of the Town of Somers, do hereby certify that I have compared the preceding Resolution with the original thereof filed in my office at Town Hall, 335 Route 202, Somers, Westchester County, New York, that the same is a true and correct copy of said original and the whole thereof.

I further certify that all members of the Town Board had due notice of the meeting at which said resolution was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 10th day of December, 2025.


PATRICIA KALBA
Town Clerk

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

On the 10th day of December in the year 2025 before me, the undersigned personally appeared PATRICIA KALBA, Town Clerk of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
BARBARA A. LLOYD
NOTARY
My Comm. Expires
May 4th, 2026
No. 04936060
Westchester County
PUBLIC
STATE OF NEW YORK

SCHEDULE A

Tax Parcels

1. 4.19-2-2, 45 Route 6
2. 4.19-2-3, 39 Route 6
3. 4.19-2-4, 43 Route 6

TEL :914-277-3323
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town House
335 Route 202
Somers, N.Y. 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the petition to extend the County sewer district to include the subject property.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on December 10, 2025.

Dated: December 12, 2025

Patricia Kalba

Town Clerk

Ec: Supervisor
Director of Finance
Town Attorney
North Edge Realty
Westchester County

TOWN OF SOMERS
COUNTY OF WESTCHESTER: STATE OF NEW YORK
-----X

In the Matter of the Application of

THE TOWN OF SOMERS PETITION

For the Extension of the Peekskill Hollow Sewer District
to Include the Boundaries of the North Edge Realty Corp.
Extension Area of Somers Sewer District No. 1

-----X

TO: THE BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER

The Petition of Robert Scorrano, as Supervisor of the Town of Somers, respectfully shows and demonstrates to the Board of Legislators of the County of Westchester:

1. That the Town of Somers is a municipal corporation duly organized and existing under the laws of the State of New York and is located in the County of Westchester, State of New York.
2. That the Town of Somers currently operates Sewer District No. 1 in the Town of Somers.
3. That a Petition, Map and Plan have been prepared by North Edge Realty Corp. (North Edge) dated October 30, 2024, for the extension of the Somers Sewer District No. 1 of the Town of Somers and duly presented to this Town Board: and a duly conducted public hearing on said extension was held on May 8, 2025, at which time the public hearing was closed.
4. Petitioner is a corporation formed and existing under the laws of the State of New York and is in good standing. Petitioner is the owner of three existing parcels of land comprising in the aggregate 15.62 acres. The parcels are shown and designated on the Town of Somers Tax Map as tax parcels 4.19-2-2, 4.19-2-3 and 4.19-2-4. Where the context requires, the three tax parcels shall hereinafter be collectively referred to as the "Property." Petitioner proposes to construct a 77 unit townhouse community with associated asphalt road and parking, utility infrastructure, stormwater management areas, landscaping and lighting. The Subject Property is currently designated on the Town of Somers Zoning Map ("Zoning Map") as located in the R-40 and R-80 Zoning Districts.
5. North Edge seeks to amend the Zoning Map pursuant to § 170-13 of the Somers Town Code (Multifamily Residence MFR Districts). North Edge seeks this amendment for the purpose of placing the Subject Property within a Multifamily Residence Baldwin Place MFR-BP Zoning District, as specifically codified and authorized.
6. The purpose of the MFR-BP District is:

. . . to provide suitable opportunities within the Town for the development of housing designed to satisfy the needs of households maintained by the young, the elderly and families earning less than 80% of the county's median income, and to permit a broad array of housing types, dwelling unit sizes and forms of ownership/occupancy. These districts are intended to provide for the construction of multifamily housing on sites determined to be appropriate based upon criteria established in the Town Development Plan and in conformance with the standards recommended therein, which standards are designed to promote the public health, safety and general welfare and to require the development of housing which is responsive to the variety of special size, design, locational and affordability needs of present and future residents of the Town. To help assure the achievement of this goal with proper protection for existing and future neighboring development and infrastructure, all multifamily residence districts shall be established subject to approval by the Town Board and in accordance with an approved preliminary development concept plan. (Town of Somers Code, Chapter 170 §170-13)

7. Upon designation of the Subject Property as MFR-BP, North Edge plans to develop seventy-three (73) housing units consistent with the housing types envisioned within §170-13 of the Somers Town Code, including 10% of the permitted basic density will be affordable dwelling units. Recreation amenities (including a Recreation Building and adjoining Recreation Area) also are components of the site plan.

8. The proposed units will be developed in an integrated fashion and provide residential stock that aligns with housing types suitable within the MFR-BP District. The proposed development will be an attractive feature of the area served by NYS Route 6 and Mahopac Avenue and specifically satisfy all requirements codified in §170-13 of the Somers Town Code.

9. That the Town Board of the Town of Somers as Lead Agency under SEQRA adopted a Negative Declaration on December 10, 2025, having conducted a complete environmental review under SEQRA. The County of Westchester was an Involved Agency in this coordinated environmental review.

10. That the Town of Somers, therefore, deems it in the public interest that the North Edge extension area be connected to and serviced by the Peekskill Hollow Sewer District owned and operated by the County of Westchester.

11. That appropriate maps, property descriptions and plans have been prepared and submitted to the Town of Somers in connection with the petition of North Edge, all of which are attached hereto as **Exhibit A** and incorporated herein.

12. The resolution of the Town Board of the Town of Somers to extend the Somers Sewer District No. 1 to include the North Edge Extension Area dated December 10, 2025, is attached as **Exhibit B** hereto.

13. That the extension and enlargement of the Peekskill Hollow Sewer District, as proposed, is co-terminus with the boundaries of the North Edge Extension Area of Somers Sewer District No. 1.

14. That the establishment of the North Edge Extension Area of Somers Sewer District No. 1 will not result in any costs or expenses to the Town of Somers since it is proposed that all improvements to be designed, installed and constructed to service said extension area will be privately funded.

15. That a feasibility analysis has been performed which indicates that there is adequate capacity contained in the Peekskill Hollow Sewer District to service the North Edge Extension Area as currently proposed for development.

16. That on December 10, 2025, the Town Board of the Town of Somers adopted a resolution to petition the Board of Legislators of the County of Westchester to consider the extension and enlargement of the Peekskill Hollow Sewer District as set forth above pursuant to Article 5-A of the County Law. That resolution is included in **Exhibit B** above.

WHEREFORE, the Town Board of the Town of Somers hereby petitions the County of Westchester for the enlargement and extension of the Peekskill Hollow Sewer District to encompass and include the North Edge Extension Area of Somers Sewer District No. 1 as established by the Town Board of the Town of Somers.

Dated: Somers, New York
December 10, 2025

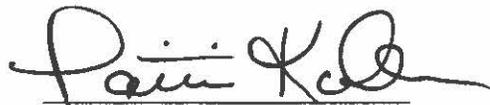
TOWN OF SOMERS

By: 

Robert Scorrano
Supervisor

STATE OF NEW YORK)
) SS.:
COUNTY OF WESTCHESTER)

On the 12 day of December in the year 2025, before me, the undersigned personally appeared ROBERT SCORRANO, Supervisor of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PATRICIA KALBA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KA6080158
Qualified in Westchester County
Commission Expires SEPTEMBER 09, 20__

EXHIBIT "A"

TEL : 914-277-3323
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y. 10589

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the petition to extend the County sewer district to include the subject property.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on December 10, 2025.

Dated: December 12, 2025

Patricia Kalba

Town Clerk

Ec: Supervisor
Director of Finance
CSEA

TOWN BOARD OF THE TOWN OF SOMERS
COUNTY OF WESTCHESTER: STATE OF NEW YORK

----- x
In the Matter of the Petition of

NORTH EDGE REALTY CORP.

For an Extension of Somers Sewer District #1,
and for the Town Board to Petition the
Westchester County Board of Legislators for a
Corresponding Extension of the Westchester
County Peekskill Sanitary Sewer District.

**PETITION FOR THE
EXTENSION OF SOMERS
SEWER DISTRICT #1**

----- x
NORTH EDGE REALTY CORP. (hereinafter "North Edge Realty"), by its
attorneys Keane & Beane, P.C., respectfully petitions the Town Board of the Town of Somers
(the "Town Board") as follows:

1. North Edge Realty is the owner of approximately 15.62 acres of certain real property located at 39, 43, and 45 New York State Route 6, situated within the Town of Somers (the "Town"), County of Westchester, State of New York. The parcels are known and designated on the Westchester County Tax Maps for the Town of Somers as: (i) Section 4.19, Block 2, Lot 2 (45 Route 6); (ii) Section 4.19, Block 2, Lot 3 (39 Route 6); and (iii) Section 4.19, Block 2, Lot 4 (43 Route 6) (collectively, the "Property").

2. By this Petition, North Edge Realty seeks an extension of Somers Sewer District #1 ("SSD1") pursuant to New York Town Law § 190, to enable the Property to be serviced with municipal sewer service (the "Proposed Extension"). There are no resident owners of any taxable real property in the Property. The Property is situated wholly within the Town, and is outside of any city or incorporated village, and outside of any sewer district or extension thereof.

3. North Edge Realty proposes to develop the Property with seventy-seven (77) housing units, consistent with the housing types envisioned within Town Code § 170-13, including 15% of the permitted basic density to be affordable dwelling units. Recreation amenities (including a recreation building and adjoining recreation area) are also components of the proposed site plan. The proposed units will be developed in an integrated fashion and provide residential stock that aligns with housing types suitable in the MFR-BP Zoning District. The proposed development will be an attractive feature of the area served by NYS Route 6 and Mahopac Avenue, and will specifically satisfy all requirements codified in Town Code § 170-13.

4. Accompanying this Petition and submitted herewith as **Exhibit “A”** is a map titled “Town of Somers Sewer District No. 1 and Westchester County Peekskill Sewer District Extension Map – North Edge Realty,” dated October 30, 2024 and prepared by Bibbo Associates, LLP (“Bibbo”), consulting civil engineers, duly licensed by the State of New York and hired by North Edge Realty, showing the boundaries of the Proposed Extension. Also accompanying this Petition and submitted herewith as **Exhibit “B”** is an engineer’s report titled “Preliminary Engineer’s Report, Wastewater & Water Supply Facilities, for North Edge Realty Corporation,” dated October 30, 2024 and prepared by Bibbo.

5. Pursuant to the provisions of New York Town Law § 202(5), North Edge Realty requests that the expense of the extension of SSD1 shall be borne by local assessment upon the several lots and parcels of lands which the Town Board shall determine and specify to be especially benefitted by the improvement, and the Town Board shall apportion and assess upon and collect from the several lots and parcels of land so deemed benefitted, so much

upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same. North Edge Realty further requests that the proposed benefit formula for all charges related to the extension of SSD1 be in conformance with a standard that is acceptable to all parties, including the Town and North Edge Realty.

6. There will be no public monies expended in connection with the extension of SSD1. As is customary in sewer district extension, all costs in connection with the extension of SSD1 will be borne by North Edge Realty, in a manner contemplated in the accompanying map and report submitted herewith, and agreed to by the parties, which may include yearly capital assessments, sewer rents, or other agreed-upon methods.

7. Because the sewage from SSD1 discharges to the Peekskill Wastewater Treatment Plant, SSD1 is part of the Westchester County Peekskill Sanitary Sewer District. Accordingly, extension of SSD1 as requested by this Petition also requires extension of the Westchester County Peekskill Sanitary Sewer District. Thus, this Petition also seeks to extend the Westchester County Peekskill Sanitary Sewer District to include the entirety of the Property. Extension of the Westchester County Peekskill Sanitary Sewer District is required to be authorized by the Westchester County Board of Legislators upon a petition being made by the municipal agency having jurisdiction over SSD1—in this case, the Town Board of the Town of Somers. As extension of the Westchester County Peekskill Sanitary Sewer District is a condition precedent to extension of SSD1, North Edge Realty respectfully requests that this Town Board petitions the Westchester County Board of Legislators for a corresponding extension of the Westchester County Peekskill Sanitary Sewer District to the same extent requested by this Petition (i.e., to include the Property).

8. North Edge Realty agrees to comply with the rules and regulations of SSD1 as presently existing or as may be amended in the future, including all rates and fee schedules.

9. This Petition is signed and acknowledged in the same manner as a deed to be recorded, as set forth on the pages attached hereto and submitted herewith.

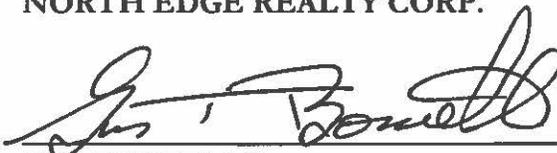
WHEREFORE, North Edge Realty respectfully submits this Petition for further consideration in accordance with applicable law, and respectfully requests that (i) the Town Board extends the SSD1 as proposed and described above, and (ii) the Town Board petitions the Westchester County Board of Legislators for a corresponding extension of the Westchester County Peekskill Sanitary Sewer District.

Dated: White Plains, New York
October 30, 2024

Respectfully submitted,

NORTH EDGE REALTY CORP.

By:

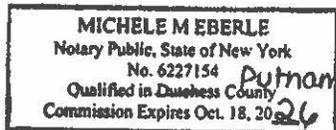

GUS BONIELLO

STATE OF New York)
)ss:
COUNTY OF Westchester)

On the 30 day of October in the year 2024, before me, the undersigned, personally appeared Gus T. Boniello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Sworn to before me this
30 day of October, 2024

Michele M. Eberle
Notary Public



NORTH EDGE REALTY CORP.

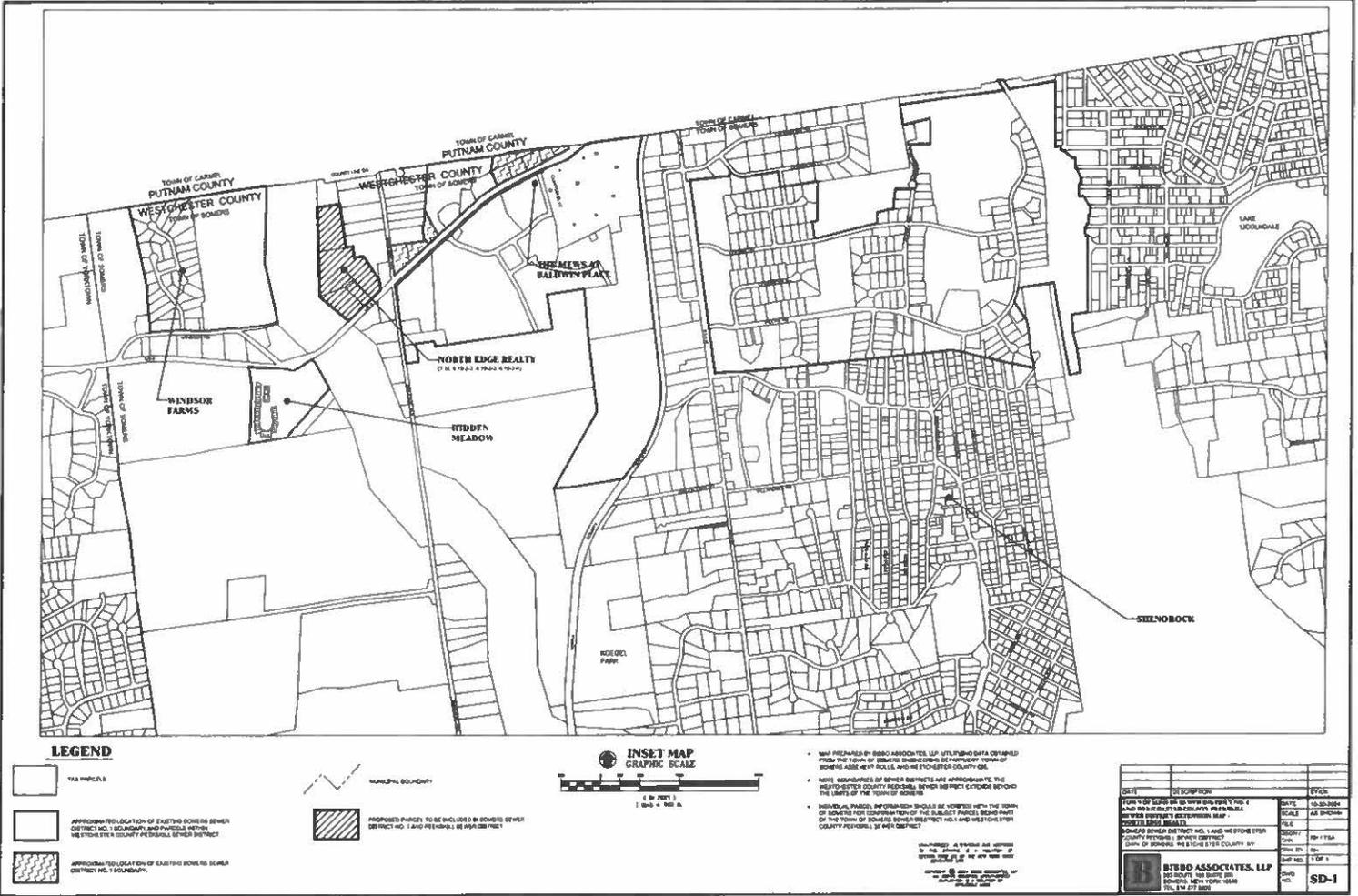
**PETITION FOR THE EXTENSION
OF SOMERS SEWER DISTRICT #1**

EXHIBIT A

**Town of Somers Sewer District No. 1 and Westchester County
Peekskill Sewer District Extension Map – North Edge Realty**

October 30, 2024

Prepared by: Bibbo Associates, LLP



NORTH EDGE REALTY CORP.

**PETITION FOR THE EXTENSION
OF SOMERS SEWER DISTRICT #1**

EXHIBIT B

**Preliminary Engineer's Report, Wastewater & Water Supply
Facilities, for North Edge Realty Corporation**

October 30, 2024

Prepared by: Bibbo Associates, LLP



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PRELIMINARY ENGINEER'S REPORT WASTEWATER & WATER SUPPLY FACILITIES

for

North Edge Realty Corporation
Town of Somers, New York
Westchester County

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Project Description

North Edge Realty Corporation is proposing a multifamily development consisting of a 77-unit townhouse development. The proposed project is located on the northern side of Route 6 approximately 200' west of Mahopac Avenue in the Town of Somers. The total project area is 15.62 acres which is comprised of tax lots Sec. 4.19, Block 2, Lots 2,3 & 4. Access to the site will be via two proposed private roads, an entrance will be from Mahopac Avenue through an easement granted over the lands of Yorktown Assembly of God Church and a second from US Route 6. The Route 6 entrance will be restricted to right turns only entering and exiting the site. The project proposal also includes the construction of associated parking infrastructure, closed piping drainage conveyance systems and stormwater treatment facilities as well as other utilities. The proposed townhouses will be served by water distribution and sewer collection systems which will be connected to the Town of Somers Consolidated Water District No. 1 and the Town of Somers Sewer District #1.

Wastewater Supply

Sewer System Design Flows

The project's sewer collection demand will be accommodated by a connection to the Town of Somers Sewer District No.1.

Sewage demands are based on the N.Y.S.D.E.C publication entitled "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2014.

North Edge Realty Corporation-

41 units of 2 bedrooms and 36 units of 3 bedrooms

2-bedroom Townhouses @ 220 gpd/unit

3-bedroom Townhouses @ 330 gpd/unit as per N.Y.S.D.E.C March 5, 2014 Edition

Average Daily Sewer Flow (ADF) = (41 units x 220 gpd/unit) + (36 units x 330 gpd/unit) = **20,900 gpd** =
 $20,900 / (24 \times 60) = 14.513 \text{ gpm}$

Recreation Center- Approximately **250 gpd** = $250 / (24 \times 60) = 0.174 \text{ gpm}$

Population – It is estimated that the North Edge population will be 235 people (based on Somers Crossing DEIS)

Capacity of Existing Somers Sewer District No. 1 & The Westchester County Peekskill Sewer District

Somers Sewer District No. 1 was permitted to enter the Westchester County Peekskill Sanitary Sewer District in September 1997 to include two subdivisions proposed at that time, The capacity of the Peekskill Sanitary Sewer District was noted as having a design flow of 10 MGD.

Data obtained from the Town of Somers at the time the Hidden Meadow at Somers Project was permitted into the Town of Somers / Peekskill Sewer District indicates that the total anticipated system wide flow to the Peekskill Sewer District would be approximately 6.71 MGD after the Hidden Meadows development was completed. The Town of Somers has stated that the average annual system wide sewer flow is 40 mg or 0.11 MGD for 2023.

Somers Sewer District No. 1 – Total Estimated Current Usage	= 110,000 gpd *
* At Town Line	
The North Edge – ADF	= 20,900 gpd
Recreation Center – ADF	= 250 gpd
TOTAL ADF	= 131,150 gpd
131,240 / (24 x 60)	= 91.14 gpm

The North Edge Project would create an additional 0.02 MGD. Therefore, there is sufficient capacity in the Peekskill Wastewater Treatment Plan to accommodate the proposed project.

Existing Sewer Force Main Capacity

Existing 6-inch and 8-inch ductile iron force mains run along the southern side of route 6. The force mains begin to the southeast of the project in the Preserves on NYS Route 118 and as noted run past the project site ultimately terminating in the Town of Yorktown and then continuing by gravity to the Westchester County Peekskill Sanitary Sewer District. Expansion of both the Town of Somers Sanitary Sewer District No 1 and the Westchester County Peekskill Sanitary Sewer Districts will be necessary to facilitate the development. As has been the case with previous projects, it is proposed that the North Edge project will connect to both the 6" and 8" force mains.

Proposed Sewage Collection

A gravity sanitary sewage collection system is proposed within the project site consisting of 8" SDR35 PVC sewer main and series of precast 4' diameter sewer manholes. The proposed collection system will flow by gravity to a proposed sewage lift station located at the Route 6 entrance to the site. A duplex pump station is proposed to be installed which will connect to the existing 6 and 8-inch sewer force mains.

Sewage Peak Flow to the North Edge proposed Lift Station

Total Average Daily Sewage Flow to the sewage pump station = 20,900+ 250 = **21,150 gpd** = 21,150/ (24 x 60) = **14.69 gpm**

14.69 gpm (24 x 60)/ 1,000,000 = 0.021 MGD

Population – It is estimated that the development will serve 235 people

10 State Standards Peak Factor = $(18 + \sqrt{P/1000}) / (4 + \sqrt{P/1000}) = (18 + \sqrt{0.235}) / (4 + \sqrt{0.235}) = 18.48 / 4.48 = 4.13$

Peak Flow (PF) to lift station = 4.13 x 14.69 = **60.67 gpm**

A sewer lift station will be provided with duplex Submersible Sewage pumps capable of pumping the potential peak hourly flow rate of 60.67gpm. The lift station will have a wet well volume to meet the New York State Department of Environmental Conservation Standards average required detention time of 15 minutes. The lift station will be equipped with an auxiliary power generator and Alarm / Emergency Notification System. Pumping station alarm systems shall transmit and identify alarm conditions to the Town of Somers Sewer District No. 1 operator who is available 24 hours a day.

The proposed submersible pump will be capable of overcoming a Total Dynamic Head of 104.3 ft from the proposed onsite pump station to the high point of the existing force main located approximately 2,100 ft west of the proposed project. Head loss calculations have been provided in Appendix B of this report, the 6" force main has been used for more conservative calculation.

All sewer mains and manholes will be tested in accordance with applicable standards.

Proposed 8" dia. Sewer Main Capacity Evaluation

Proposed sewer mains are 8" PVC with a minimum slope of 0.80%.

The total sewer peak flow will be applied to the pipe connecting SMH #1 to the sewage pump station.

77 townhouses and recreation center average daily flow = 14.51 + 0.17 = 14.68 gpm

Peak Flow (PF) to lift station = 4.13 x 14.69 = **60.67 gpm**

60.67 gpm / (7.48 x 60) = 0.1352 cfs

Manning's Equation – $V = (1.486/n)S^{0.5}R^{2/3}$

8" PVC pipe – $A = 0.349 \text{ sf}$ $W = 2.094 \text{ lf}$ $R = A/W = 0.349/2.094 = 0.166$ $R^{2/3} = 0.3029$
 $S = 0.0080$ $S^{0.5} = 0.0894$ $n = 0.013 \text{ for PVC}$

$$V = 1.486/0.013 \times 0.0894 \times 0.3029 = 3.10 \text{ fps}$$

Full Flow – $Q = VA = 3.10 \times 0.349 = 1.08 \text{ cfs} = 485.08 \text{ gpm} > 60.67 \text{ gpm peak flow}$

Depth of flow will be approximately 1.5" in the 8" dia. pipe with 60.67 gpm flow.

Note: The anticipated flow for the project is significantly lower, the maximum daily design flow was used as a conservative rate for system design.

Auxiliary Standby Power

Two (2) submersible sewage pumps and wet well lights will be supplemented with a standby power unit to be located outside adjacent to the vault. The sizing requirements will be determined upon design of the sewage lift station.

The pump controls will be provided with on-delay timers to stagger the start-up of all motors when power is transferred to the generator set. The auxiliary power generator sizing will provide power for the sewer

collection system components only. North Edge Realty Corporation may revise and upgrade the generator set size based on the development's additional needs in the proximity of the area to provide power to various buildings/demands.

Water Supply

Determination of Water Supply Demands:

The project's water supply demand will be accommodated by a connection to the Somers Consolidated Water District No. 1 Water System. Water supply demands are based on the N.Y.S.D.E.C publication entitled "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2014.

The North Edge-

Average Daily Water Flow (ADF) = (41 units x 220 gpd/unit) + (36 units x 330 gpd/unit) = **20,900 gpd** =
 $20,900 / (24 \times 60) = 14.51 \text{ gpm}$

Recreation Center- Approximately **250 gpd** = $250 / (24 \times 60) = 0.17 \text{ gpm}$

Total Average Daily Water Flow = $20,900 + 250 = 21,150 \text{ gpd} = 21,150 / (24 \times 60) = 14.69 \text{ gpm}$

Irrigation Demand

Irrigation demand based on Golf Course Rates is 1 inch/SF/week = 0.083 CF/SF/week = 0.623 gallon/SF/week = 0.089 gallon/SF/day

Total Lawn Area of the Development = 5.875 AC = 255,915 SF approximately

It is assumed that the irrigation will be applied in three (3) zones which will be irrigated sequentially during the day.

Zone Area = $255,915 \text{ SF} / 3 \text{ zones} = 85,305 \text{ SF/Zone}$

Irrigation Demand = $0.089 \text{ gallon/SF/day} \times 85,305 \text{ SF/Zone} = 7,592 \text{ gpd/zone}$ which will be applied approximately within an hour time period.

$7,592 \text{ gpd} / \text{zone} / 60 = 126.5 \text{ gpm}$

Total Daily Irrigation Demand = $255,915 \text{ SF} \times 0.089 \text{ gallon/SF/day} = 22,776 \text{ gpd}$

Fire Demand

Fire Flow will be calculated based on ISO Standards 06-2014 Edition. Since the closest distance between buildings is between 11-20 feet the needed fire flow is **1,000 gpm**. As per the same standards, the same flow rate should be sustained at least 2 hours. Therefore, 120,000 gallons of available water supply is required.

Peak Hour Demand (combined)

Domestic water demands will be subject to a peak factor which is approximately 4.13 for a water system this size.

Total domestic demands = 14.69 gpm

Peak Hour Demand for Domestic Water = $5.0 \times 14.69 \text{ gpm} = 73.5 \text{ gpm}$
Fire Flow = 1,000 gpm
Total Peak Flow = $(73.5 \text{ gpm} + 1,000 \text{ gpm} + 126.5 \text{ gpm}) = 1,200 \text{ gpm}$

Somers Consolidated Water District No. 1 and The North Edge Water System Evaluation

The Somers Consolidated Water District water system extends past the project site with 10" diameter distribution piping located on the northern side of US Route 6, the same side as the proposed project. Toward the western project boundary, the distribution piping becomes 12" diameter. The operator of the water system reports that existing the existing pressure at the hydrant located at the intersection of Mahopac Avenue has a static pressure of 70 psi measured (August 20, 2024).

Based on Information obtained from the Town of Somers, the Town of Somers Consolidated Water District No. 1 has an approved capacity from Northern Westchester Joint Water Works "NWJWW" of 930,000 gpd and additionally pumps approximately 30,000 gpd from system well wells. The average daily system consumption is 280,000 gpd. Total system capacity information is not currently known however the system storage tank has a capacity of approximately 1.48 MG. in 2023 the water district purchased and/or produced 104 MG and sold 92 MG to consumers.

The water supply system has excess capacity to accommodate the project's additional demand.

The water connection pipe between the North Edge Development and the Town of Somers system shall be designed for delivery of 1,200 gpm.

Hydrant Test Results (performed on August 20, 2024) (See Appendix A)

Hydrant #1 (upstream hydrant @ project site) Static Pressure (H_s) = 100 psi

Hydrant #1 Residual Pressure (H_R) = 60 psi

Hydrant #2 (downstream @ Mahopac Ave.) Static Pressure (H_s) = 70 psi

Hydrant #2 pitot reading = 24 psi

Flow = 823 gpm (as provided by Town of Somers)

Hydrant #1 Predicted Flow @ 20 psi = 1,196 gpm, say 1,200 gpm

(Calculated using the formula for determining rated capacity of the hydrant $Q_R = Q_F \times (H_R - 20 / H_R - H_s)^{0.54}$)

$Q_R = 823 \times (100 - 20 / 100 - 60)^{0.54}$

Based on the ISO standards in order to ensure adequate water supply, a minimum residual water pressure of 20 psi is required to support the 1,000-gpm fire flow plus the domestic water demand.

As per the hydrant test results, this demand can be supplied by the Town of Somers Consolidated Water District No. 1 water system at this time.

Available pressures to the various points within the project

(Based on 100 psi static pressure at existing Hydrant IFO project):

Existing hydrant approximate nozzle elevation = 533.0
Existing hydrant approximate existing grade at Route 6 connection = 531.0
Existing hydrant piping elevation = 527.0

8" diameter proposed pipe length to the 8" x 6" reducer (Road A cul-de-sac)= 1,270 LF
8" diameter proposed pipe length to the 8" x 6" reducer (Road B cul-de-sac) = 525 LF
8" diameter proposed pipe length to Tee (Road B intersection) = 210 LF

Static head change = (Hydrant nozzle elevation – fitting/ apparatus elevation) / 2.31 ft. /psi.
Static pressure at fitting/ apparatus = Static hydrant pressure + Static pressure change

Calculated Static Pressure at Tee (proposed main connection):

Proposed Tee piping elevation = 539.6
Static head change = (533.0' – 539.6') / 2.31 ft. /psi. = -6.6'/2.31 ft. /psi. = -2.9 psi
Static pressure at tee = 100 psi + (-2.9 psi) = 97.1psi

Calculated Dynamic Pressures at Tee within the North Edge (using peak flow):

Friction Losses (Hf) to 8" tee intersection-
Hf₁ = 2.02'/100 8" PVC DR18 @ 1,200 gpm peak flow, C=150
Hf₁ = 210' (2.02'/100) = 4.2' = 1.8 psi
Dynamic pressure at the tee = Static pressure – friction loss = 97.1-1.8 = 95.3 psi

Calculated Static Pressure at highest hydrant in North Edge:

Highest hydrant in North Edge proposed grade = 557.0 Nozzle elevation = 555.0
Static head change = (533.0' – 555.0') / 2.31 ft. /psi. = -22'/2.31 ft. /psi. = -9.5 psi
Static pressure at highest hydrant = 100 psi + (-9.5 psi) = 90.5 psi

Calculated Dynamic Pressures at highest hydrant in North Edge (using peak flow):

Friction Losses (Hf) to highest hydrant-
Hf₂ = 0.65'/100 8" PVC DR18 @ 650 gpm peak flow (flow splits @ tee), C=150
Hf₂ = 525' (0.65'/100) = 3.41' = 1.5 psi
Dynamic pressure at highest hydrant = Static pressure – friction loss = 90.5-1.5 = 89.0 psi

Calculated Static Pressure at lowest hydrant in North Edge:

Lowest hydrant in The North Edge PG = 543.4 Nozzle elevation = 541.4
Static head change = (533.0' – 541.4') / 2.31 ft. /psi. = -8.4'/2.31 ft. /psi. = -3.6 psi
Static pressure at lowest hydrant = 100 psi + (-3.6 psi) = 96.4 psi

Calculated Dynamic Pressures at lowest hydrant in North Edge (using peak flow):

Friction Losses (Hf) to lowest hydrant-

$$Hf_3 = 1.73'/100 \quad 8" \text{ PVC DR18 @ 1,150 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_3 = 1,270' (1.73'/100) = 22.0' = 9.5 \text{ psi}$$

$$\text{Dynamic pressure at the lowest hydrant} = \text{Static pressure} - \text{friction loss} = 96.4 - 9.5 = 86.9 \text{ psi}$$

Calculated Static Pressure at the highest building in North Edge:

Highest Building (Bldg. 58) 2nd floor fixture elevation = 580.8

$$\text{Static head change} = (533.0' - 580.8') / 2.31 \text{ ft. /psi.} = -47.8' / 2.31 \text{ ft. /psi.} = -20.7 \text{ psi}$$

$$\text{Static pressure at highest building 2}^{\text{nd}} \text{ floor fixture} = 100 \text{ psi} + (-20.7 \text{ psi}) = 79.3 \text{ psi}$$

Calculated Dynamic Pressures at the highest building in North Edge:

Friction Losses (Hf) to Highest Building (Bldg. 58) 2nd floor fixture elevation -

$$Hf_4 = 0.65'/100 \quad 8" \text{ PVC DR18 @ 650 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_4 = 525' (0.65'/100) = 3.41' = 1.5 \text{ psi}$$

$$\text{Dynamic pressure at the highest building 2}^{\text{nd}} \text{ floor fixture} = \text{Static pressure} - \text{friction loss} = 79.3 - 1.5 = 77.8 \text{ psi}$$

Calculated Static Pressure at the lowest building in North Edge:

Lowest Building (Bldg. 1) basement elevation = 533.4

$$\text{Static head change} = (533.0' - 533.4') / 2.31 \text{ ft. /psi.} = -0.4' / 2.31 \text{ ft. /psi.} = -0.2 \text{ psi}$$

$$\text{Static pressure at lowest building basement} = 100 \text{ psi} + (-0.2 \text{ psi}) = 99.8 \text{ psi}$$

Calculated Dynamic Pressures at the lowest building in North Edge:

Friction Losses (Hf) to Lowest Building (Bldg. 1) basement elevation -

$$Hf_5 = 1.73'/100 \quad 8" \text{ PVC DR18 @ 1,150 gpm peak flow (flow splits @ tee), C=150}$$

$$Hf_5 = 1,270' (1.73'/100) = 22.0' = 9.5 \text{ psi}$$

$$\text{Dynamic pressure at the lowest building basement} = (749.0 - 22.0') - 533.4 = 193.6' = 83.8 \text{ psi}$$

Calculated Static Pressure at the lowest 8" piping elevation in North Edge:

Lowest 8" piping elevation @ site = 535.8

$$\text{Static head change} = (533.0' - 535.8') / 2.31 \text{ ft. /psi.} = -2.8' / 2.31 \text{ ft. /psi.} = -1.2 \text{ psi}$$

$$\text{Static pressure at lowest piping elevation} = 100 \text{ psi} + (-1.2 \text{ psi}) = 98.8 \text{ psi}$$

Maximum static pressure = 98.8 psi – 8" PVC DR18 C-900 pipe has a pressure rating of 150 psi.

According to the "Recommended Standards for Water Works-2022", a minimum pressure of 20 psi is required at all points at ground level in the distribution system. In addition, the normal working pressure in the distribution system shall not be less than 35 psi. The calculated dynamic pressures at the highest point of distribution is in excess of these requirements.

Residual pressures under peak flow conditions (1,200 gpm) are in excess of the 20-psi required in accordance with the Recommended Standards for Waterworks (10 States Standards)

It is proposed to connect the project to the Somers Consolidated Water District water distribution system with 8" diameter PVC DR18 piping. An 8" tee will be installed on the existing 10" DIP watermain and extended into the project site. The main will extend along proposed Street "A" for approximately 200' before splitting. A total of approximately 1,270' of watermain will extend along Street "A" and approximately 525' will extend through Street "B". Eight (8) fire hydrants are proposed throughout the development, the hydrants will be manufactured by Mueller. Mega-lug fittings or approved equal will be utilized as restrained joint connecting at all bends and tees.

Upon completion of the main water installation, pressure testing and disinfection will be performed in accordance with applicable standards.

Sewer & Water Costs

Construction Cost Sewer & Water* \$549,750.00

Town of Somers Consolidated Water District No.1 Estimated Usage Rates:
(Based on information obtained from Somers Water and Sewer, included in Appendix E of this report)

1" Meter Charge: \$112.90/quarter
77 units x \$112.90/quarter = \$34,773.20 / year

Usage Fee:
 2 Bedroom x 75 gpd/ bedroom = 54,750 gal/ year
54,750 gal/ year x \$8.36/1000 gal. = \$457.71 / year

3 Bedroom x 75 gpd/ bedroom = 82,125 gal/ year
82,125 gal/ year x \$8.36/1000 gal. = \$686.57 / year

Town of Somers Sewer District No.1 Estimated Usage Rates:
 2 Bedroom = 54,750 gal/ year x \$5.28/1000 gal. = \$289.08 / year

3 Bedroom = 82,125 gal/ year x \$5.28/1000 gal. = \$433.62 / year

*Based on information provided for Somers Crossing, adjusted for inflation

APPENDICES

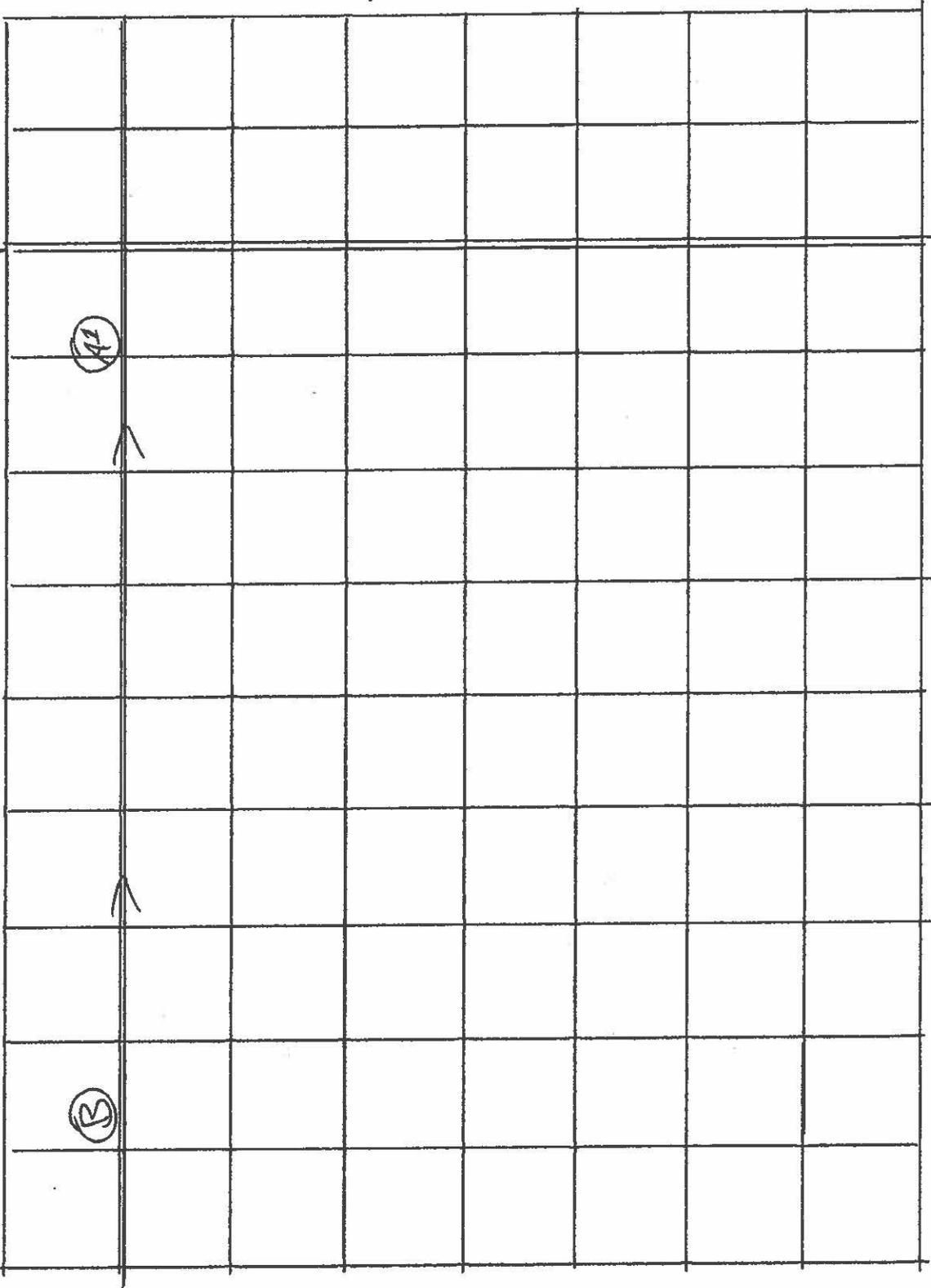
- Appendix A - Hydrant Test Results
- Appendix B - Force main Head loss calculations
- Appendix C - 10 State Standards Sewage Peak Factor Chart
- Appendix D - 8" DR18 AWWA C900 PVC Friction Loss Chart
- Appendix E - Town of Somers Water and Sewer Rates

Appendix A
Hydrant Test Results

Flow Test Map



Mahopac Ave.



Rte 6.

Appendix B

Force main Head loss calculations



Project: Boniello Somers
Existing Sewer Forcemain

This worksheet will determine the Headloss in a forcemain

$$Q \text{ (c.f.s.)} = VA$$

$$Q_{\text{peak}} \text{ (gpm)} = 60.67$$

Hazen - Williams Equation

$$H_L \text{ (ft)} = \frac{10.44 LQ^{1.85}}{C^{1.85} d^{4.87}}$$

$$L = 2,100$$

$$\text{diameter (in.)} = 6$$

$$L_B \text{ (fittings and bends)} = 50$$

$$Q^{1.85} = 1,988.4$$

$$C = 120$$

$$d^{4.87} = 6,160.2$$

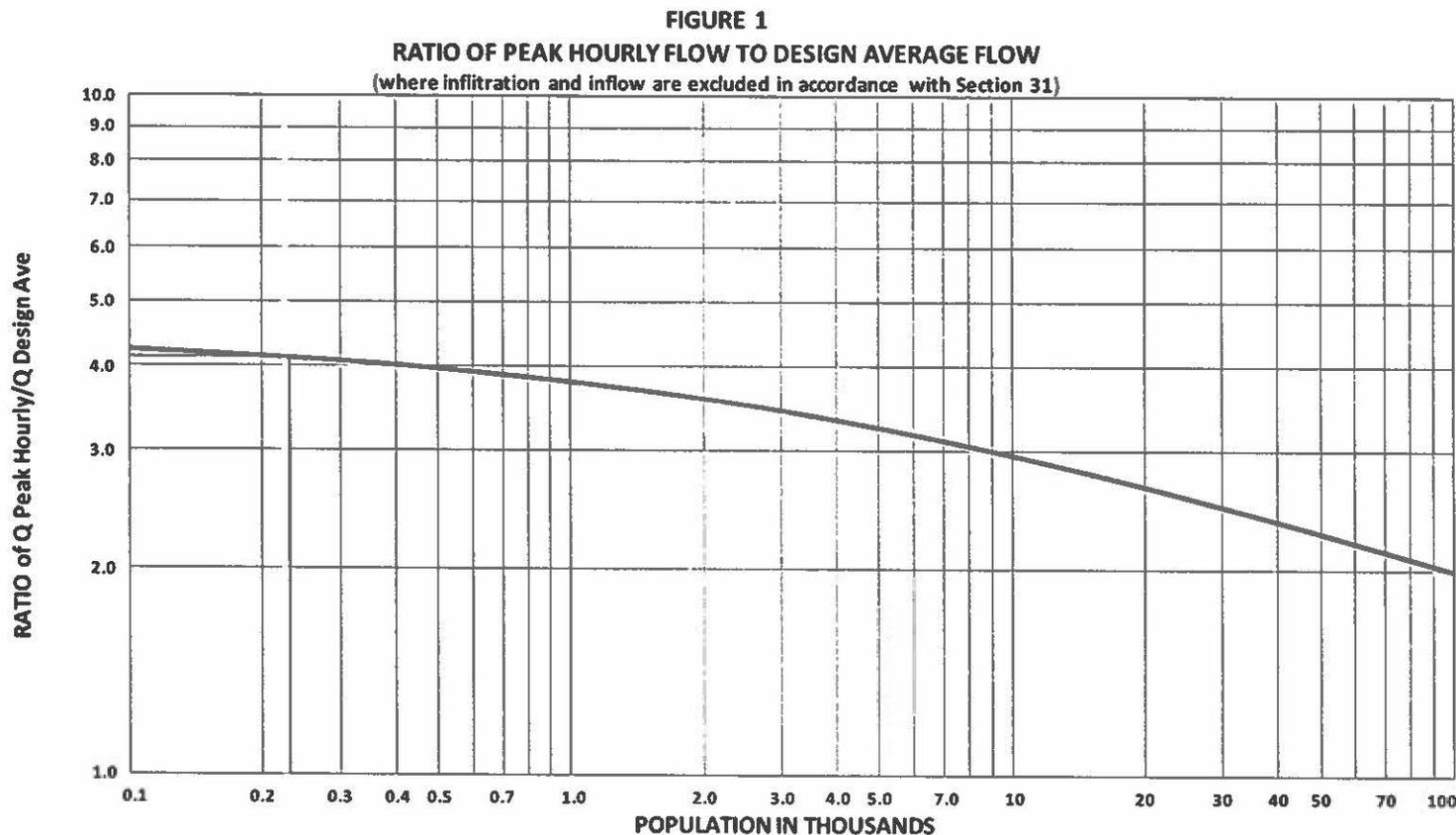
$$C^{1.85} = 7,022.4$$

$$HL = 1.0$$

$$\text{Total Dynamic Head} = 104.3$$

Appendix C

10 State Standards Sewage Peak Factor Chart



Q peak hourly: Maximum Rate of Wastewater Flow (Peak Hourly Flow)
 Q design ave: Design Average Daily Wastewater Flow

Source:
$$Q \text{ Peak Hourly}/Q \text{ Design Ave} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \quad (P = \text{population in thousands})$$

Fair, G. M. and Geyer, J. C., "Water Supply and Waste-water Disposal"
 1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

Appendix D

8" DR18 AWWA C900 PVC Friction Loss Chart

Table 9.3 Flow friction loss, AWWA C900 and C905 CIOD PVC pipe (continued)

8 in. CIOD (AWWA C900)									
Flow, gpm	DR 25 Pressure class 165 psi			DR 18 Pressure class 235 psi			DR 14 Pressure class 305 psi		
	Velocity, ft/s	Pressure drop		Velocity, ft/s	Pressure drop		Velocity, ft/s	Pressure drop	
		ft H ₂ O/100 ft	psi/100 ft		ft H ₂ O/100 ft	psi/100 ft		ft H ₂ O/100 ft	psi/100 ft
100	0.596	0.0170	0.00738	0.642	0.0204	0.00883	0.693	0.0246	0.0106
125	0.745	0.0257	0.0111	0.803	0.0308	0.0133	0.866	0.0371	0.0161
150	0.895	0.0361	0.0156	0.963	0.0432	0.0187	1.04	0.0520	0.0225
200	1.19	0.0614	0.0266	1.28	0.0735	0.0318	1.39	0.0885	0.0383
250	1.49	0.0928	0.0402	1.61	0.111	0.0481	1.73	0.134	0.0579
300	1.79	0.130	0.0563	1.93	0.156	0.0674	2.08	0.187	0.0812
350	2.09	0.173	0.0749	2.25	0.207	0.0896	2.43	0.249	0.108
400	2.39	0.221	0.0959	2.57	0.265	0.115	2.77	0.319	0.138
450	2.68	0.275	0.119	2.89	0.329	0.143	3.12	0.397	0.172
500	2.98	0.335	0.145	3.21	0.400	0.173	3.47	0.482	0.209
600	3.58	0.469	0.203	3.85	0.561	0.243	4.16	0.676	0.293
700	4.17	0.623	0.270	4.49	0.746	0.323	4.85	0.899	0.389
800	4.77	0.798	0.346	5.14	0.955	0.413	5.55	1.15	0.498
1,000	5.96	1.21	0.522	6.42	1.44	0.625	6.93	1.74	0.753
1,200	7.16	1.69	0.732	7.70	2.02	0.875	8.32	2.44	1.05
1,400	8.35	2.25	0.973	8.99	2.69	1.16	9.70	3.24	1.40
1,600	9.54	2.88	1.25	10.3	3.44	1.49	11.1	4.15	1.80
1,800	10.7	3.58	1.55	11.6	4.28	1.85	12.5	5.16	2.23

Notes:

- Table is based on Equations 9.2 through 9.5, using $C = 150$.
- Friction-loss values are based on average $D_i = D_o - (2 \times 106\% \times t_{\min}) = D_o - (2.12 \times t_{\min})$,

where:

 D_i = pipe inside diameter, in. D_o = pipe outside diameter, in. t_{\min} = minimum wall thickness, in.

Appendix E

Town of Somers Water and Sewer Rates

SOMERS CONSOLIDATED WATER DISTRICT NO. 1

A172 Attachment 1

Town of Somers

**Appendix A
Consolidated Water District Rates**

Quarterly Service Charge (Based on Meter Size)		
Meter Size (Inches)	In District	Out of District (In District Rate Multiplied By 1.25)
5/8	\$56.23	\$70.29
3/4	\$83.02	\$103.78
1	\$112.90	\$141.13
1.5	\$219.17	\$274.63
2	\$352.00	\$440.00
4	\$1069.30	\$1336.63
6	\$1594.00	\$1992.50
8	\$2243.20	\$2804.00

In District:

1 to 25,000 gallons: \$7.40 per 1,000 gallons or portion thereof.
 25,001 to 100,000 gallons: \$8.36 per 1,000 gallons or portion thereof.
 100,001 gallons and above: \$12.22 per 1,000 gallons or portion thereof.

Out of District (in District rate multiplied by 1.25):

1 to 25,000 gallons: \$9.25 per 1,000 gallons or portion thereof.
 25,001 to 100,000 gallons: \$10.45 per 1,000 gallons or portion thereof.
 125,001 gallons and above: \$15.28 per 1,000 gallons or portion thereof.

Bulk hauler rate:

All bulk hauler purchasers of water shall pay \$20 per 1,000 gallons inside the District and \$40 per 1,000 gallons outside the District. Minimum bulk hauler purchase shall be deemed to be 1,000 gallons.

SERVICE RATE CODES LISTING

FOR CODES: All

Date : 07/15/2024 Time : 5:02 PM

<u>Srvc Cd</u>	<u>Rate Cd</u>	<u>Description</u>	<u>Min Usage</u>	<u>Min Charge</u>	<u>Bl Zero</u>
SE	SC1	Sewer Dist 1 Commercial	0	0.00	False
	<u>STEP</u>	<u>MIN. USAGE</u>	<u>MAX USAGE</u>	<u>Rate / Thousand</u>	
	1	0	999999999	5.7600	
SE	SD1	SOMERS SEWER DISTRICT	0	0.00	False
	<u>STEP</u>	<u>MIN. USAGE</u>	<u>MAX USAGE</u>	<u>Rate / Thousand</u>	
	1	0	999999999	5.2800	

EXHIBIT "B"

COUNTY OF WESTCHESTER
LOCAL STATE OF EMERGENCY DECLARATION

WHEREAS, beginning on January 24, 2026, a severe winter storm is expected to create hazardous conditions throughout Westchester County, posing an imminent danger to public transportation, utility service, public health, and public safety systems; and

WHEREAS, the storm is expected to produce heavy snows, which may cause downed trees, road closures, travel disruptions, power outages, and damage to public and private property throughout the county, which pose a threat to the public health and safety;

NOW THEREFORE, I, Kenneth W. Jenkins, County Executive of the County of Westchester, and Chief Executive Officer of the County of Westchester, do hereby exercise my authority pursuant to Article 2-B of the New York State Executive Law to preserve and protect the public health and safety in anticipation of the storm; and it is further

DECLARED, that the storm and potential damage therefrom threatens and imperils the public health and safety of the residents of Westchester County; and it is further

DECLARED, that a local state of emergency exists for Westchester County for a period beginning at 6 pm on this 24th day of January, 2024 and shall remain in effect for thirty (30) days or until rescinded by subsequent order or extended; and it is further

DECLARED, that all required and available assistance be rendered to address this threat to public health and safety, to ensure the security, well-being, and health of the citizens of this County.

EMERGENCY ORDER

In conjunction with the above issued Declaration of a Local State of Emergency, I, Kenneth W. Jenkins, County Executive of the County of Westchester, and Chief Executive Officer of the County of Westchester, do hereby exercise my authority pursuant to Article 2-B of the New York State Executive Law to issue the following Emergency Order:

IT IS HEREBY ORDERED that the Commissioner of the Westchester County Department of Public Works and Transportation may order the closure of any County roads, or sections thereof, where the weather conditions and damage from the storm have made travel hazardous and/or impassible; and it is further

ORDERED that any such closures shall be effectuated using barriers or other such means to prevent ingress on to those roads, or sections thereof; and it is further

ORDERED that entering such a closed section of a County road by moving or bypassing a barrier shall be a violation of this Order, which is punishable as a class B misdemeanor under the New York

State Executive Law.

This Emergency Order shall expire in five (5) days or until rescinded by subsequent order or extended.



Kenneth W. Jenkins
County Executive
County of Westchester
Dated: January 24, 2026
White Plains, New York

To: Clerk of the Westchester County Board of Legislators
Westchester County Clerk
New York Secretary of State
New York State Office of Emergency Management

COUNTY OF WESTCHESTER
LOCAL STATE OF EMERGENCY DECLARATION

WHEREAS, on December 26, 2025, a severe winter storm is expected to create hazardous conditions throughout Westchester County, posing an imminent danger to public transportation, utility service, public health, and public safety systems; and

WHEREAS, the storm is expected to produce heavy snows, which may cause downed trees, road closures, travel disruptions, power outages, and damage to public and private property throughout the county, which pose a threat to the public health and safety;

NOW THEREFORE, I, Kenneth W. Jenkins, County Executive of the County of Westchester, and Chief Executive Officer of the County of Westchester, do hereby exercise my authority pursuant to Article 2-B of the New York State Executive Law to preserve and protect the public health and safety in anticipation of the storm; and it is further

DECLARED, that the storm and potential damage therefrom threatens and imperils the public health and safety of the residents of Westchester County; and it is further

DECLARED, that a local state of emergency exists for Westchester County for a period beginning at 4:00 pm on this 26th day of December, 2025 and shall remain in effect for thirty (30) days or until rescinded by subsequent order or extended; and it is further

DECLARED, that all required and available assistance be rendered to address this threat to public health and safety, to ensure the security, well-being, and health of the citizens of this County.

EMERGENCY ORDER

In conjunction with the above issued Declaration of a Local State of Emergency, I, Kenneth W. Jenkins, County Executive of the County of Westchester, and Chief Executive Officer of the County of Westchester, do hereby exercise my authority pursuant to Article 2-B of the New York State Executive Law to issue the following Emergency Order:

IT IS HEREBY ORDERED that the Commissioner of the Westchester County Department of Public Works and Transportation may order the closure of any County roads, or sections thereof, where the weather conditions and damage from the storm have made travel hazardous and/or impassible; and it is further

ORDERED that any such closures shall be effectuated using barriers or other such means to prevent ingress on to those roads, or sections thereof; and it is further

ORDERED that entering such a closed section of a County road by moving or bypassing a barrier shall be a violation of this Order, which is punishable as a class B misdemeanor under the New York

State Executive Law.

This Emergency Order shall expire in five (5) days or until rescinded by subsequent order or extended.

A handwritten signature in black ink, appearing to read 'KW Jenkins', written over a horizontal line.

Kenneth W. Jenkins
County Executive
County of Westchester
Dated: December 26, 2025
White Plains, New York

To: Clerk of the Westchester County Board of Legislators
Westchester County Clerk
New York Secretary of State
New York State Office of Emergency Management



January 28, 2026

**Re: Village of Scarsdale Village Board of Trustees
Notice of Intent to Act as Lead Agency
Brite Avenue and Fox Meadow Road Drainage Improvements Grant Application and
Project**

This notice is issued pursuant to 6 NYCRR Part 617 of the regulations implementing Article 8 (State Environmental Quality Review Act – “SEQRA”) of the Environmental Conservation Law.

The Village of Scarsdale Village Board of Trustees hereby declares its intent to act as SEQRA Lead Agency for the proposed action identified below. Unless written objections are received from any involved agency by **February 27, 2026** (30 days from the issuance of this Notice), the Village of Scarsdale Village Board of Trustees will be established as Lead Agency for the Coordinated SEQRA Review of the Proposed Action.

Date: January 28, 2026

Name of the Action: Brite Avenue and Fox Meadow Road Drainage Improvements Grant Application and Project

SEQR Classification: Unlisted

Description of the Action: The Village conducted a road drainage study in 2024 with an engineering consultant, Mott MacDonald, that recommends improvements to the drainage system that includes upsizing existing storm sewer capacity, installing a parallel drainage system and adding lateral connections in order to reduce the frequency, intensity and severity of flooding for residents in this area. The Village is applying for grant funding through Westchester County in order to alleviate stormwater runoff which produces frequent flooding in the Brite Avenue and Fox Meadow Road areas.

Location: Brite Avenue and Fox Meadow Road
Village of Scarsdale

Proposed Lead Agency: Village of Scarsdale Village Board of Trustees
Scarsdale Village Hall
1001 Post Road
Scarsdale NY 10583

If any agency has an objection to this designation or any comments on this action, please notify the Project Contact within 30 days from the date of this notice:

Mr. Kellan Cantrell, AICP, Village Planner
Scarsdale Village Hall
1001 Post Road
Scarsdale, NY 10583
914-722-1131
kcantrell@scarsdale.gov

All related materials, including Part 1 of the Short Environmental Assessment Form, are attached to this notice and are available in the Planning Department at Village Hall, 1001 Post Road, Scarsdale, NY 10583.

A copy of this Notice is being sent to the following Involved Agencies:

Westchester County Board of Legislators

Via email

A copy of this Notice is being sent to the following Interested Agencies:

Westchester County Planning Department

Via email

Village of Scarsdale Building Inspector Frank Diodati

Via email

Village of Scarsdale Superintendent of Public Works Jeff Coleman

Via email

Village of Scarsdale Fire Chief Christopher Mytych

Via email

Village of Scarsdale Police Chief Steven DelBene

Via email

Village of Scarsdale Volunteer Ambulance Corps

Via email

Village of Scarsdale Traffic Safety Committee

Via email

Short Environmental Assessment Form

Part 1 - Project Information

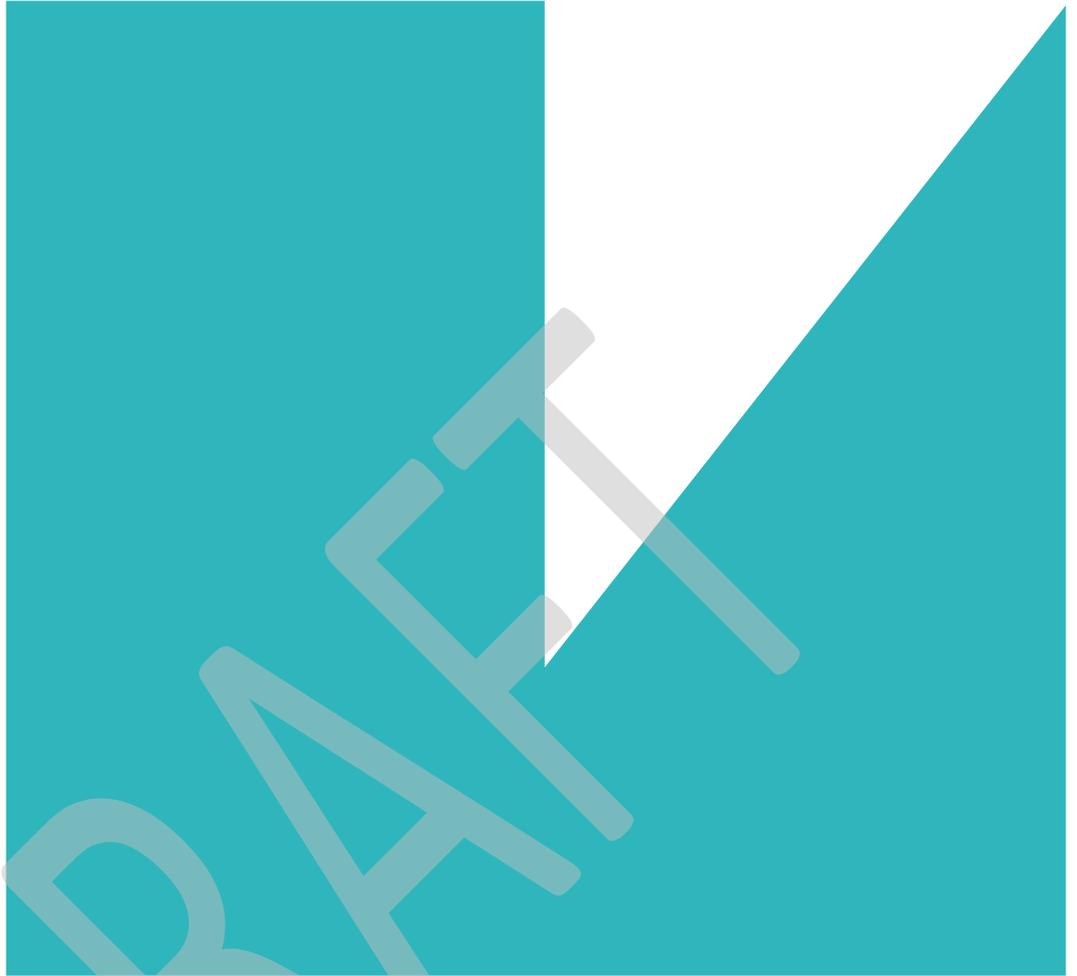
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Brite Avenue and Fox Meadow Road Drainage Improvements Grant Application and Project			
Project Location (describe, and attach a location map): Brite Avenue and Fox Meadow Road			
Brief Description of Proposed Action: The Village of Scarsdale is proposing improvements to the drainage system that includes upsizing existing storm sewer capacity, installing a parallel drainage system and adding lateral connections in order to reduce the frequency, intensity and severity of flooding for residents in this area. The Village is applying for grant funding for this project.			
Name of Applicant or Sponsor: Kellan Cantrell/Village of Scarsdale Village Board		Telephone: 914-722-1132	
Address: 1001 post Rd.		E-Mail: kcantrell@scarsdale.gov	
City/PO: Scarsdale	State: NY	Zip Code: 10583	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Westchester County - Grant Funding			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A. Stormwater drainage Project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A. Stormwater drainage Project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Brite Avenue and Fox Meadow Road Drainage Study

Village of Scarsdale
Westchester County, NY

November 2024

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Mott MacDonald
412 Mount Kemble Avenue
Suite G22
Morristown
NJ 07960
United States of America

T +1 (908) 730 6000
mottmac.com

Village of Scarsdale
Engineering Dept.
1001 Post Road
Scarsdale, NY 10583

Brite Avenue and Fox Meadow Road Drainage Study

Village of Scarsdale
Westchester County, NY

November 2024

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
0	11/11/2024	CJ	KKN	JKR	Original Draft
1	06/12/2025	CJ	SJA	JKR	Complete Draft

Document reference: 505101243-009 | 01 |

Information class: Standard

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

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1 Introduction

The Village of Scarsdale (Village) authorized Mott MacDonald to perform a hydrologic and hydraulic analysis of the drainage system in the vicinity of Fox Meadow Road and Chesterfield Road within the Village of Scarsdale and investigate the flooding concerns within the surrounding areas due to the suspected insufficient capacity of the existing systems. Currently the existing drainage systems along Chesterfield Road and Fox Meadow Road and the low-lying areas around Brite Avenue experience frequent flooding due to insufficient capacity and the Village wishes to analyze the system to determine the approximate capacity of the system, identify the key problem areas, and provide potential solutions or improvements to increase the system's capacity and ultimately reduce the impacts to the area due to flooding. Figures 1.1 and 1.2 show the project location and project limits.

Figure 1.1: Project Location Plan

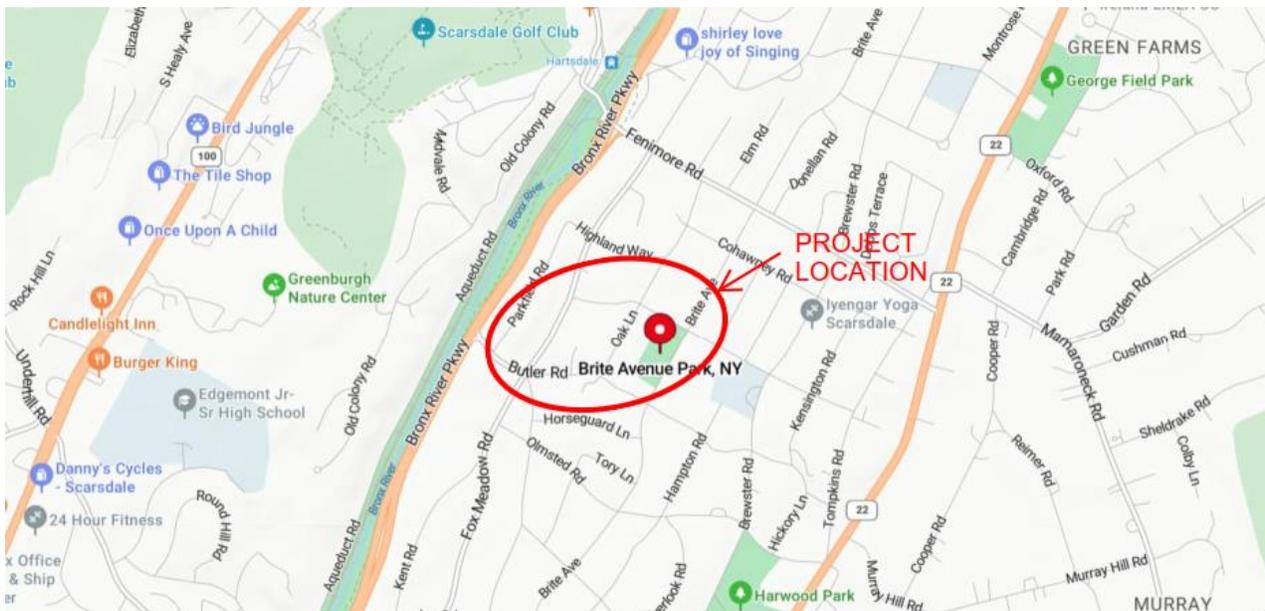
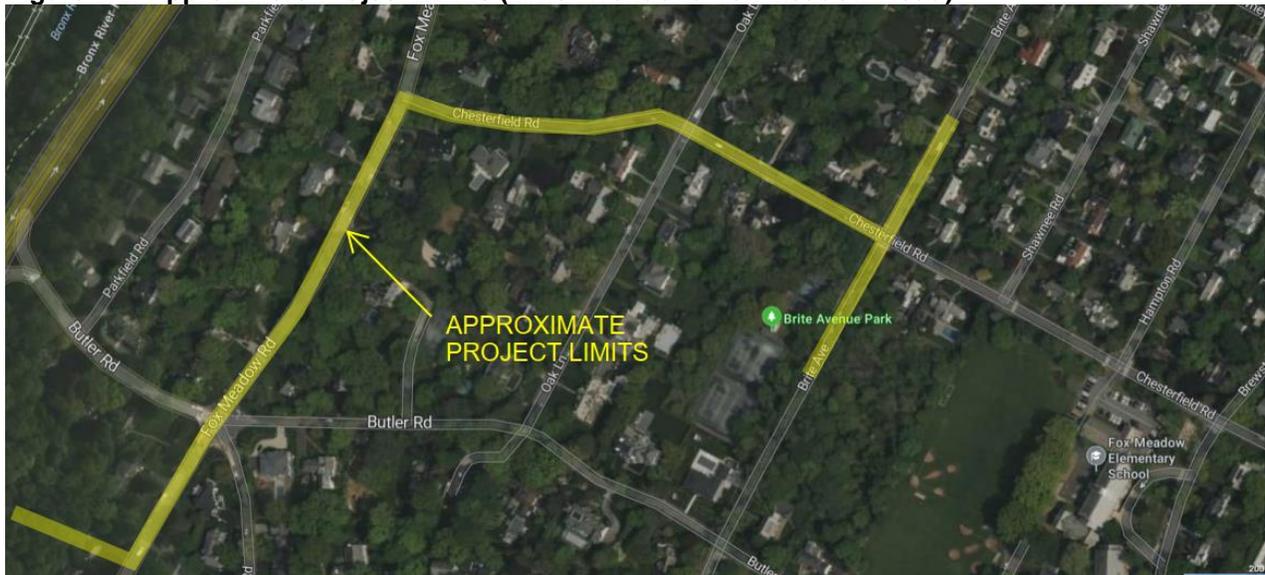


Figure 1.2: Approximate Project Limits (Brite Avenue to Fox Meadow Road)



Hydrologic and hydraulic analyses were conducted for the Chesterfield Road and Fox Meadow Road drainage system and key problem areas were identified as well as potential recommendations for improvements were provided. Based on the results and the analyses, the Village wishes to proceed to the next step and implement a final design for improvements to the area. The purpose of this report is to describe the means and methods used to perform the hydrologic and hydraulic analysis and implement a proposed design for improvements.

2 Hydrologic Analysis

2.1 Hydrologic Analyses

The hydrologic analysis was conducted to determine peak flow rates to the existing Chesterfield Road and Fox Meadow Road project area at key locations and/or at the individual drainage structures contributing flow to the drainage system. The peak flow rates determined for this area were based on the overall drainage area to upstream limits of the system to determine the base flow into the system and to each individual drainage structure contributing flow to the downstream drainage system, and included the 1, 2, 10, 25, and 100-year storm events. The existing drainage infrastructure is grossly undersized to convey storms greater than a 1-year storm event. As such, our report focuses on the impacts associated with smaller storm events. The following sections describe the methodology used to determine the peak flow rates used for the hydraulic analyses discussed in sections 3 and 4.

2.2 Methodology

SewerGEMS modeling software was used to analyze the drainage systems for both existing and proposed conditions, which utilizes the Rational Method to estimate peak runoff rates, typical for analyzing and designing storm sewer systems and local drainage. The Rational Method determines the various flows in cubic feet per second (cfs) and uses the following equation:

$$Q = CiA$$

Q = Peak rate of runoff in cubic feet per second (cfs)

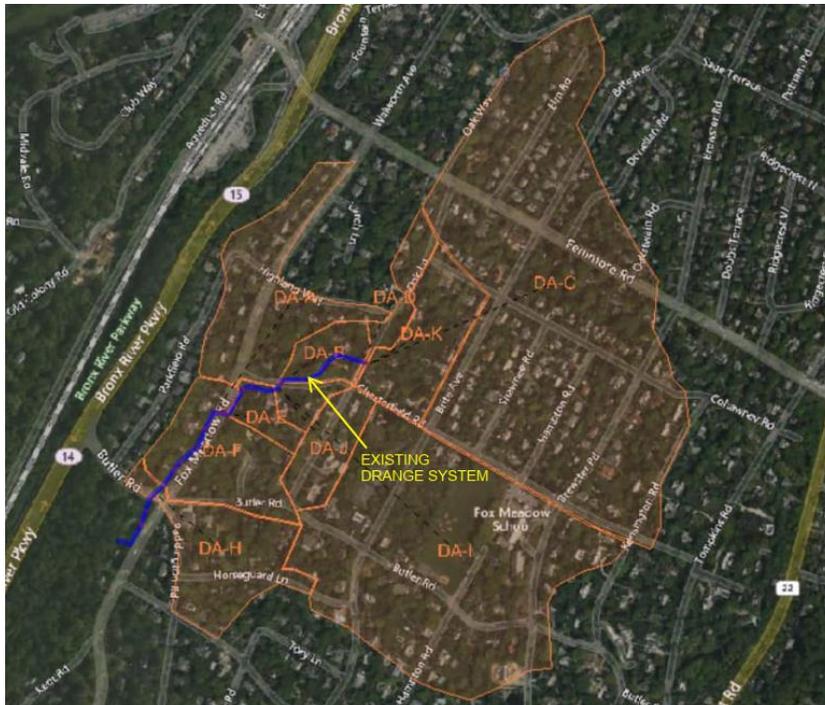
C = runoff coefficient

i = Average rainfall intensity (in/hr)

A = Drainage Area (acres)

Each drainage area to key locations were delineated using available GIS topographic data with 2-foot contour intervals. Refer to Figure 2.1 for the delineated areas.

Figure 2.1: Drainage Areas for Chesterfield Road and Fox Meadow Road System



SewerGEMS models were developed for both existing and proposed conditions which included the delineated drainage areas for the drainage systems along Chesterfield Road and Fox Meadow Road. With the drainage areas delineated, the Time of Concentration (Tc) and runoff coefficient were determined. The Time of Concentrations are necessary in determining the appropriate rainfall intensity to be used in the Rational Method equation for determining the various peak flow rates and represents the time required for runoff to travel from the hydraulically most distant point in the drainage area to the downstream limit. The Tcs were estimated for the drainage areas using the NRCS velocity method which uses three methods of calculations, sheet flow, shallow concentrated flow, and channel flow.

The runoff coefficient was estimated for the drainage area using a weighted methodology based on the various percentages of each land use within the drainage areas. The values used for the runoff coefficients were taken from the New York Department of Transportation Highway Design Manual as shown in the Table 2.1 below:

Table 2.1: New York Department of Transportation Highway Design Manual Runoff Coefficients

Type of Surface	Runoff Coefficient (C) ¹
Rural Areas	
Concrete, or Hot Mix Asphalt pavement	0.95 - 0.98
Gravel roadways or shoulders	0.4 - 0.6
Steep grassed areas (1:2, vert.:horiz.)	0.6 - 0.7
Turf meadows	0.1 - 0.4
Forested areas	0.1 - 0.3
Cultivated fields	0.2 - 0.4
Urban/Suburban Areas	
Flat residential, @ 30% of area impervious	0.40
Flat residential, @ 60% of area impervious	0.55
Moderately steep residential, @ 50% of area impervious	0.65
Moderately steep built up area, @ 70% of area impervious	0.80
Flat commercial, @ 90% of area impervious	0.80

NOTE

1. For flat slopes and/or permeable soil, use lower values. For steep slopes and/or impermeable soil, use the higher values.

The precipitation intensities used to estimate the peak rates of runoff were taken from NOAA’s National Weather Service web site using a rain gage station near Scarsdale. The following table lists the Point Precipitation Frequency Estimate used:

Table 2.2: NOAA Rainfall Intensities



NOAA Atlas 14, Volume 10, Version 3
Location name: Scarsdale, New York, USA*
Latitude: 41.0042°, Longitude: -73.7938°
Elevation: m/ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.48 (3.53-5.62)	5.20 (4.09-6.53)	6.38 (5.00-8.02)	7.36 (5.74-9.32)	8.71 (6.54-11.4)	9.74 (7.15-13.0)	10.8 (7.64-14.7)	11.9 (8.04-16.7)	13.4 (8.69-19.3)	14.5 (9.19-21.4)
10-min	3.17 (2.50-3.98)	3.68 (2.90-4.63)	4.52 (3.54-5.69)	5.21 (4.06-6.59)	6.17 (4.63-8.06)	6.90 (5.06-9.16)	7.64 (5.42-10.4)	8.41 (5.69-11.8)	9.47 (6.15-13.7)	10.3 (6.51-15.2)
15-min	2.49 (1.96-3.12)	2.89 (2.27-3.63)	3.54 (2.78-4.46)	4.09 (3.18-5.17)	4.84 (3.64-6.32)	5.41 (3.97-7.19)	5.99 (4.25-8.19)	6.60 (4.46-9.27)	7.42 (4.82-10.7)	8.06 (5.10-11.9)
30-min	1.72 (1.35-2.15)	1.99 (1.57-2.50)	2.45 (1.92-3.08)	2.82 (2.20-3.57)	3.34 (2.51-4.36)	3.74 (2.74-4.96)	4.14 (2.93-5.64)	4.55 (3.08-6.38)	5.09 (3.31-7.37)	5.51 (3.49-8.11)
60-min	1.10 (0.862-1.37)	1.27 (1.00-1.60)	1.56 (1.22-1.96)	1.80 (1.40-2.28)	2.13 (1.60-2.78)	2.39 (1.75-3.16)	2.64 (1.87-3.60)	2.90 (1.96-4.07)	3.24 (2.10-4.68)	3.49 (2.21-5.14)
2-hr	0.734 (0.582-0.915)	0.845 (0.669-1.05)	1.03 (0.810-1.28)	1.18 (0.923-1.48)	1.38 (1.05-1.80)	1.54 (1.14-2.04)	1.70 (1.21-2.31)	1.87 (1.27-2.61)	2.10 (1.37-3.01)	2.27 (1.44-3.32)

3 Existing Conditions Hydraulic Analysis

3.1 Introduction

Based on detailed survey data, the existing condition storm drainage system in the vicinity of Chesterfield Road and Fox Meadow Road was entered into the SewerGEMS model and analyzed for the 1, 2, 10, 25, and 100-year storm events. The SewerGEMS model was used to perform the hydraulic analysis of the storm drainage system within this area to better understand and identify the components of the drainage system that has insufficient capacity and contributing to the regular flooding.

3.2 Methodology

The hydraulic analysis was conducted for the storm drainage system within the Chesterfield Road and Fox Meadow Road area. The hydraulic analysis was conducted using SewerGEMS modeling to estimate existing pipe and channel capacities and identify the associated stormwater runoff flows contributing to the drainage system for the 1, 2, 10, 25 and 100-year storm events. The results of the modeling helped identify the problem areas of the system and help verify the necessary improvements needed should it be increasing the capacity of the system, installing a bypass pipe system, or other improvements to help alleviate flooding.

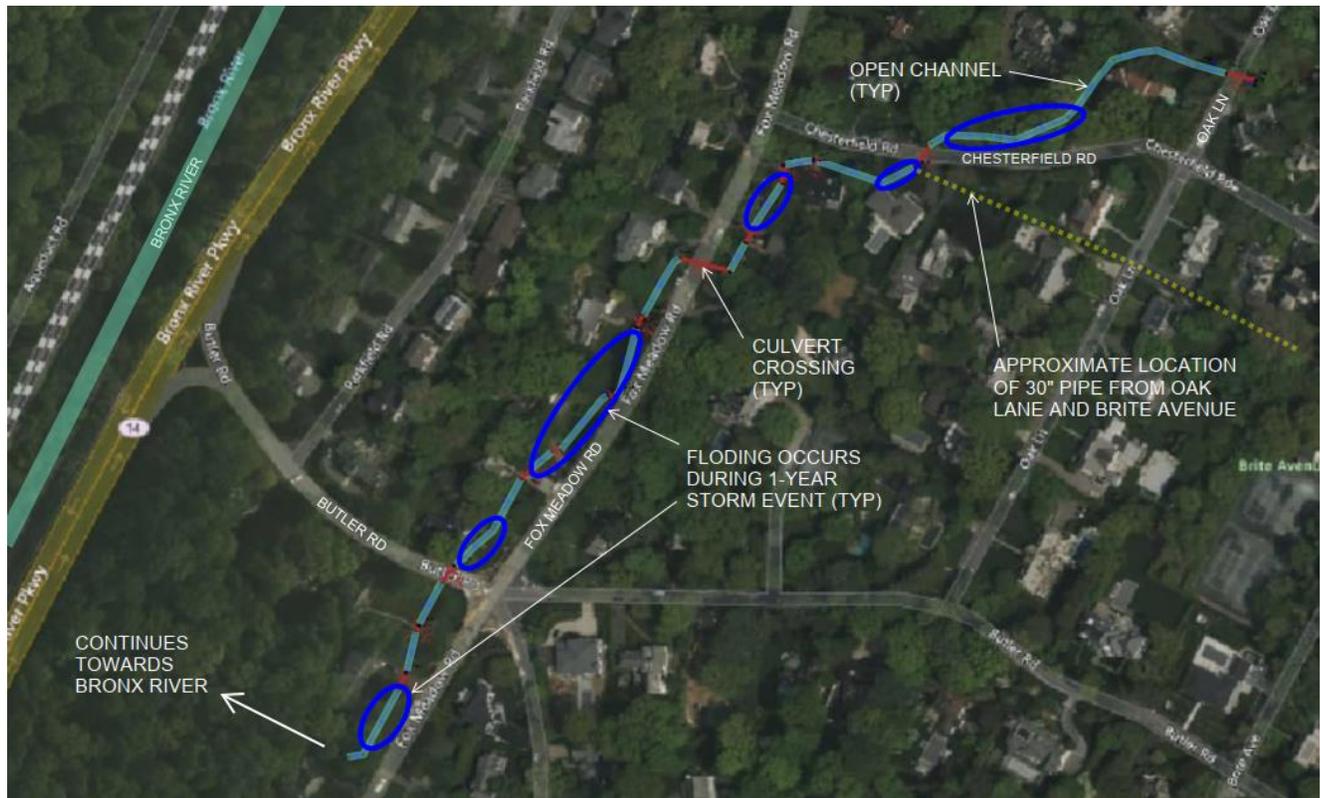
To develop the SewerGEMS modeling for the drainage system, field reconnaissance and detailed surveys were conducted to become familiar with the storm drainage system and to obtain the necessary physical data of the systems, such as pipe sizes, channel geometry, and inverts, to include into the modeling.

The SewerGEMS modeling uses the Rational Method to generate overland flows and used Manning's equation and loss methods to calculate the flows and hydraulic grades in the pipe and open channel systems. Refer to Section 2.2 for a detailed description of the Rational Method used to calculate the associated flows.

3.3 Hydraulic Calculation Results

The existing storm drainage system in the vicinity of Chesterfield Road and Fox Meadow Road that was analyzed is an open channel system with numerous culvert crossings under local roadways and private driveways. The system starts with a culvert crossing under Oak Lane approximately 150 feet north of the intersection with Chesterfield Road and continues as an open channel in a westerly direction to a culvert crossing under Chesterfield Road approximately 225 feet east of the intersection with Fox Meadow Road. The system then continues westerly towards Fox Meadow Road as an open channel before it turns southwest and continues parallel to Fox Meadow Road for approximately 240 feet with three driveway culvert crossings along the way. The system then crosses under Fox Meadow Road and continues as an open channel in a southwesterly direction parallel to Fox Meadow Road for approximately 900 feet crossing Butler Road and several private driveways. At this point the system turns west and continues as an open channel for approximately 600 feet before discharging into the Bronx River. There are also several local smaller drainage systems in the vicinity of the project area that drain into the main system at multiple locations including. These smaller pipe system were not hydraulically modeled but are represented through the associated drainage areas contributing flow into the main system. Refer to Figure 3.1.

Figure 3.1: Existing Conditions SewerGEMS Model



The drainage system was analyzed for the 1, 2, 10, 25, and 100-year storm events and the results revealed that the drainage system has less than a 1-year storm capacity with several sections of the system exceeding its capacity and surcharging/flooding during the 1-year storm event. Refer to Figure 3.1 for approximate locations that the system exceeds its capacity. During the 1-year storm event, the drainage system surcharges at multiple locations with several of the culvert crossings at capacity which is consistent with the reported frequent flooding that occurs within the project area. The results of the 2-year storm event are similar with the 1-year storm with the system surcharging at multiple locations. The results of the 10-year storm or greater show that almost the entire system surcharges.

The capacity of the main existing drainage system to convey flows from Oak Lane to the Bronx River was estimated to be less than the 1-year storm event before it begins to surcharge at multiple locations. The results of the analysis indicate that the existing system is undersized and has inadequate capacity and flood mitigation measures should be implemented to reduce flooding due to increasing storm events.

4 Drainage Improvements and Analyses

4.1 Introduction

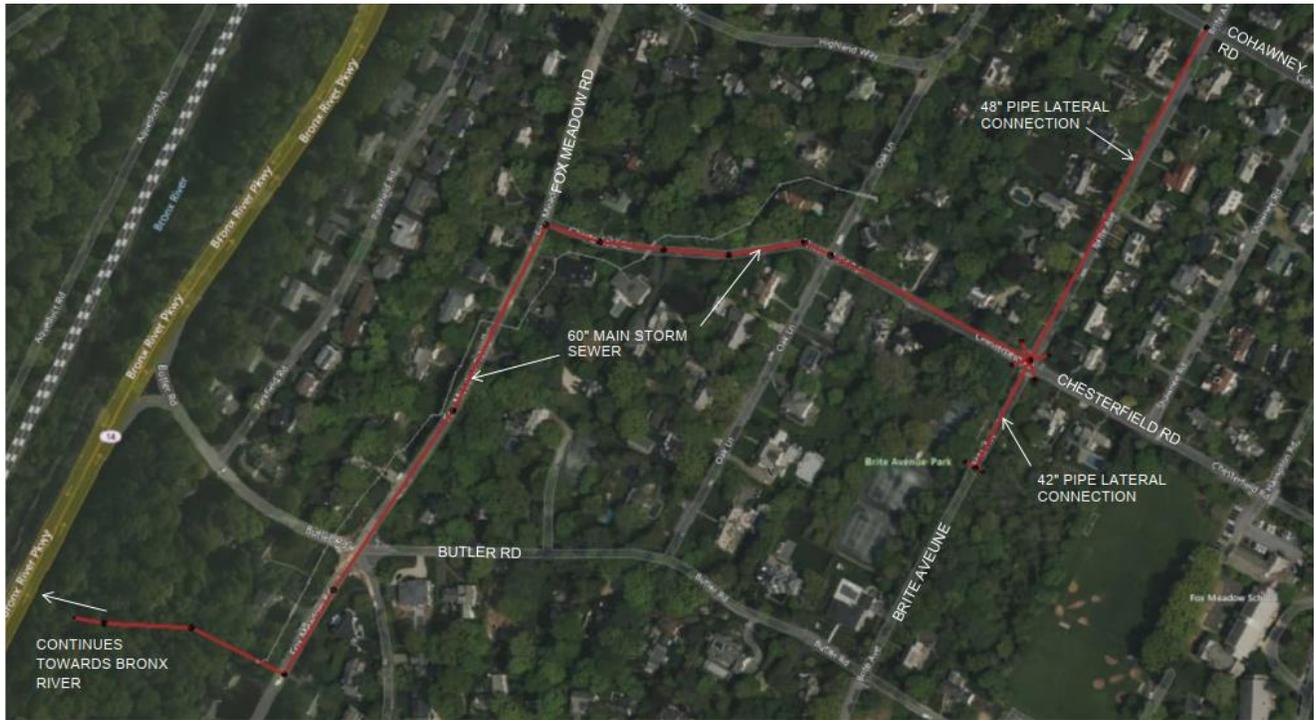
Based on the results of the existing conditions hydrologic and hydraulic analysis of the Chesterfield Road and Fox Meadow Road drainage system and the reported flooding concerns within the project area, a couple proposed solutions for improvements were identified and reviewed or analyzed to help address and alleviate the flooding concerns within this area. As previously noted, it was determined that this area experiences regular flooding along the alignment of the existing open channel drainage system in the vicinity of Chesterfield Road and Fox Meadow Road due to its insufficient capacity. In addition, there are natural low-lying areas along Brite Avenue in the vicinity of Brite Avenue Park and Fox Meadow School that experience regular flooding. These low-lying areas are drained through an existing 30" pipe that is conveyed through private property and discharges into the existing open channel adjacent to Chesterfield Road. Refer to Figure 3.1 for the approximate location of the 30" pipe. It was determined that the capacity of the existing storm drainage system is less than the 1-year storm event.

One alternative improvement was evaluated, and two other possible alternatives were considered and reviewed. The first alternative included a new storm sewer system along Chesterfield Road and Fox Meadow Road that would alleviate the contributing flow into the existing open channel system and bypass the flow downstream of Fox Meadow Road towards the Bronx River. The two other possible alternatives considered included, upgrading the existing 30" pipe that drains the low-lying areas along Brite Avenue adjacent to the Fox Meadow school and installing a parallel system along Butler Road to supplement the new storm sewer system along Chesterfield Road and Fox Meadow Road. The proposed improvements will provide improved storm conveyance capacity up to and including the 100-year storm event and alleviate flooding within the project area.

4.2 Chesterfield Road and Fox Meadow Road Storm Drainage System Option 1

This alternative includes constructing a new storm sewer system along Chesterfield Road and Fox Meadow Road that would intercept the contributing flow into the existing open channel drainage system and bypass the flow to a point downstream of Fox Meadow Road towards the Bronx River. In addition, the new system would include lateral connections that would extend into the low-lying areas of Brite Avenue to alleviate flooding within these areas. The new system would be designed to convey the 100-year storm event and would be designed to maintain a trickle flow into the existing open channel drainage system. The main system starts with a 60" diameter pipe from the intersection of Chesterfield Road and Brite Avenue and extends down Chesterfield Road to the intersection with Fox Meadow Road. The 60" pipe then continues in a southwesterly direction along Fox Meadow Road to a point approximately 300 feet past the intersection with Butler Avenue before turning west and continuing for approximately 500 feet before discharging into the open channel towards the Bronx River. The system also includes a 48" lateral connection that extends approximately 840 feet along Brite Avenue starting from the intersection with Chesterfield Road and extending to the intersection with Cohawney Road. The system also includes a 42" lateral connection along Brite Avenue starting from the intersection with Chesterfield Road and extending 270 feet in a southwesterly direction to the low-lying area along Brite Avenue near the Fox Meadow school. Refer to Figure 4.1.

Figure 4.1: Proposed Chesterfield Road and Fox Meadow Road System Option 1



A SewerGEMS model of the proposed Chesterfield Road and Fox Meadow Road storm sewer system for Option 1 was developed to analyze the benefits to the overall drainage system and to the low-lying area of Brite Avenue and the results of the proposed SewerGEMS model show that the proposed improvements will provide flooding benefits up to and including the 100-year storm event. The results of this analysis show that the proposed improvements will provide a significant benefit to the low area of Brite Avenue and will alleviate the regular flooding that currently occurs along the existing open channel drainage system.

4.2.1 Option 1 Cost Estimate

The approximate construction cost estimate for Option 1 of the proposed Chesterfield Road and Fox Meadow Road system was estimated to be in the range of **\$2,600,000**. For a detailed breakdown of the cost estimate, refer to Appendix B.

4.2.2 Option 1 Pros and Cons

The potential pros and cons for the installation of the new Chesterfield Road and Fox Meadow Road system for Option 1 are listed in the table below.

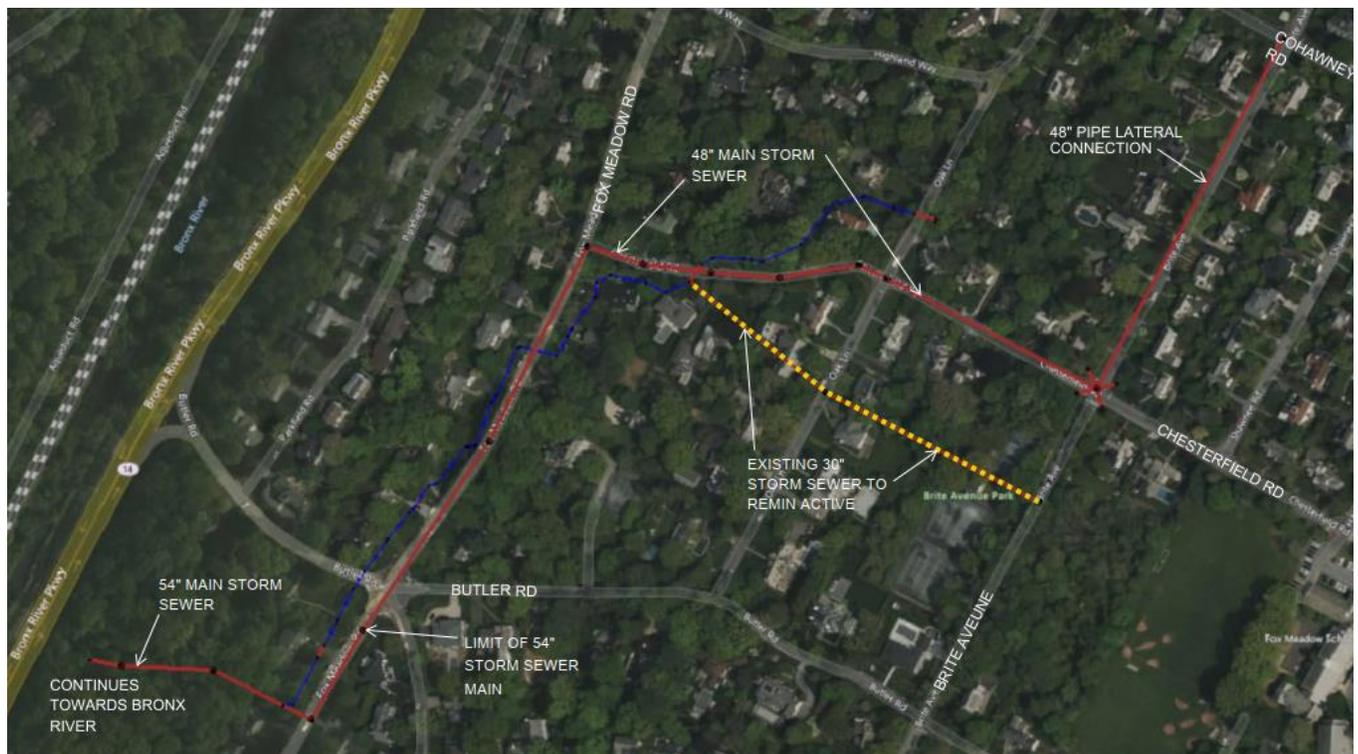
	Positive Impacts	Negative Impacts
New Chesterfield Road and Fox Meadow Road System	<ul style="list-style-type: none"> Provides flood protection to Brite Avenue and surrounding areas up to and including the 100-year storm. Reduces the volume of water that discharges to the existing open channel within private properties. The majority of the proposed improvements are within the right-of-way of Brite Avenue, Chesterfield Road and Fox Meadow Road. Easements may only be required 	<ul style="list-style-type: none"> Several of the existing stormwater infrastructure within the area does not support flood mitigation greater than a 1-year storm event. Easements may be required for the last 500 feet of pipe downstream of Fox Meadow Road. Some sections of the 60" main may require deep excavations for installation.

	for the last 500 feet of pipe downstream of Fox Meadow Road.	<ul style="list-style-type: none"> • There may be concerns with increased flows downstream and to the Bronx River.
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4.3 Chesterfield Road and Fox Meadow Road Storm Drainage System Option 2

This alternative is similar to Option 1 described in Section 4.2 except it eliminates the 42" later connection along the southern end of Brite Avenue adjacent to the Fox Meadow school. By eliminating the 42" lateral extension along Brite Avenue, the proposed main storm sewer line can be installed at a shallower elevation along Chesterfield Road and with smaller capacity pipes due to the elimination of the 42" lateral. The area draining to Brite Avenue in the vicinity of the Fox Meadow school and Brite Avenue Park will continue to be drained through the existing storm sewer system. The existing storm sewer system in this area, which has approximately a 2-year storm capacity, consists of a 30" diameter pipe that starts at Brite Avenue and continues towards Oak Lane and ultimately discharges into the existing open channel drainage system at the crossing with Chesterfield Road. Refer to Figure 4.2. Under this option, a proposed main storm sewer line will be installed along the northern end of Brite Avenue, Chesterfield Road and Fox Meadow Road and would intercept the contributing flow to these areas from entering the existing open channel drainage system and bypass the flow to a point downstream of Fox Meadow Road towards the Bronx River. The new system would be designed to convey the 100-year storm event. The main system starts with a 48" diameter pipe starting from the intersection of Brite Avenue and Cohawney Road and extends approximately 840 feet along Brite Avenue to the intersection with Chesterfield Road. The 48" pipe then continues down Chesterfield Road to the intersection with Fox Meadow Road. The 48" diameter pipe then continues in a southwesterly direction along Fox Meadow Road to the intersection with Butler Road where it then changes to a 54" diameter pipe and continues along Fox Meadow Road to a point approximately 300 feet past the intersection with Butler Avenue before turning west and continuing for approximately 500 feet before discharging into the open channel towards the Bronx River. Refer to Figure 4.2.

Figure 4.2: Proposed Chesterfield Road and Fox Meadow Road System Option 2



A SewerGEMS model of the proposed Chesterfield Road and Fox Meadow Road storm sewer system for Option 2 was developed to analyze the benefits to the overall drainage system and to the low-lying area of Brite Avenue and the results of the proposed SewerGEMS model show that the proposed improvements will provide flooding

benefits up to and including the 100-year storm event. The results of this analysis show that the proposed improvements will provide a significant benefit to the existing open channel drainage system and the Northern portion of Brite Avenue. The low area of Brite Avenue near the Fox meadow school will continue to be drained by the existing drainage system. However, the contributing flow to this low lying area should be reduced since the new drainage systems along Chesterfield Road will intercept a portion of the contributing flows coming from the drainage areas north of Chesterfield Road. Therefore, the low lying areas along Brite Avenue will see some benefits to help alleviate flooding.

4.3.1 Option 2 Cost Estimate

The approximate construction cost estimate for Option 2 of the proposed Chesterfield Road and Fox Meadow Road system was estimated to be in the range of **\$2,000,000**. For a detailed breakdown of the cost estimate, refer to Appendix B.

4.3.2 Option 2 Pros and Cons

The potential pros and cons for the installation of the new Chesterfield Road and Fox Meadow Road system under Option 2 are listed in the table below.

	Positive Impacts	Negative Impacts
New Chesterfield Road and Fox Meadow Road System	<ul style="list-style-type: none"> Provides flood protection up to and including the 100-year storm for Chesterfield Road and Fox Meadow Road and Brite Avenue north of Chesterfield Road. Contributing flow to the low lying areas of Brite Avenue will be reduced. Excavations to install storm sewer pipes will not be as deep as Option 1 described in Section 4.2 Reduces the volume of water that discharges to the existing open channel within private properties. The majority of the proposed improvements are within the right-of-way of Brite Avenue, Chesterfield Road and Fox Meadow Road. Easements may only be required for the last 500 feet of pipe downstream of Fox Meadow Road. 	<ul style="list-style-type: none"> Several of the existing stormwater infrastructure within the area does not support flood mitigation greater than a 1-year storm event. Easements may be required for the last 500 feet of pipe downstream of Fox Meadow Road. The low lying areas of Brite Avenue near the Fox Meadow school may continue to experience some flooding during larger storm events. There may be concerns with increased flows downstream and to the Bronx River.

4.4 Other Possible Alternatives to supplement the New Drainage System

The two other possible alternatives to supplement the new Chesterfield Road and Fox Meadow Road drainage system considered included, upgrading the existing 30" pipe that drains the low-lying areas along Brite Avenue adjacent to the Fox Meadow school and/or installing a parallel system along Butler Road to supplement the new storm sewer system along Chesterfield Road and Fox Meadow Road. The proposed improvements will provide improved storm conveyance capacity up to and including the 100-year storm event and alleviate flooding within the project area.

4.4.1 Upgrading the Brite Avenue System

The proposed analysis considered upgrading the existing 30" pipe that extends from the low-lying area of Brite Avenue and extends through Brite Avenue Park and crosses Oak Lane and continues westerly through private property before discharging into the existing open channel drainage system where it crosses Chesterfield Road. Refer to Figure 3.1. However, After further review this concept was abandoned due to the location of the pipe being within close proximity to numerous existing structures. Construction of a new system would require numerous easements and may be challenging or unfeasible to construct.

4.4.2 Installing a Parallel System along Butler Road

The proposed analysis considered installing a parallel storm sewer system along Butler Avenue to supplement the proposed system along Chesterfield Road and Fox Meadow Road and potentially reduce the size of the Chesterfield Road and Fox Meadow Road system. The Butler Road system would pick up incoming runoff from the south and southeast portions of the project areas drainage and convey the flow along Butler Road starting from Brite Avenue and tying into the proposed Chesterfield Road and Fox Meadow Road system at the intersection of Brite Avenue and Fox Meadow Road. However, After further review this concept was abandoned due to the potential deep excavations that would be required to construct the Butler Road system. The existing grade in the vicinity of Oak Lane is significantly higher than Brite Avenue resulting in potential excavations to install the system that would exceed 25 feet in depth. Construction of a new system along Butler Road would be challenging and may not be feasible.

5 Project Benefit-Cost Analysis (BCA)

5.1 Introduction TO BCA

A Benefit-Cost Analysis (BCA) is the method by which the future benefits of a hazard mitigation project are determined and compared to its costs. The result of the BCA is a Benefit-Cost Ratio (BCR). The BCR is calculated by dividing a project's total benefits by its total costs. The BCR is a numerical expression of the "cost-effectiveness" of a project. A project is 'cost effective' when the BCR is 1.0 or greater, indicating the benefits of a prospective hazard mitigation project are sufficient to justify the costs. To be eligible for Federal funding assistance and grants, a project must be cost effective.

FEMA has developed the BCA Toolkit to facilitate the process of preparing a BCA. Using the BCA Toolkit ensures that the calculations are prepared in accordance with OMB Circular A-94 and FEMA's standardized methodologies. The BCA Toolkit is free to download from the FEMA website. The BCA Toolkit 6.0 software (most current version) has been utilized for computing the BCR for this report.

5.2 Benefit Cost Analysis

The estimated benefit cost ratio (BCR) for Option 1 was computed utilizing the FEMA-approved BCA Toolkit, version 6.0. The BCA Toolkit uses Office of Management and Budget cost-effectiveness guidelines and FEMA-approved methodologies and tools to complete a benefit-cost analysis.

For the proposed mitigation measure, Option 1, the BCA has been configured as a drainage improvement mitigation project for riverine flooding that impacts residential properties. The chosen frequency and damage relationship are based on professional expected damages. The BCA was calculated utilizing a FEMA Discount Rate of 7%, which is required to be used on projects seeking mitigation funding.

5.2.1 Damages Before Mitigation - Residential

The inundation area includes twenty-nine (29) homes on Fox Meadow Road, Chesterfield Road, Oak Lake, Paddington Road, and Highland Way Road. These homes are generally two-story single family residential dwellings, and include full or partially below grade basements and garage space. The residences have primarily been developed such that the first floor of living space is elevated above the flood limits for lesser storm events. This creates a unique situation in which flood waters generally stay within the roadway systems and within any low laying areas around the dwellings such as driveways and patios, but do not generally impact the living spaces. An H & H analysis was performed for a range of storms up to and including the 100-year storm event. The basis of the damages before mitigation to residential properties a comparison between the flood depths at existing dwellings during storm events, their first floor elevation, and the cost to repair/reconstruct finished basement spaces below grade.

In a recent survey of the inundation area undertaken by the Village of Scarsdale Engineering Department, many property owners reported that they have had significant drainage issues from Tropical Storm Ida, or for lesser storm events, and sustained material losses. Findings indicated that basement and garage flooding were common for residential properties in the inundation areas as well as sanitary sewer surcharges for some. Basement and garage flooding reported routinely reported damages up to \$10,000 per event. Taken in totality, during each storm event, there is a significantly possibility of several hundred thousand dollars in damage to residential properties.

5.2.2 Damages Before Mitigation – “Other Damages”

The basis of the benefit analysis for “other damages” was a combination of costs that the City incurs after storm events. The damages include costs of DPW clean-up, Police Costs, pavement and Drainage Report Costs, Costs for Heavy Cleaning of the drainage system, and costs for CCTV and cleaning of the sanitary sewer system in the project area. Please note that standardized methods for calculating these costs were developed based upon actual historical costs incurred by the Village of Scarsdale by storm events. The assumptions are listed in table B.1, including in Appendix B of the report.

Appendix B includes all the data that was utilized in the BCA Toolkit software, as well as the output from the Toolkit software for this project.

5.3 Benefit Cost Analysis Results

The results of the benefit cost analysis for Option 1 utilizing FEMA’s CBA Toolkit results in a positive BCR of 1.1. Because a project is ‘cost effective’ when the BCR is 1.0 or greater, this result indicates that the benefits of this project justify the costs. As such, the project would be eligible for Federal funding assistance and grants.

Appendix B includes the BCR output from the Toolkit software for this Project.

6 Findings

As previously described, Option 1 includes constructing a new storm sewer system along Chesterfield Road and Fox Meadow Road that would intercept the contributing flow into the existing open channel drainage system and bypass the flow to a point downstream of Fox Meadow Road towards the Bronx River. This option would include lateral connections that would extend into the low-lying areas of Brite Avenue to alleviate flooding within these areas. The new system would be designed to convey the 100-year storm event and would be designed to maintain a trickle flow into the existing open channel drainage system.

The findings of the analysis confirmed that mitigating local flooding on portions of Brite Avenue, Chesterfield Road and Fox Meadow Road can be achieved up to a 100-year storm event through the installation of large diameter drainage stormwater piping. The depressed portion of Brite Avenue near the tennis courts would have protection up to a 25-year storm. Although this portion of Brite Avenue will experience some flooding the duration should be limited. A backflow preventor will need to be installed at this location. It is anticipated that the subject improvements can be accomplished with no expected downstream impacts. Further analysis will be required during final design to confirm same and to provide for adequate downstream channel protection. It is anticipated that a private storm sewer will be required to provide for adequate downstream channel protection. A portion of the proposed piping will be installed at considerable depths due to the profile of the roads. This may result in conflicts with the existing sanitary sewer mains and laterals. All utility impacts would have to be assessed during a detail design phase.

The approximate construction cost estimate for Option 1 is \$2,600,000. The positive BCR of 1.1, indicates that the project is cost effective, and that the benefits of this project justify the costs. As such, the project would be eligible for Federal funding assistance and grants, which should be pursued by the Village.

Appendix A - Hydrologic and Hydraulic Data

Existing 1-Year Storm Event - Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	3.17	10	0.35	CS-22	15.59
DA-B	Rational Method	2.963	3.17	10	0.35	CS-11	3.31
DA-C	Rational Method	61.769	2.336	18	0.35	CS-2	50.91
DA-D	Rational Method	2.582	3.17	10	0.35	CS-3	2.89
DA-E	Rational Method	1.951	3.17	10	0.35	CS-21	2.18
DA-F	Rational Method	9.51	3.17	10	0.35	CS-26	10.64
DA-H	Rational Method	9.77	3.17	10	0.35	CS-36	10.93
DA-I	Rational Method	40.897	2.167	21.3	0.31	CS-13	27.66
DA-J	Rational Method	4.398	3.17	10	0.35	CS-13	4.92
DA-K	Rational Method	7.689	3.17	10	0.35	CS-2	8.6

Existing 2-Year Storm Event - Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	3.68	10	0.35	CS-22	18.1
DA-B	Rational Method	2.963	3.68	10	0.35	CS-11	3.85
DA-C	Rational Method	61.769	2.71	18	0.35	CS-2	59.06
DA-D	Rational Method	2.582	3.68	10	0.35	CS-3	3.35
DA-E	Rational Method	1.951	3.68	10	0.35	CS-21	2.53
DA-F	Rational Method	9.51	3.68	10	0.35	CS-26	12.35
DA-H	Rational Method	9.77	3.68	10	0.35	CS-36	12.68
DA-I	Rational Method	40.897	2.512	21.3	0.31	CS-13	32.07
DA-J	Rational Method	4.398	3.68	10	0.35	CS-13	5.71
DA-K	Rational Method	7.689	3.68	10	0.35	CS-2	9.98

Existing 10-Year Storm Event - Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	5.21	10	0.35	CS-22	25.62
DA-B	Rational Method	2.963	5.21	10	0.35	CS-11	5.45
DA-C	Rational Method	61.769	3.836	18	0.35	CS-2	83.59
DA-D	Rational Method	2.582	5.21	10	0.35	CS-3	4.75
DA-E	Rational Method	1.951	5.21	10	0.35	CS-21	3.59
DA-F	Rational Method	9.51	5.21	10	0.35	CS-26	17.48
DA-H	Rational Method	9.77	5.21	10	0.35	CS-36	17.96
DA-I	Rational Method	40.897	3.557	21.3	0.31	CS-13	45.4
DA-J	Rational Method	4.398	5.21	10	0.35	CS-13	8.08
DA-K	Rational Method	7.689	5.21	10	0.35	CS-2	14.13

Existing 25-Year Storm Event - Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	6.17	10	0.35	CS-22	30.34
DA-B	Rational Method	2.963	6.17	10	0.35	CS-11	6.45
DA-C	Rational Method	61.769	4.54	18	0.35	CS-2	98.94
DA-D	Rational Method	2.582	6.17	10	0.35	CS-3	5.62
DA-E	Rational Method	1.951	6.17	10	0.35	CS-21	4.25
DA-F	Rational Method	9.51	6.17	10	0.35	CS-26	20.7
DA-H	Rational Method	9.77	6.17	10	0.35	CS-36	21.27
DA-I	Rational Method	40.897	4.21	21.3	0.31	CS-13	53.74
DA-J	Rational Method	4.398	6.17	10	0.35	CS-13	9.57
DA-K	Rational Method	7.689	6.17	10	0.35	CS-2	16.74

Existing 100-Year Storm Event - Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	7.64	10	0.35	CS-22	37.57
DA-B	Rational Method	2.963	7.64	10	0.35	CS-11	7.99
DA-C	Rational Method	61.769	5.62	18	0.35	CS-2	122.47
DA-D	Rational Method	2.582	7.64	10	0.35	CS-3	6.96
DA-E	Rational Method	1.951	7.64	10	0.35	CS-21	5.26
DA-F	Rational Method	9.51	7.64	10	0.35	CS-26	25.63
DA-H	Rational Method	9.77	7.64	10	0.35	CS-36	26.33
DA-I	Rational Method	40.897	5.213	21.3	0.31	CS-13	66.54
DA-J	Rational Method	4.398	7.64	10	0.35	CS-13	11.85
DA-K	Rational Method	7.689	7.64	10	0.35	CS-2	20.73

Existing 1-Year Storm Event - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
CO-2	CS-2	CS-3	45.8	192.67	192.31	Arch - 3.0 x 2.4 ft	0.45	1.5	0.79	46.06	3.08	57.24	196.77	196.21
CO-4-Driveway	CS-40	CS-41	30.1	171.16	171.09	Arch - 6.3 x 3.7 ft	3.01	3.08	0.23	106.41	1.64	98.01	177.89	177.83
CO-5	CS-12	CS-13	45.4	188.88	185.64	Circle - 30.00 in	0.11	0.02	7.14	109.58	6.92	58.53	191.26	188.16
CO-27	CS-15	CS-16	8.2	184.84	184.84	Box - 8.0 x 2.5 ft	0.75	0.75	0	2.19	1.34	87.18	188.08	188.07
CO-28	CS-17	CS-18	29.1	183.45	183.41	Box - 5.5 x 2.0 ft	1.15	1.19	0.14	37.94	2.4	86.64	186.81	186.6
CO-29	CS-19	CS-20	28.4	181.68	181.68	Circle - 30.00 in	0.92	0.92	0	0.82	2.67	85.91	185.41	185.1
CO-30	CS-21	CS-22	79.9	179.17	178.69	Box - 7.0 x 2.1 ft	2.67	3.15	0.6	112.95	1.79	86.52	183.4	183.12
CO-31	CS-24	CS-25	24.5	177.76	177.76	Box - 7.0 x 3.1 ft	0.99	0.99	0	2.6	1.32	94.14	181.88	181.85
CO-33	CS-30	CS-31	16.1	175.09	175.09	Box - 5.0 x 3.0 ft	1.86	1.86	0	1.64	1.98	97.55	180.01	179.95
CO-34	CS-32	CS-33	24.1	174.87	174.87	Box - 4.0 x 3.4 ft	1.86	1.86	0	1.47	2.17	96.84	180.23	180.13
CO-35 - Butler Rd	CS-36	CS-37	35.9	172.5	172.11	Arch - 5.2 x 2.4 ft	2.35	2.74	1.09	94.57	3.1	100.55	177.7	177.26
CO-36 - Driveway	CS-38	CS-39	11.3	172.95	172.89	Arch - 5.4 x 3.7 ft	0.59	0.65	0.53	137.72	1.94	99.08	177.23	177.2
CO-37	CS-34	CS-35	7.2	174.24	174.24	Box - 7.0 x 3.4 ft	0.77	0.77	0	2.98	1.22	95.47	178.42	178.41

Existing 2-Year Storm Event - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
CO-2	CS-2	CS-3	45.8	192.67	192.31	Arch - 3.0 x 2.4 ft	0.45	1.5	0.79	46.06	3.57	66.41	196.96	196.21
CO-4-Driveway	CS-40	CS-41	30.1	171.16	171.09	Arch - 6.3 x 3.7 ft	3.01	3.08	0.23	106.41	1.95	116.42	177.91	177.83
CO-5	CS-12	CS-13	45.4	188.88	185.64	Circle - 30.00 in	0.11	0.02	7.14	109.58	7.18	68.42	191.31	188.16
CO-27	CS-15	CS-16	8.2	184.84	184.84	Box - 8.0 x 2.5 ft	0.75	0.75	0	2.19	1.56	101.26	188.09	188.07
CO-28	CS-17	CS-18	29.1	183.45	183.41	Box - 5.5 x 2.0 ft	1.15	1.19	0.14	37.94	2.79	100.71	186.88	186.6
CO-29	CS-19	CS-20	28.4	181.68	181.68	Circle - 30.00 in	0.92	0.92	0	0.82	3.1	99.97	185.52	185.1
CO-30	CS-21	CS-22	79.9	179.17	178.69	Box - 7.0 x 2.1 ft	2.67	3.15	0.6	112.95	2.09	100.82	183.57	183.19
CO-31	CS-24	CS-25	24.5	177.76	177.76	Box - 7.0 x 3.1 ft	0.99	0.99	0	2.6	1.55	110.13	181.89	181.85
CO-33	CS-30	CS-31	16.1	175.09	175.09	Box - 5.0 x 3.0 ft	1.86	1.86	0	1.64	2.33	114.7	180.03	179.95
CO-34	CS-32	CS-33	24.1	174.87	174.87	Box - 4.0 x 3.4 ft	1.86	1.86	0	1.47	2.55	113.99	180.28	180.13
CO-35 - Butler Rd	CS-36	CS-37	35.9	172.5	172.11	Arch - 5.2 x 2.4 ft	2.35	2.74	1.09	94.57	3.67	118.92	177.88	177.26
CO-36 - Driveway	CS-38	CS-39	11.3	172.95	172.89	Arch - 5.4 x 3.7 ft	0.59	0.65	0.53	137.72	2.3	117.47	177.24	177.2
CO-37	CS-34	CS-35	7.2	174.24	174.24	Box - 7.0 x 3.4 ft	0.77	0.77	0	2.98	1.44	112.64	178.42	178.41

Existing 10-Year Storm Event - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
CO-2	CS-2	CS-3	45.8	192.67	192.31	Arch - 3.0 x 2.4 ft	0.45	1.5	0.79	46.06	5.05	94	197.71	196.21
CO-4-Driveway	CS-40	CS-41	30.1	171.16	171.09	Arch - 6.3 x 3.7 ft	3.01	3.08	0.23	106.41	2.89	172.36	178.01	177.83
CO-5	CS-12	CS-13	45.4	188.88	185.64	Circle - 30.00 in	0.11	0.02	7.14	109.58	7.7	98.24	191.36	188.16
CO-27	CS-15	CS-16	8.2	184.84	184.84	Box - 8.0 x 2.5 ft	0.75	0.75	0	2.19	2.21	143.86	188.11	188.07
CO-28	CS-17	CS-18	29.1	183.45	183.41	Box - 5.5 x 2.0 ft	1.15	1.19	0.14	37.94	3.97	143.31	187.17	186.6
CO-29	CS-19	CS-20	28.4	181.68	181.68	Circle - 30.00 in	0.92	0.92	0	0.82	4.43	142.59	185.96	185.1
CO-30	CS-21	CS-22	79.9	179.17	178.69	Box - 7.0 x 2.1 ft	2.67	3.15	0.6	112.95	2.99	144.16	184.2	183.42
CO-31	CS-24	CS-25	24.5	177.76	177.76	Box - 7.0 x 3.1 ft	0.99	0.99	0	2.6	2.23	158.65	181.94	181.85
CO-33	CS-30	CS-31	16.1	175.09	175.09	Box - 5.0 x 3.0 ft	1.86	1.86	0	1.64	3.39	166.81	180.12	179.95
CO-34	CS-32	CS-33	24.1	174.87	174.87	Box - 4.0 x 3.4 ft	1.86	1.86	0	1.47	3.72	166.12	180.44	180.13
CO-35 - Butler Rd	CS-36	CS-37	35.9	172.5	172.11	Arch - 5.2 x 2.4 ft	2.35	2.74	1.09	94.57	5.39	174.76	178.59	177.26
CO-36 - Driveway	CS-38	CS-39	11.3	172.95	172.89	Arch - 5.4 x 3.7 ft	0.59	0.65	0.53	137.72	3.39	173.36	177.3	177.2
CO-37	CS-34	CS-35	7.2	174.24	174.24	Box - 7.0 x 3.4 ft	0.77	0.77	0	2.98	2.11	164.81	178.43	178.41

Existing 25-Year Storm Event - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
CO-2	CS-2	CS-3	45.8	192.67	192.31	Arch - 3.0 x 2.4 ft	0.45	1.5	0.79	46.06	5.98	111.25	198.31	196.21
CO-4-Driveway	CS-40	CS-41	30.1	171.16	171.09	Arch - 6.3 x 3.7 ft	3.01	3.08	0.23	106.41	3.48	207.27	178.1	177.83
CO-5	CS-12	CS-13	45.4	188.88	185.64	Circle - 30.00 in	0.11	0.02	7.14	109.58	7.64	116.88	191.13	187.89
CO-27	CS-15	CS-16	8.2	184.84	184.84	Box - 8.0 x 2.5 ft	0.75	0.75	0	2.19	2.62	170.51	188.12	188.07
CO-28	CS-17	CS-18	29.1	183.45	183.41	Box - 5.5 x 2.0 ft	1.15	1.19	0.14	37.94	4.71	169.96	187.4	186.6
CO-29	CS-19	CS-20	28.4	181.68	181.68	Circle - 30.00 in	0.92	0.92	0	0.82	5.25	169.24	186.31	185.1
CO-30	CS-21	CS-22	79.9	179.17	178.69	Box - 7.0 x 2.1 ft	2.67	3.15	0.6	112.95	3.55	171.27	184.71	183.61
CO-31	CS-24	CS-25	24.5	177.76	177.76	Box - 7.0 x 3.1 ft	0.99	0.99	0	2.6	2.65	188.99	181.98	181.85
CO-33	CS-30	CS-31	16.1	175.09	175.09	Box - 5.0 x 3.0 ft	1.86	1.86	0	1.64	4.05	199.37	180.19	179.95
CO-34	CS-32	CS-33	24.1	174.87	174.87	Box - 4.0 x 3.4 ft	1.86	1.86	0	1.47	4.45	198.69	180.57	180.13
CO-35 - Butler Rd	CS-36	CS-37	35.9	172.5	172.11	Arch - 5.2 x 2.4 ft	2.35	2.74	1.09	94.57	6.47	209.63	179.18	177.26
CO-36 - Driveway	CS-38	CS-39	11.3	172.95	172.89	Arch - 5.4 x 3.7 ft	0.59	0.65	0.53	137.72	4.08	208.25	177.34	177.2
CO-37	CS-34	CS-35	7.2	174.24	174.24	Box - 7.0 x 3.4 ft	0.77	0.77	0	2.98	2.53	197.4	178.44	178.41

Existing 100-Year Storm Event - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
CO-2	CS-2	CS-3	45.8	192.67	192.31	Arch - 3.0 x 2.4 ft	0.45	1.5	0.79	46.06	7.4	137.72	199.43	196.21
CO-4-Driveway	CS-40	CS-41	30.1	171.16	171.09	Arch - 6.3 x 3.7 ft	3.01	3.08	0.23	106.41	4.38	260.8	178.25	177.83
CO-5	CS-12	CS-13	45.4	188.88	185.64	Circle - 30.00 in	0.11	0.02	7.14	109.58	9.03	145.48	193.85	188.14
CO-27	CS-15	CS-16	8.2	184.84	184.84	Box - 8.0 x 2.5 ft	0.75	0.75	0	2.19	3.25	211.41	188.15	188.07
CO-28	CS-17	CS-18	29.1	183.45	183.41	Box - 5.5 x 2.0 ft	1.15	1.19	0.14	37.94	5.84	210.87	187.84	186.6
CO-29	CS-19	CS-20	28.4	181.68	181.68	Circle - 30.00 in	0.92	0.92	0	0.82	6.52	210.15	186.96	185.1
CO-30	CS-21	CS-22	79.9	179.17	178.69	Box - 7.0 x 2.1 ft	2.67	3.15	0.6	112.95	4.41	212.88	185.61	183.9
CO-31	CS-24	CS-25	24.5	177.76	177.76	Box - 7.0 x 3.1 ft	0.99	0.99	0	2.6	3.31	235.55	182.05	181.85
CO-33	CS-30	CS-31	16.1	175.09	175.09	Box - 5.0 x 3.0 ft	1.86	1.86	0	1.64	5.07	249.34	180.32	179.95
CO-34	CS-32	CS-33	24.1	174.87	174.87	Box - 4.0 x 3.4 ft	1.86	1.86	0	1.47	5.57	248.67	180.82	180.13
CO-35 - Butler Rd	CS-36	CS-37	35.9	172.5	172.11	Arch - 5.2 x 2.4 ft	2.35	2.74	1.09	94.57	8.12	263.11	180.28	177.26
CO-36 - Driveway	CS-38	CS-39	11.3	172.95	172.89	Arch - 5.4 x 3.7 ft	0.59	0.65	0.53	137.72	5.12	261.76	177.42	177.2
CO-37	CS-34	CS-35	7.2	174.24	174.24	Box - 7.0 x 3.4 ft	0.77	0.77	0	2.98	3.17	247.4	178.46	178.41

Proposed 2-Year Storm Event for Option 1- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	3.68	10	0.35	MH-5	18.1
DA-B	Rational Method	2.963	3.68	10	0.35	MH-4	3.85
DA-C	Rational Method	61.769	2.71	18	0.35	MH-1	59.06
DA-D	Rational Method	2.582	3.68	10	0.35	MH-3	3.35
DA-E	Rational Method	1.951	3.68	10	0.35	MH-5	2.53
DA-F	Rational Method	9.51	3.68	10	0.35	MH-6	12.35
DA-H	Rational Method	9.77	3.68	10	0.35	MH-7	12.68
DA-I	Rational Method	40.897	2.512	21.3	0.31	MH-38	32.07
DA-J	Rational Method	4.398	3.68	10	0.35	MH-3	5.71
DA-K	Rational Method	7.689	3.68	10	0.35	MH-3	9.98

Proposed 10-Year Storm Event for Option 1- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	5.21	10	0.35	MH-5	25.62
DA-B	Rational Method	2.963	5.21	10	0.35	MH-4	5.45
DA-C	Rational Method	61.769	3.836	18	0.35	MH-1	83.59
DA-D	Rational Method	2.582	5.21	10	0.35	MH-3	4.75
DA-E	Rational Method	1.951	5.21	10	0.35	MH-5	3.59
DA-F	Rational Method	9.51	5.21	10	0.35	MH-6	17.48
DA-H	Rational Method	9.77	5.21	10	0.35	MH-7	17.96
DA-I	Rational Method	40.897	3.557	21.3	0.31	MH-38	45.4
DA-J	Rational Method	4.398	5.21	10	0.35	MH-3	8.08
DA-K	Rational Method	7.689	5.21	10	0.35	MH-3	14.13

Proposed 25-Year Storm Event for Option 1- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	6.17	10	0.35	MH-5	30.34
DA-B	Rational Method	2.963	6.17	10	0.35	MH-4	6.45
DA-C	Rational Method	61.769	4.54	18	0.35	MH-1	98.94
DA-D	Rational Method	2.582	6.17	10	0.35	MH-3	5.62
DA-E	Rational Method	1.951	6.17	10	0.35	MH-5	4.25
DA-F	Rational Method	9.51	6.17	10	0.35	MH-6	20.7
DA-H	Rational Method	9.77	6.17	10	0.35	MH-7	21.27
DA-I	Rational Method	40.897	4.21	21.3	0.31	MH-38	53.74
DA-J	Rational Method	4.398	6.17	10	0.35	MH-3	9.57
DA-K	Rational Method	7.689	6.17	10	0.35	MH-3	16.74

Proposed 100-Year Storm Event for Option 1- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	7.64	10	0.35	MH-5	37.57
DA-B	Rational Method	2.963	7.64	10	0.35	MH-4	7.99
DA-C	Rational Method	61.769	5.62	18	0.35	MH-1	122.47
DA-D	Rational Method	2.582	7.64	10	0.35	MH-3	6.96
DA-E	Rational Method	1.951	7.64	10	0.35	MH-5	5.26
DA-F	Rational Method	9.51	7.64	10	0.35	MH-6	25.63
DA-H	Rational Method	9.77	7.64	10	0.35	MH-7	26.33
DA-I	Rational Method	40.897	5.213	21.3	0.31	MH-38	66.54
DA-J	Rational Method	4.398	7.64	10	0.35	MH-3	11.85
DA-K	Rational Method	7.689	7.64	10	0.35	MH-3	20.73

Proposed 2-Year Storm Event for Option 1 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	199	194	Circle - 48.00 in	2.89	1.91	0.59	110.73	2.73	59.06	201.31	196.08
P-2	MH-2	MH-3	502.8	188	187	Circle - 60.00 in	6.91	12.11	0.2	116.14	1.97	85.36	191.15	189.78
P-6	MH-6	MH-7	219	168	166	Circle - 60.00 in	2.98	6.88	0.91	248.89	3.76	112.31	171.02	169.19
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 60.00 in	6.88	9.07	1.51	319.51	4.6	119.15	169.12	165.63
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 60.00 in	9.07	2.55	2.3	394.55	5.35	118.33	165.61	161.11
P-9	MH-9	O-1	67.5	158	157	Circle - 60.00 in	2.55	0	1.48	316.88	4.56	117.73	161.1	159.39
P-10	MH-2	MH-38	269.6	188	189	Circle - 42.00 in	8.41	0.85	-0.37	61.28	1.96	32.07	191.32	191.16
P-5(1)	MH-5	MH-39	464.2	177	173.04	Circle - 60.00 in	2.77	2.37	0.85	240.5	3.64	108.28	179.97	175.39
P-5(2)	MH-39	MH-6	481.3	173.04	168	Circle - 60.00 in	2.37	2.98	1.05	266.54	3.91	106.47	175.98	171.03
P-4(1)	MH-4	MH-40	144.3	182.5	181	Circle - 60.00 in	5.42	2.82	1.04	265.52	3.79	96.06	185.29	183.16
P-4(2)	MH-40	MH-5	125.5	180	178.5	Circle - 60.00 in	3.82	1.27	1.19	284.66	3.98	95.59	182.78	180.6
P-3(2)	MH-41	MH-4	145.6	184.5	183.5	Circle - 60.00 in	7.87	4.42	0.69	215.83	3.24	94.14	187.26	185.84
P-3(1)(1)	MH-3	MH-42	66.2	187	186.5	Circle - 60.00 in	12.11	10.74	0.76	226.31	3.36	95.06	189.77	189.29
P-3(1)(2)	MH-42	MH-41	170.7	186.5	185.5	Circle - 60.00 in	10.74	6.87	0.59	199.35	3.06	94.82	189.27	187.94

Proposed 10-Year Storm Event for Option 1 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	199	194	Circle - 48.00 in	2.89	1.91	0.59	110.73	2.95	83.59	201.77	196.6
P-2	MH-2	MH-3	502.8	188	187	Circle - 60.00 in	6.91	12.11	0.2	116.14	2.05	120.12	191.98	190.33
P-6	MH-6	MH-7	219	168	166	Circle - 60.00 in	2.98	6.88	0.91	248.89	4.1	158.98	171.62	169.83
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 60.00 in	6.88	9.07	1.51	319.51	5.03	168.78	169.72	166.25
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 60.00 in	9.07	2.55	2.3	394.55	5.88	167.72	166.21	161.72
P-9	MH-9	O-1	67.5	158	157	Circle - 60.00 in	2.55	0	1.48	316.88	4.98	166.96	161.7	159.94
P-10	MH-2	MH-38	269.6	188	189	Circle - 42.00 in	8.41	0.85	-0.37	61.28	1.44	45.4	192.54	191.99
P-5(1)	MH-5	MH-39	464.2	177	173.04	Circle - 60.00 in	2.77	2.37	0.85	240.5	3.95	152.85	180.54	175.94
P-5(2)	MH-39	MH-6	481.3	173.04	168	Circle - 60.00 in	2.37	2.98	1.05	266.54	4.26	150.51	176.56	171.63
P-4(1)	MH-4	MH-40	144.3	182.5	181	Circle - 60.00 in	5.42	2.82	1.04	265.52	4.14	135.5	185.83	183.64
P-4(2)	MH-40	MH-5	125.5	180	178.5	Circle - 60.00 in	3.82	1.27	1.19	284.66	4.36	134.89	183.33	181.07
P-3(2)	MH-41	MH-4	145.6	184.5	183.5	Circle - 60.00 in	7.87	4.42	0.69	215.83	3.52	132.73	187.8	186.38
P-3(1)(1)	MH-3	MH-42	66.2	187	186.5	Circle - 60.00 in	12.11	10.74	0.76	226.31	3.66	133.92	190.31	189.84
P-3(1)(2)	MH-42	MH-41	170.7	186.5	185.5	Circle - 60.00 in	10.74	6.87	0.59	199.35	3.32	133.61	189.81	188.5

Proposed 25-Year Storm Event for Option 1 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	199	194	Circle - 48.00 in	2.89	1.91	0.59	110.73	3.04	98.94	202.01	196.95
P-2	MH-2	MH-3	502.8	188	187	Circle - 60.00 in	6.91	12.11	0.2	116.14	2.22	142.71	192.56	190.64
P-6	MH-6	MH-7	219	168	166	Circle - 60.00 in	2.98	6.88	0.91	248.89	4.25	189.83	171.94	170.19
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 60.00 in	6.88	9.07	1.51	319.51	5.24	201.59	170.05	166.58
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 60.00 in	9.07	2.55	2.3	394.55	6.15	200.4	166.54	162.05
P-9	MH-9	O-1	67.5	158	157	Circle - 60.00 in	2.55	0	1.48	316.88	5.2	199.53	162.03	160.28
P-10	MH-2	MH-38	269.6	188	189	Circle - 42.00 in	8.41	0.85	-0.37	61.28	1.7	53.74	193.34	192.57
P-5(1)	MH-5	MH-39	464.2	177	173.04	Circle - 60.00 in	2.77	2.37	0.85	240.5	4.11	182.24	180.87	176.3
P-5(2)	MH-39	MH-6	481.3	173.04	168	Circle - 60.00 in	2.37	2.98	1.05	266.54	4.44	179.58	176.88	171.95
P-4(1)	MH-4	MH-40	144.3	182.5	181	Circle - 60.00 in	5.42	2.82	1.04	265.52	4.32	161.48	186.14	183.94
P-4(2)	MH-40	MH-5	125.5	180	178.5	Circle - 60.00 in	3.82	1.27	1.19	284.66	4.55	160.79	183.64	181.36
P-3(2)	MH-41	MH-4	145.6	184.5	183.5	Circle - 60.00 in	7.87	4.42	0.69	215.83	3.66	158.14	188.11	186.72
P-3(1)(1)	MH-3	MH-42	66.2	187	186.5	Circle - 60.00 in	12.11	10.74	0.76	226.31	3.81	159.5	190.62	190.16
P-3(1)(2)	MH-42	MH-41	170.7	186.5	185.5	Circle - 60.00 in	10.74	6.87	0.59	199.35	3.44	159.15	190.12	188.88

Proposed 100-Year Storm Event for Option 1 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	199	194	Circle - 48.00 in	2.89	1.91	0.59	110.73	2.97	122.47	203.42	197.33
P-2	MH-2	MH-3	502.8	188	187	Circle - 60.00 in	6.91	12.11	0.2	116.14	2.75	177.38	193.7	191.06
P-6	MH-6	MH-7	219	168	166	Circle - 60.00 in	2.98	6.88	0.91	248.89	4.4	237.94	172.34	170.63
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 60.00 in	6.88	9.07	1.51	319.51	5.5	252.78	170.44	166.99
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 60.00 in	9.07	2.55	2.3	394.55	6.49	251.37	166.93	162.45
P-9	MH-9	O-1	67.5	158	157	Circle - 60.00 in	2.55	0	1.48	316.88	5.45	250.36	162.43	160.77
P-10	MH-2	MH-38	269.6	188	189	Circle - 42.00 in	8.41	0.85	-0.37	61.28	2.11	66.54	194.91	193.73
P-5(1)	MH-5	MH-39	464.2	177	173.04	Circle - 60.00 in	2.77	2.37	0.85	240.5	4.25	228.09	181.27	176.93
P-5(2)	MH-39	MH-6	481.3	173.04	168	Circle - 60.00 in	2.37	2.98	1.05	266.54	4.64	224.91	177.29	172.36
P-4(1)	MH-4	MH-40	144.3	182.5	181	Circle - 60.00 in	5.42	2.82	1.04	265.52	4.54	202	186.56	184.4
P-4(2)	MH-40	MH-5	125.5	180	178.5	Circle - 60.00 in	3.82	1.27	1.19	284.66	4.79	201.19	184.05	181.8
P-3(2)	MH-41	MH-4	145.6	184.5	183.5	Circle - 60.00 in	7.87	4.42	0.69	215.83	3.8	197.78	188.52	187.28
P-3(1)(1)	MH-3	MH-42	66.2	187	186.5	Circle - 60.00 in	12.11	10.74	0.76	226.31	3.96	199.4	191.03	190.65
P-3(1)(2)	MH-42	MH-41	170.7	186.5	185.5	Circle - 60.00 in	10.74	6.87	0.59	199.35	3.53	198.98	190.59	189.53

Proposed 2-Year Storm Event for Option 2- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	3.68	10	0.35	MH-5	18.1
DA-B	Rational Method	2.963	3.68	10	0.35	MH-4	3.85
DA-C	Rational Method	61.769	2.71	18	0.35	MH-1	59.06
DA-D	Rational Method	2.582	3.68	10	0.35	MH-3	3.35
DA-E	Rational Method	1.951	3.68	10	0.35	MH-5	2.53
DA-F	Rational Method	9.51	3.68	10	0.35	MH-6	12.35
DA-H	Rational Method	9.77	3.68	10	0.35	MH-7	12.68
DA-I	Rational Method	40.897	2.512	21.3	0.31	MH-38	32.07
DA-J	Rational Method	4.398	3.68	10	0.35	MH-43	5.71
DA-K	Rational Method	7.689	3.68	10	0.35	MH-3	9.98

Proposed 10-Year Storm Event for Option 2- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	5.21	10	0.35	MH-5	25.62
DA-B	Rational Method	2.963	5.21	10	0.35	MH-4	5.45
DA-C	Rational Method	61.769	3.836	18	0.35	MH-1	83.59
DA-D	Rational Method	2.582	5.21	10	0.35	MH-3	4.75
DA-E	Rational Method	1.951	5.21	10	0.35	MH-5	3.59
DA-F	Rational Method	9.51	5.21	10	0.35	MH-6	17.48
DA-H	Rational Method	9.77	5.21	10	0.35	MH-7	17.96
DA-I	Rational Method	40.897	3.557	21.3	0.31	MH-38	45.4
DA-J	Rational Method	4.398	5.21	10	0.35	MH-43	8.08
DA-K	Rational Method	7.689	5.21	10	0.35	MH-3	14.13

Proposed 25-Year Storm Event for Option 2- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	6.17	10	0.35	MH-5	30.34
DA-B	Rational Method	2.963	6.17	10	0.35	MH-4	6.45
DA-C	Rational Method	61.769	4.54	18	0.35	MH-1	98.94
DA-D	Rational Method	2.582	6.17	10	0.35	MH-3	5.62
DA-E	Rational Method	1.951	6.17	10	0.35	MH-5	4.25
DA-F	Rational Method	9.51	6.17	10	0.35	MH-6	20.7
DA-H	Rational Method	9.77	6.17	10	0.35	MH-7	21.27
DA-I	Rational Method	40.897	4.21	21.3	0.31	MH-38	53.74
DA-J	Rational Method	4.398	6.17	10	0.35	MH-43	9.57
DA-K	Rational Method	7.689	6.17	10	0.35	MH-3	16.74

Proposed 100-Year Storm Event for Option 2- Catchment Table							
Label	Runoff Method	Area (acres)	Catchment Intensity (in/h)	Time of Concentration (min)	Runoff Coefficient	Outflow Element	Flow (cfs)
DA-A	Rational Method	13.938	7.64	10	0.35	MH-5	37.57
DA-B	Rational Method	2.963	7.64	10	0.35	MH-4	7.99
DA-C	Rational Method	61.769	5.62	18	0.35	MH-1	122.47
DA-D	Rational Method	2.582	7.64	10	0.35	MH-3	6.96
DA-E	Rational Method	1.951	7.64	10	0.35	MH-5	5.26
DA-F	Rational Method	9.51	7.64	10	0.35	MH-6	25.63
DA-H	Rational Method	9.77	7.64	10	0.35	MH-7	26.33
DA-I	Rational Method	40.897	5.213	21.3	0.31	MH-38	66.54
DA-J	Rational Method	4.398	7.64	10	0.35	MH-43	11.85
DA-K	Rational Method	7.689	7.64	10	0.35	MH-3	20.73

Proposed 2-Year Storm Event for Option 2 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	200.5	194.5	Circle - 48.00 in	1.39	1.41	0.71	121.29	2.92	59.06	202.81	196.47
P-2	MH-2	MH-3	502.8	194.5	192	Circle - 48.00 in	1.41	8.11	0.5	101.28	2.53	57.14	196.78	194.45
P-6	MH-6	MH-7	219	168	167	Circle - 54.00 in	3.48	6.38	0.46	132.88	2.71	85.92	170.72	169.63
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 54.00 in	7.38	9.57	1.51	241.25	4.33	93.32	168.84	165.35
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 54.00 in	9.57	3.05	2.3	297.91	5.04	92.69	165.32	160.83
P-9	MH-9	O-1	67.5	158	157	Circle - 54.00 in	3.05	0.5	1.48	239.26	4.29	92.22	160.82	159.16
P-5(1)	MH-5	MH-39	464.2	179	174	Circle - 48.00 in	1.77	2.41	1.08	149.07	3.68	80.23	181.71	176.09
P-5(2)	MH-39	MH-6	481.3	174	168	Circle - 48.00 in	2.41	3.98	1.25	160.38	3.88	79	176.69	170.72
P-4(1)	MH-4	MH-40	144.3	184	182.5	Circle - 48.00 in	4.92	2.32	1.04	146.44	3.47	66.79	186.47	184.44
P-4(2)	MH-40	MH-5	125.5	181	179	Circle - 48.00 in	3.82	1.77	1.59	181.29	4.06	66.45	183.46	181.77
P-3(2)	MH-41	MH-4	145.6	188	187	Circle - 48.00 in	5.37	1.92	0.69	119.04	2.95	64.53	190.42	189.11
P-3(1)(1)	MH-3	MH-42	66.2	192	191.5	Circle - 48.00 in	8.11	6.74	0.76	124.82	3.06	65.11	194.44	193.96
P-3(1)(2)	MH-42	MH-41	170.7	191.5	190	Circle - 48.00 in	6.74	3.37	0.88	134.66	3.24	64.94	193.93	191.98
CO-27	MH-38	MH-43	509.7	189	187.2	Circle - 30.00 in	1.85	19.3	0.35	24.37	1.99	32.07	194.1	190.98
CO-28	MH-43	CS-13	371.9	187.2	185.64	Circle - 30.00 in	19.3	0.02	0.42	26.56	2.16	34.85	190.54	187.65

Proposed 10-Year Storm Event for Option 2 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	200.5	194.5	Circle - 48.00 in	1.39	1.41	0.71	121.29	3.17	83.59	203.27	197.28
P-2	MH-2	MH-3	502.8	194.5	192	Circle - 48.00 in	1.41	8.11	0.5	101.28	2.73	81.11	197.23	194.93
P-6	MH-6	MH-7	219	168	167	Circle - 54.00 in	3.48	6.38	0.46	132.88	2.89	122.77	171.41	170.26
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 54.00 in	7.38	9.57	1.51	241.25	4.74	133.45	169.4	165.92
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 54.00 in	9.57	3.05	2.3	297.91	5.54	132.63	165.89	161.4
P-9	MH-9	O-1	67.5	158	157	Circle - 54.00 in	3.05	0.5	1.48	239.26	4.7	132.04	161.38	159.68
P-5(1)	MH-5	MH-39	464.2	179	174	Circle - 48.00 in	1.77	2.41	1.08	149.07	3.99	114.32	182.23	176.63
P-5(2)	MH-39	MH-6	481.3	174	168	Circle - 48.00 in	2.41	3.98	1.25	160.38	4.21	112.71	177.21	171.42
P-4(1)	MH-4	MH-40	144.3	184	182.5	Circle - 48.00 in	4.92	2.32	1.04	146.44	3.78	95.09	186.96	184.91
P-4(2)	MH-40	MH-5	125.5	181	179	Circle - 48.00 in	3.82	1.77	1.59	181.29	4.45	94.66	183.95	182.31
P-3(2)	MH-41	MH-4	145.6	188	187	Circle - 48.00 in	5.37	1.92	0.69	119.04	3.19	91.83	190.91	189.64
P-3(1)(1)	MH-3	MH-42	66.2	192	191.5	Circle - 48.00 in	8.11	6.74	0.76	124.82	3.32	92.58	194.92	194.45
P-3(1)(2)	MH-42	MH-41	170.7	191.5	190	Circle - 48.00 in	6.74	3.37	0.88	134.66	3.52	92.36	194.41	192.46
CO-27	MH-38	MH-43	509.7	189	187.2	Circle - 30.00 in	1.85	19.3	0.35	24.37	2.82	45.4	203.25	197
CO-28	MH-43	CS-13	371.9	187.2	185.64	Circle - 30.00 in	19.3	0.02	0.42	26.56	3.09	49.81	193.54	187.94

Proposed 25-Year Storm Event for Option 2 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	200.5	194.5	Circle - 48.00 in	1.39	1.41	0.71	121.29	3.28	98.94	203.51	197.67
P-2	MH-2	MH-3	502.8	194.5	192	Circle - 48.00 in	1.41	8.11	0.5	101.28	2.8	96.1	197.61	195.19
P-6	MH-6	MH-7	219	168	167	Circle - 54.00 in	3.48	6.38	0.46	132.88	2.79	145.79	172.02	170.55
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 54.00 in	7.38	9.57	1.51	241.25	4.93	158.43	169.68	166.22
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 54.00 in	9.57	3.05	2.3	297.91	5.79	157.5	166.17	161.69
P-9	MH-9	O-1	67.5	158	157	Circle - 54.00 in	3.05	0.5	1.48	239.26	4.89	156.83	161.67	159.98
P-5(1)	MH-5	MH-39	464.2	179	174	Circle - 48.00 in	1.77	2.41	1.08	149.07	4.1	135.63	182.47	177.47
P-5(2)	MH-39	MH-6	481.3	174	168	Circle - 48.00 in	2.41	3.98	1.25	160.38	4.35	133.78	177.45	172.03
P-4(1)	MH-4	MH-40	144.3	184	182.5	Circle - 48.00 in	4.92	2.32	1.04	146.44	3.92	112.78	187.21	185.19
P-4(2)	MH-40	MH-5	125.5	181	179	Circle - 48.00 in	3.82	1.77	1.59	181.29	4.63	112.28	184.2	182.57
P-3(2)	MH-41	MH-4	145.6	188	187	Circle - 48.00 in	5.37	1.92	0.69	119.04	3.27	108.9	191.16	190.01
P-3(1)(1)	MH-3	MH-42	66.2	192	191.5	Circle - 48.00 in	8.11	6.74	0.76	124.82	3.42	109.75	195.17	194.71
P-3(1)(2)	MH-42	MH-41	170.7	191.5	190	Circle - 48.00 in	6.74	3.37	0.88	134.66	3.64	109.5	194.66	192.76
CO-27	MH-38	MH-43	509.7	189	187.2	Circle - 30.00 in	1.85	19.3	0.35	24.37	3.34	53.74	211.16	202.41
CO-28	MH-43	CS-13	371.9	187.2	185.64	Circle - 30.00 in	19.3	0.02	0.42	26.56	3.67	59.16	195.84	188.03

Proposed 100-Year Storm Event for Option 2 - Conduit Table														
Label	Start Node	Stop Node	Length (ft)	Invert up	Invert down	Conduit Desc.	Cover up (ft)	Cover Down (ft)	Slope (%)	Capacity (cfs)	Velocity	Flow (cfs)	HGL In (ft)	HGL Out (ft)
P-1	MH-1	MH-2	841.4	200.5	194.5	Circle - 48.00 in	1.39	1.41	0.71	121.29	2.97	122.47	205.31	199.19
P-2	MH-2	MH-3	502.8	194.5	192	Circle - 48.00 in	1.41	8.11	0.5	101.28	2.88	118.6	199.06	195.67
P-6	MH-6	MH-7	219	168	167	Circle - 54.00 in	3.48	6.38	0.46	132.88	3.44	179.63	173.01	170.88
P-7	MH-7	MH-8	232.5	166	162.5	Circle - 54.00 in	7.38	9.57	1.51	241.25	5.15	195.56	170.01	166.56
P-8	MH-8	MH-9	196.1	162.5	158	Circle - 54.00 in	9.57	3.05	2.3	297.91	6.08	194.46	166.5	162.02
P-9	MH-9	O-1	67.5	158	157	Circle - 54.00 in	3.05	0.5	1.48	239.26	5.11	193.67	161.99	160.4
P-5(1)	MH-5	MH-39	464.2	179	174	Circle - 48.00 in	1.77	2.41	1.08	149.07	4.06	167.33	185.78	179.48
P-5(2)	MH-39	MH-6	481.3	174	168	Circle - 48.00 in	2.41	3.98	1.25	160.38	4	165.03	179.39	173.04
P-4(1)	MH-4	MH-40	144.3	184	182.5	Circle - 48.00 in	4.92	2.32	1.04	146.44	4.04	139.29	187.5	185.65
P-4(2)	MH-40	MH-5	125.5	181	179	Circle - 48.00 in	3.82	1.77	1.59	181.29	3.36	138.69	185.94	184.77
P-3(2)	MH-41	MH-4	145.6	188	187	Circle - 48.00 in	5.37	1.92	0.69	119.04	3.26	134.49	191.86	190.46
P-3(1)(1)	MH-3	MH-42	66.2	192	191.5	Circle - 48.00 in	8.11	6.74	0.76	124.82	3.29	135.54	195.65	195.03
P-3(1)(2)	MH-42	MH-41	170.7	191.5	190	Circle - 48.00 in	6.74	3.37	0.88	134.66	3.72	135.22	194.97	193.29
CO-27	MH-38	MH-43	509.7	189	187.2	Circle - 30.00 in	1.85	19.3	0.35	24.37	4.13	66.54	220.45	207.03
CO-28	MH-43	CS-13	371.9	187.2	185.64	Circle - 30.00 in	19.3	0.02	0.42	26.56	4.57	73.53	200.07	188.09

Appendix B – BCA Calculations



FEMA

Benefit-Cost Calculator

V.6.0 (Build 20250604.2146 | Release Notes)

Benefit-Cost Analysis

Project Name: Brite Avenue and Fox Meadow Road Drainage Improvements [Professional Expected Damages]



Map Marker	Mitigation Title	Property Type	Hazard	Discount Rate (%)	Benefits (B)	Costs (C)	BCR (B/C)
▲ 1	Other @ Brite Ave, Scarsdale, New York, 10583		DFA - Severe Storm	7.0	\$ 2,881,789	\$ 2,603,574	1.11
TOTAL (SELECTED)					\$ 2,881,789	\$ 2,603,574	1.11
TOTAL					\$ 2,881,789	\$ 2,603,574	1.11

Property Configuration

Property Title: Other @ Brite Ave, Scarsdale, New York, 10583

Property Location: 10583, Westchester, New York

Property Coordinates: 41.00567446252989, -73.79205074095488

Hazard Type: Severe Storm

Mitigation Action Type: Other

Property Type: Other

Analysis Method Type: Professional Expected Damages

Cost Estimation

Other @ Brite Ave, Scarsdale, New York, 10583

Discount Rate (%): 7.0% Use Default:Yes

Project Useful Life (years): 30

Project Cost: \$2,600,000

Number of Maintenance Years: 30 Use Default:Yes

Annual Maintenance Cost: \$288

Damage Analysis Parameters - Damage Frequency Assessment

Other @ Brite Ave, Scarsdale, New York, 10583

Year of Analysis was Conducted: 2025

Year Property was Built: 0

Analysis Duration: 10 Use Default:Yes

Professional Expected Damages Before Mitigation

Other @ Brite Ave, Scarsdale, New York, 10583

Recurrence Interval (years)	OTHER	OPTIONAL DAMAGES			VOLUNTEER COSTS		TOTAL
	Damages (\$)	Category 1 (\$)	Category 2 (\$)	Category 3 (\$)	Number of Volunteers	Number of Days	Damages (\$)
1	36,120	0	0	0	0	0	36,120
2	90,680	0	0	0	0	0	90,680
10	290,320	185,090.63	0	0	0	0	475,411
25	425,480	740,362.5	0	0	0	0	1,165,843
100	554,440	2,961,450	0	0	0	0	3,515,890

Annualized Damages Before Mitigation
Other @ Brite Ave, Scarsdale, New York, 10583

Annualized Recurrence Interval (years)	Damages and Losses (\$)	Annualized Damages and Losses (\$)
1	36,120	28,615
2	90,680	83,052
10	475,411	44,669
25	1,165,842	60,738
100	3,515,890	35,159
Sum Damages and Losses (\$)		Sum Annualized Damages and Losses (\$)
	5,283,943	252,233

Professional Expected Damages After Mitigation
Other @ Brite Ave, Scarsdale, New York, 10583

Recurrence Interval (years)	OTHER	OPTIONAL DAMAGES			VOLUNTEER COSTS		TOTAL
	Damages (\$)	Category 1 (\$)	Category 2 (\$)	Category 3 (\$)	Number of Volunteers	Number of Days	Damages (\$)
1	20,000	0	0	0	0	0	20,000
2	20,000	0	0	0	0	0	20,000
10	20,000	0	0	0	0	0	20,000
25	20,000	0	0	0	0	0	20,000
100	20,000	0	0	0	0	0	20,000

Annualized Damages After Mitigation
Other @ Brite Ave, Scarsdale, New York, 10583

Annualized Recurrence Interval (years)	Damages and Losses (\$)	Annualized Damages and Losses (\$)
1	20,000	10,000
2	20,000	8,000
10	20,000	1,200
25	20,000	600
100	20,000	200
Sum Damages and Losses (\$)		Sum Annualized Damages and Losses (\$)
	100,000	20,000

Benefits-Costs Summary
Other @ Brite Ave, Scarsdale, New York, 10583

Discount Rate (%):	7.0% Use Default:Yes
Total Project Benefits:	\$2,881,789
Total Project Cost:	\$2,603,574
Benefit-Cost Ratio:	1.11



APPENDIX B.1 Scarsdale - BCA Data

Project Configuration													Damages Before Mitigation										Damages After Mitigation										
Project Name	Project Location (Address/street)	Type of Concern	Hazard Type	Mitigation Action Type	Damage & Frequency Relationship	Project Useful life	Analysis Duration	Federal Rate (\$)	Structures Impacted (Y/N)	# of Basins	Annual Basin Maintenance Cost (\$)	Total Annual Maintenance Cost (\$)	Other Damages										Proposed LOP	Other Damages									
													Storm Event	Length of road impacted	Existing LOP	DPW Cleanup Costs (\$)	Police Cost (\$ Per Location	Pavement and Drainage Repair Costs (\$)	Heavy Cleaning - Drainage (\$)	Sanitary Sewer Costs (\$)	Total Damages (Other) (\$)	Category 1 - Residential Property Damage		Total Damages Before Mitigation	Length of road Impacted (proposed)	DPW Cleanup Costs (\$)	Police Cost (\$ Per Location	Pavement and Drainage Repair Costs (\$)	Heavy Cleaning - Drainage (\$)	Sanitary Sewer Costs (\$)	Total Damages (Other) (\$)	Category 1 - Residential Damage Repairs (\$)	Total Damages After Mitigation
Fox Meadow Road and Chesterfield Road Drainage Study	Fox Meadow Road and Chesterfield Road	Flooding	Riverine Flood	Drainage Improvement	Professional Expected Damages	30	10	0.625	Y	16	\$288.00	\$288.00	1 year	100	Less than 1 year	\$15,000.00	\$0.00	\$800.00	\$20,000.00	\$320.00	\$36,120.00	\$0.00	\$36,120.00	100 year	0	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
													2 year	400		\$60,000.00	\$6,200.00	\$3,200.00	\$20,000.00	\$1,280.00	\$90,680.00	\$0.00	\$90,680.00		0	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
													10 year	1600		\$240,000.00	\$12,400.00	\$12,800.00	\$20,000.00	\$5,120.00	\$290,320.00	\$185,090.63	\$475,410.63		0	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
													25 year	2400		\$360,000.00	\$18,600.00	\$19,200.00	\$20,000.00	\$7,680.00	\$425,480.00	\$740,362.50	\$1,165,842.50		0	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
													100 year	3200		\$480,000.00	\$18,600.00	\$25,600.00	\$20,000.00	\$10,240.00	\$554,440.00	\$2,961,450.00	\$3,515,890.00		0	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00

Unit Prices:
 Annual Basin Maintenance: \$18/structure per year
 DPW Debris Cleanup = \$15,000/year per 100 feet of road flooded for each storm recurrence Interval
 Pavement and Drainage Repair = \$800/year per 100 feet of road flooded for each storm recurrence Interval
 Police Cost = \$3,100/year at each location (typically at intersections)
 Heavy Cleaning Drainage = \$20,000 per year
 SS Costs = \$3.20/ LF Cleaning and CCTV



RESOLUTION NO. 2026 –

RESOLVED, that this Board hold a public hearing on the proposed modification to the Peekskill Sanitary Sewer District by the addition of two (2) parcels of property located in the Town of Somers, more particularly described as 0 Route 6, Sec. 4,20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4, pursuant to Section 237.131 of the Laws of Westchester County. The public hearing will be held at _____ P.M. on the ____ day of _____, 2026 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. Such Notice shall be substantially in the form attached hereto.

PUBLIC NOTICE

NOTICE OF HEARING: MODIFICATION TO THE PEEKSKILL SANITARY SEWER DISTRICT BY THE ADDITION OF TWO (2) PARCELS OF PROPERTY IN THE TOWN OF SOMERS; NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF LEGISLATORS OF WESTCHESTER COUNTY ON THE _____ DAY OF _____, 2026 AT _____ P.M. IN THE CHAMBERS OF THE WESTCHESTER COUNTY BOARD OF LEGISLATORS, 8TH FLOOR, 148 MARTINE AVENUE, WHITE PLAINS, NEW YORK FOR THE PURPOSE OF HEARING PERSONS OR PARTIES INTERESTED IN THE PROPOSED ADDITION TO THE PEEKSKILL SANITARY SEWER DISTRICT OF LAND IN THE TOWN OF SOMERS IN ACCORDANCE WITH THE FEASIBILITY REPORT OF THE COMMISSIONER OF ENVIRONMENTAL FACILITIES, DATED SEPTEMBER 15, 2025, OF THE PARCELS LISTED BELOW BY STREET ADDRESS, IF ANY, AND TAX MAP DESIGNATION.

0 ROUTE 6, SEC. 4.20, BLOCK 1, LOT 12; and

SEC. 15.08, BLOCK 1, LOT 4

A COPY OF THE REPORT AND MAP PREPARED BY THE COMMISSIONER OF ENVIRONMENTAL FACILITIES IS ON FILE IN THE OFFICE OF THE CLERK OF THE BOARD OF LEGISLATORS AND MAY BE INSPECTED THERE BY ANY INTERESTED PARTY DURING BUSINESS HOURS.

CLERK OF THE COUNTY
BOARD OF LEGISLATORS
WESTCHESTER COUNTY, NEW YORK

Dated: _____, 2026
White Plains, New York

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

Your Committee is in receipt of a transmittal from the County Executive in which the County Executive states that the Commissioner of Environmental Facilities has advised him that the Town of Somers (the “Town”) has requested, pursuant to the attached resolution of the Town, that the Peekskill Sanitary Sewer District (the “District”) be modified to add two (2) parcels of property more particularly described as 0 Route 6, Sec. 4.20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4 (hereinafter the “Parcels”), which Parcels are not currently in any County Sanitary Sewer District and have never been in any County Sewer District in the past.

Your Committee is informed that the feasibility report prepared by the Department of Environmental Facilities (the “Department”) dated September 15, 2025 and attached hereto (the “Feasibility Report”), indicates that the proposed addition of the Parcels represents an increase of 0.75% to the Equalized Full Value of the District. Therefore, the addition of the Parcels will not cause significant changes in the tax rate of the District.

According to the Department, the proposal to add the Parcels is feasible because: 1) the matter was requested by the Town; 2) the facilities necessary to connect the Parcels to County facilities (i.e., gravity sewers) will be constructed at the total expense of the Town; 3) maintenance of the completed facilities will be the responsibility of the Town and not the District; 4) the Peekskill Water Resource Recovery Facility (the “Facility”) has a design flow of 10 MGD and the present average daily flow is 6.1 MGD. The average daily flow the Parcels will generate after inclusion is 25,200 GPD. Therefore, the Facility and the County Trunk Sewer have sufficient capacity to accommodate the Parcels; 5) the subject expansion will not result in any significant effect on the tax structure of the District; and 6) the Parcels proposed to be added to

the District are not now in any County sewer district and will be required to pay a surcharge over a ten year period.

Your Committee notes that Section 237.131 of the Laws of Westchester County (“LWC”) authorizes the alteration or change of a sewer district. However, your Honorable Board may only alter or change the district after it has held a public hearing after notice has been given by publication in such manner and for such time as the Board shall direct. Therefore, attached hereto is a Resolution, which, if adopted by your Honorable Board, would authorize the date and time of the public hearing. Your Committee recommends adoption of said Resolution.

Furthermore, LWC Sections 237.131 and 237.141 confer authority to determine what charges, if any, will be assessed against the Parcels. Your Committee has been informed that the Department recommends that an aggregate surcharge of \$401,827.00 to be paid in each of ten equal annual installments of \$40,182.70, be assessed against the Parcels. This surcharge reflects capital costs incurred by the District from 1970 through 2025. This formula has been used in past legislation for parcels added to a sanitary sewer district.

The Planning Department has advised that the request to be included in the District is a component of a residential townhouse development project, known as Trailside Estates. Pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”), the Town Planning Board classified the overall development project as a Type I action, served as lead agency, conducted coordinated review and issued a Negative Declaration for the project on February 13, 2025. Since the County was included as an involved agency in the coordinated review process, then, in accordance with Section 617.6(b)(3), no further environmental review is required by the County for the proposed sewer district modification.

Your Committee has reviewed the attached SEQR documentation prepared by the Planning Department and concurs with this conclusion.

It should be noted that a vote of not less than a majority of the voting strength of the Board of Legislators is required to pass this Act.

Based on the above facts and the Feasibility Report prepared by the Department, your Committee concurs with the recommendation of the County Executive and recommends that your Honorable Board adopt the annexed Resolution which will authorize publication of the Legal Notice for the public hearing as required by the Laws of Westchester County in such matters, and, after such hearing, urges your Honorable Board to adopt the annexed Act which accomplishes the addition of the Parcels to the District.

Dated: February 2nd, 2026
White Plains, New York

Vedat Gedhi
[Signature]

[Signature]

[Signature]

Anant Nandian

[Signature]
William [Signature]

[Signature]
Vedat Gedhi
[Signature]
Anant Nandian

Budget & Appropriations

Infrastructure & Housing

COMMITTEE ON

K:SJC 1/7/2026

Dated: February 2, 2026
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Infrastructure & Housing

A handwritten signature in cursive script, appearing to read "J. Holstein".

Budget & Appropriations

A handwritten signature in cursive script, appearing to read "J. Holstein".

FISCAL IMPACT STATEMENT

SUBJECT: 0 Route 6 , Peekskill SSD, Town of Somers

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 \$ -

Total Current Year Revenue \$ -

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

Additional Appropriations

Other (explain)

Identify Accounts: 236-60-1610-9012

Potential Related Operating Budget Expenses: Annual Amount \$ -

Describe: Operating expenses related to process and treatment
plant expenses of additional flow from these parcels.

Potential Related Operating Budget Revenues: Annual Amount \$40,182.70

Describe: "Buy-in" revenue for the parcel added to the Peekskill Sewer District each year
for the next 10 years.

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

Current Year: _____

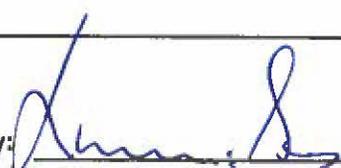
Next Four Years: Please see description above

Prepared by: Steve Elie-pierre

Title: Director

Department: Maintenance

Date: Tuesday, January 6, 2026

WJ
Reviewed By: 

Budget Director

Date: 1/12/25

TO: Vincent Kopicki, Commissioner
Department of Environmental Facilities

FROM: Blanca P. Lopez, M.S. 
Commissioner

DATE: October 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR PEEKSKILL
SANITARY SEWER DISTRICT EXPANSION – 0 ROUTE 6, SOMERS**

In response to your request, the Planning Department has reviewed the above referenced action with respect to the State Environmental Quality Review Act and it's implementing regulations 6 NYCRR Part 617 (SEQR).

The proposed expansion of the County's Peekskill Sanitary Sewer District to add two parcels located in the Town of Somers (Tax Map ID 4.20-1-12 and 15.08-1-4) is a component of a residential townhouse development project, known as Trailside Estates.

Pursuant to SEQR, the Town of Somers Town Board classified the overall project as a Type I action, served as lead agency, conducted coordinated review and issued a Negative Declaration for the project on February 13, 2025. Since the County was included as an involved agency in the coordinated review process, then, in accordance with section 617.6(b)(3), no further environmental review is required by the County for the proposed sewer district modification.

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

BPL/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Aviva Meyer, Director of Policy and Programs, Health and Infrastructure
Tami Altschiller, Assistant Chief Deputy County Attorney
David Kvinge, Assistant Commissioner
Steve Elie-Pierre, P.E., Director of Maintenance
Sean Curtin, Assistant County Attorney
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

TEL: 914-277-3323
FAX: 914-277-3960

TOWNCLERK'S OFFICE

Town House
335 Route 202
Somers, N.Y., 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute and the submission of the petition be made to the Board of Legislators of the County of Westchester to consider the extension and enlargement of the Peekskill Hollow Sewer District to include the boundaries of the Parkview extension area as outlined in the petition pursuant to Article 5-A of the County Law.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Work Session/Regular Meeting held on February 13, 2025.

Dated: February 19, 2025

Patricia Kalba

Town Clerk

Ec: Supervisor
Director of Finance
Planning

COUNTY OF WESTCHESTER
DEPARTMENT OF ENVIRONMENTAL FACILITIES

September 15, 2025

FEASIBILITY REPORT
IN THE MATTER OF

THE ENLARGEMENT FOR A CERTAIN PROPERTY

IN THE

PEEKSKILL SANITARY SEWER DISTRICT

TOWN OF SOMERS



Vincent F. Kopicki, P.E.
Commissioner
Environmental Facilities

The Town of Somers has petitioned that two (2) properties currently not included in the Peekskill Sanitary Sewer District be added to the Peekskill Sanitary Sewer District.

A. The identification of the property not currently within the boundaries of the Peekskill Sanitary Sewer District and to be added is contained in the attached Resolution prepared by the Town Clerk, Town of Somers. Said properties are not currently in any County Sanitary Sewer District, and has never been in any County Sewer District in the past. The properties are known as 0 Route 6, designated as Section 4.20, Block 1, Lot 12, and Section 15.08, Block 1, Lot 4.

B. EFFECT ON SEWER DISTRICT TAX RATE:

Full Equalized Valuations, which are assessed values adjusted for equalization rates, form the basis on which the sewer district tax levies are apportioned by the County Board of Legislators. The following are the full equalized valuations in the 2025 tax levy pertinent to the subject property:

Full Value of District

<u>CITIES/TOWNS</u>	<u>ASSESSED VALUE</u>	<u>EQ. PERCENT</u>	<u>FULL VALUE</u>
Cortlandt	\$ 15,089,194	1.18%	\$1,278,745,254
Peekskill	123,943,198	2.37	5,229,670,801
Somers	34,606,268	9.78	353,847,321
Yorktown	52,874,476	1.77	2,987,258,531
Total			\$ 9,849,521,908
(Town of Somers) Total Value of the parcel to be added			+ <u>74,150,000</u>
Total Full Value of District as Amended:			\$ 9,923,671,908

* represents a 0.75% increase in the FEV of the District

C. The Surcharge Calculation for the properties which is not now in a County Sewer District and is proposed for inclusion in the Peekskill Sanitary Sewer District is as follows:

If: e = added area's share in District equity or surcharge amount;

A = added area's f.e.v., 2025 Rolls

D = District f.e.v., 2025 rolls, before proposed additions

and E = District equity in existing facilities or the total of debt service and advances from district levies to pay the capital costs of those facilities, for the period 1970 through 2025.

Then:
$$e = \frac{A}{D+A} \times E$$

$$e = \frac{74,150,000}{9,849,521,908 + 74,150,000} \times 53,577,052$$

$$e = \frac{74,150,000}{9,923,671,908} \times 53,577,052$$

$$e = 0.0075 \times \$53,577,052$$

$$e = \$401,827.89 \text{ (rounded to } \$401,827.00)$$

and: in each of 10 annual installments, a total surcharge of \$40,182.70 is to be collected from the added property and credited to the remaining properties of all Municipalities in the District, in each of the ten years.

D. Summary and Recommendations.

The proposed Peekskill Sanitary Sewer District Addition is feasible because:

1. The matter was requested by the Town of Somers.
2. The facilities necessary to connect the property to County facilities (i.e. Gravity Sewers) will be constructed at the total expense of the Town of Somers.
3. Maintenance of the completed facilities will be the responsibility of the Town of Somers but not the Peekskill Sanitary Sewer District.
4. The Peekskill Water Resource Recovery Facility has a design flow of 10 MGD and the present average daily flow is 6.1 MGD. The average daily flow the parcel will generate is 25,200 gallons per day. The Facility and the County Trunk Sewer have sufficient capacity to accommodate this property.
5. The subject expansion will not result in any significant effect on the tax structure of the district.
6. The Territory proposed to be added to the Peekskill Sanitary Sewer District is not now in any County Sewer District and will be required to pay a surcharge over a ten year period.

ACT NO. 2026 -

AN ACT to Modify the Peekskill Sanitary Sewer District by the Addition of two (2) Parcels of Property Located in the Town of Somers.

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

Section 1. The following properties known and designated as 0 Route 6, Sec. 4.20, Block 1, Lot 12; and Sec. 15.08, Block 1, Lot 4 (the "Parcels") on the assessment maps of the Town of Somers (the "Town") are hereby added to the Peekskill Sanitary Sewer District (the "District").

§ 2. Pursuant to the provisions of Chapter 237 of the Laws of Westchester County, the Board levies and assesses against the Parcels the aggregate sum of Four Hundred One Thousand Eight Hundred Twenty-Seven and 00/100 (\$401,827.00) Dollars which amount shall be payable in ten equal annual installments of Forty Thousand One Hundred Eighty-Two and 70/100 (\$40,182.70) Dollars and shall be credited to the remaining portion of the District.

§ 3. This Act and the District and assessment areas as so altered, changed, modified, reduced and/or enlarged hereby, shall become effective immediately and the assessment rolls filed after the next taxable status date shall show County sewer district assessments and taxes on the basis of such revised District, and taxes levied on such rolls shall be based thereon, but any sewer district tax or assessment levied on any valid assessment rolls in effect prior to the next taxable status date, on any parcel affected by the revisions made by this Act, shall continue valid as such or as a tax lien, until paid and the amount paid shall be credited to the sewer district in which such parcel was assessed on the role on which said tax is levied.

§ 4. The County Executive or his authorized designee be and hereby is authorized and empowered to execute any and all instruments and to take all action necessary and appropriate to accomplish the purposes hereof.

§ 5. This Act shall take effect immediately.

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

Your Committee is in receipt of a proposed Act prepared by the Westchester County Commissioner of Finance, pursuant to Section 119.21(12) of the Westchester County Charter and Section 283.201 of the Westchester County Tax Law, which if adopted by your Honorable Board, would authorize the County of Westchester ("County"), acting by and through its Department of Finance ("Department"), to fix the tax distribution tables apportioned for the County General Fund (for County Purposes and for County Share of MTA), for County Water District No. 1, for the Refuse Disposal District No. 1, each of the thirteen Sanitary Sewer Districts in the County, and any adjustments thereto, for year 2026.

Your Committee is also in receipt of another proposed Act, which if adopted by your Honorable Board, would authorize the County to determine the amounts of County taxes (for County Purposes and for County Share of MTA) and for Special District taxes and other charges against the various towns and cities in the County of Westchester, and adjustments thereto, and levying such apportioned amounts for the purposes therein set forth against such towns and cities for year 2026.

Your Committee is further advised by the Department of Planning that this is not an action subject to the State Environmental Quality Review Act. Therefore, no further environmental review is required. Please refer to the annexed memorandum from the Department of Planning dated January 9, 2026, which is on file with the Clerk of the Board of Legislators. Your Committee concurs with this conclusion.

An affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the attached proposed Acts.

After a thorough examination of both of the above-cited Acts,
your Committee recommends their adoption.

Dated: February 2nd, 2026, White Plains, New York

Vedat Gahin
JWR



Handwritten signature in blue ink, possibly reading "M. Williams".

Arant Nandan

Henry Williams John

COMMITTEE on

Budget & Appropriations

cc.emc/12.22.2025

Dated: February 2, 2026
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below

Committee(s) on:

Budget & Appropriations

A handwritten signature in cursive script, appearing to read "Joseph Holstein".

FISCAL IMPACT STATEMENT

SUBJECT: 2026 Real Property Tax Warrants

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 \$ -

Total Current Year Revenue \$ 780,099,891

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

Additional Appropriations

Other (explain)

Identify Accounts: 101-9012 General Operating Fund; Various Special Districts Funds 9012

Annual Westchester County Property Tax Levies

Potential Related Operating Budget Expenses: Annual Amount _____

Describe: _____

Potential Related Operating Budget Revenues: Annual Amount 780,099,891

Describe: 2026 County Tax Warrants for General Fund Operations, Refuse Disposal

District #1, Water District # 1 and 13 Westchester Sewer District Funds.

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

Current Year: _____

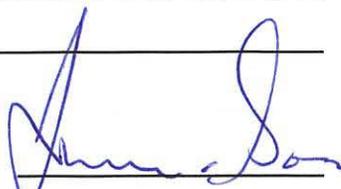
Next Four Years: _____

Prepared by: Cesar Vargas

Title: First Deputy Commissioner

Department: Finance

Date: December 15, 2025

Reviewed By: 

Budget Director

Date: 1/14/26

AN ACT fixing the Tax Distribution Tables for the County General Fund (for County Operating Purposes and for County share of MTA), for the County Water District No. 1, for the Refuse Disposal District No. 1, and for each of the thirteen Sanitary Sewer Districts in the County.

WHEREAS, the Westchester County Tax Commission heretofore, by its report dated December 7, 2025, presented the 2025 Westchester County Equalization Table with percentages of total full value for the cities and towns of the County of Westchester ("County"); and

WHEREAS, the same percentages are applicable to the Special Districts in the County;

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

Section 1. That the share to be paid by each town and city of the County is hereby fixed and determined as set forth in the aforesaid tables annexed hereto and made part hereof.

§2. That the amount of tax to be collected from each such town and city in said tables set forth, is hereby levied against each such town and city.

§3. This Act shall take effect immediately.

2025 WESTCHESTER COUNTY EQUALIZATION TABLE				
MUNICIPALITY	COUNTY TAXABLE ASSESSED VALUE	COUNTY RATE	COUNTY FULL VALUE (\$)	% OF TOTAL FULL VALUE
City of Mount Vernon	147,271,614	1.80	8,181,756,333	3.296244%
City of New Rochelle	266,883,477	1.84	14,504,536,793	5.843548%
City of Peekskill	64,886,472	2.28	2,845,897,895	1.146548%
City of Rye	146,075,313	1.18	12,379,263,814	4.987324%
City of White Plains	276,917,401	2.18	12,702,633,073	5.117602%
City of Yonkers	468,541,887	1.72	27,240,807,384	10.974702%
Town of Bedford	606,625,033	7.65	7,929,738,993	3.194712%
Town of Cortlandt	111,914,207	1.21	9,249,108,017	3.726255%
Town of Eastchester	101,272,768	0.88	11,508,269,091	4.636420%
Town of Greenburgh	27,769,499,616	100.00	27,769,499,616	11.187700%
Town of Harrison	126,714,436	1.16	10,923,658,276	4.400894%
Town of Lewisboro	295,913,376	6.27	4,719,511,579	1.901384%
Town of Mamaroneck	12,877,429,027	100.00	12,877,429,027	5.188023%
Town of Mount Kisco	289,736,435	13.91	2,082,936,269	0.839168%
Town of Mount Pleasant	147,859,179	1.07	13,818,614,860	5.567206%
Town of New Castle	1,092,589,267	13.95	7,832,181,125	3.155408%
Town of North Castle	123,230,004	1.62	7,606,790,370	3.064603%
Town of North Salem	1,833,887,239	92.50	1,982,580,799	0.798737%
Town of Ossining	7,043,109,929	100.00	7,043,109,929	2.837509%
Town of Pelham	4,652,768,140	100.00	4,652,768,140	1.874494%
Town of Pound Ridge	384,303,253	12.56	3,059,739,275	1.232699%
Town of Rye	10,130,657,741	100.00	10,130,657,741	4.081412%
Town of Scarsdale	9,356,805,824	69.73	13,418,623,009	5.406058%
Town of Somers	492,988,303	8.85	5,570,489,299	2.244223%
Town of Yorktown	130,943,259	1.60	8,183,953,688	3.297129%
TOTALS	78,938,823,200		248,214,554,396	100.00%

WESTCHESTER COUNTY TAX COMMISSION

Manuel Casanova
 Manuel Casanova, Commissioner

12/7/25
 Date

James Husselbee
 James Husselbee, Commissioner

12/3/25
 Date

Sadie McKeown
 Sadie McKeown, Commissioner

12/5/25
 Date

Mary Beth Murphy
 Mary Beth Murphy, Commissioner

12/3/2025
 Date

ACT NO. - 2026

AN ACT fixing and determining the amounts of: County General Fund taxes (for County Operating Purposes and for County share of MTA); the Special District Taxes; and other charges against the various towns and cities in the County of Westchester; and levying such apportioned amounts for the purposes therein set forth against such towns and cities.

WHEREAS, the County Board of Legislators of the County of Westchester has duly adopted the County Budget and various District Budgets and charges for the fiscal year 2026 as follows:

County of Westchester:		
Metropolitan Transportation Authority	\$ 34,314,252	
County Operating Purposes	527,987,407	
Total County Taxes Levy		562,301,659
Blind Brook Sanitary Sewer District		11,460,850
Bronx Valley Sanitary Sewer District		33,249,689
Central Yonkers Sanitary Sewer District		2,545,761
Hutchinson Valley Sanitary Sewer District		9,449,820
Mamaroneck Valley Sanitary Sewer District		23,601,744
New Rochelle Sanitary Sewer District		20,656,660
North Yonkers Sanitary Sewer District		6,819,297
Ossining Sanitary Sewer District		5,927,644
Peekskill Sanitary Sewer District		6,848,638
Port Chester Sanitary Sewer District		3,938,328
Saw Mill Valley Sanitary Sewer District		21,632,931
South Yonkers Sanitary Sewer District		2,774,481
Upper Bronx Valley Sanitary Sewer District		1,977,288
County Water District No. 1		4,698,623
Refuse Disposal District No. 1		62,216,478

WHEREAS, the December 7, 2025 report of the Westchester County Tax Commission has been duly filed with the County Board of Legislators; and

WHEREAS, the foregoing amounts have been fixed and determined by the County Board of the County of Westchester, as the amounts necessary to be raised for the purposes therein set forth; and

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

Section 1. That each and every one of the aforesaid amounts be and the same are hereby levied against the property within the District or tax division from which said amounts are to be raised.

§2. That aforesaid amounts, heretofore or hereby levied, are hereby apportioned against the towns and cities of the County in the apportioned amounts hereinafter specified and for the special purpose hereinafter indicated and the total amount so levied against each of said towns and cities shall be paid to the Commissioner of Finance of the County of Westchester, and shall be applied to and for the purpose hereinafter specified.

§3. That the Chairman of the Board be and is hereby authorized and directed to issue for and on behalf of this Board, a certificate of such apportionment and levy as provided by law, and the Clerk of the Board be and is hereby authorized and directed to attest the same as required by law.

§4. That the Clerk of the Board be and is hereby authorized and directed, as provided by law, to deliver certified copies of this Act and apportionment to each of said towns and cities.

§5. This Act shall take effect immediately.

ACT 281 - 2025 (as amended)

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

Your Committee on Budget and Appropriations is in receipt of a transmittal from the County Executive of his proposed 2026 County Budget and Budget Act making appropriations and levying real property taxes for the support of County Government for the year Two Thousand Twenty-six.

The Department of Budget has advised that this legislation is necessary for the conduct of County Government for the fiscal year beginning January 1, 2026.

Therefore, the Committee recommends the adoption of the attached Budget Act making appropriations and levying real property taxes for the support of County Government for the year Two Thousand Twenty-six.

ACT NO. 281 of 2025 (as amended)

AN ACT adopting the County Budget and making appropriations and levying real property taxes for the conduct of the County Government for the year Two Thousand Twenty-Six.

Be it enacted by the Board of Legislators of the County of Westchester as follows:

Section 1. The accompanying County Budget including the current plan and the capital program for the County of Westchester and the several districts therein, as listed below, is hereby adopted for the fiscal year Two Thousand and Twenty-Six:

County of Westchester	
Environmental Facilities, Department of	Saw Mill Valley Sanitary Sewer District
Blind Brook Sanitary Sewer District	South Yonkers Sanitary Sewer District
Bronx Valley Sanitary Sewer District	Upper Bronx Valley Sanitary Sewer District
Central Yonkers Sanitary Sewer District	North Yonkers Pump Station
Hutchinson Valley Sanitary Sewer District	Joint Treatment Plant (Yonkers)
Mamaroneck Valley Sanitary Sewer District	Water Agency
New Rochelle Sanitary Sewer District	County Water District No. 1
North Yonkers Sanitary Sewer District	County Water District No. 2
Ossining Sanitary Sewer District	County Water District No. 3
Peekskill Sanitary Sewer District	County Water District No. 4
Port Chester Sanitary Sewer District	Refuse Disposal District No. 1

Section 2. During the Calendar Year 2026, the Commissioner of Finance shall verify and provide the Board of Legislators quarterly with a statement of the County's cash flow for the General Fund.

Section 3. The several amounts specified in the above mentioned budget under the column heading "Allowed 2026" or so much of such amount as shall be sufficient to accomplish the purposes designated are hereby appropriated for such purposes under the following general classifications:

- Personal Service (Code 100 and 101)
- Purchase of Equipment (Code 200)
- Materials and Supplies (Code 300)
- Expenses (Code 400 and 599)
- Relief (Code 501)
- County Debt Service (Agency 51)
- Miscellaneous (Agency 52)
- Capital Projects

Section 4. Within 30 days after the close of the Second Quarter and the Fourth Quarter for the Calendar Year 2026, the Commissioner of Finance shall verify and provide the Board of Legislators with:

- (i) A combined statement of the County's cash balances for all accounts
- (ii) A statement of the County's cash balances for all enterprise funds

Section 5. With respect to the Executive Branch of County government, the positions shown in the budget are hereby authorized, created and/or continued and the number appearing on the line items of the positions shall be the number of positions under such title.

Section 6. All elective officers, appointive officers and other positions are to be paid at salaries set in accordance with the provisions of the personnel rules and amendments thereto adopted by this Board and with respect to the Executive Branch of County government, may be filled only in accordance with procedures approved by the County Executive.

Section 7. Where personal service is required to accomplish the intended purpose of an appropriation, such personal service may be employed in accordance with the provision of the personnel rules and amendments thereto adopted by the Board, when approved and allocated by the Budget Director as appropriate

Section 8. Where personnel are employed under a trust or grant, such employment shall terminate at the expiration of the funds provided by the trust or grant.

Section 9. The Commissioner of Finance is hereby authorized to advance from funds on hand to Year 2026 Budget accounts such amounts as may be required, pending receipt of taxes and/or other revenues.

Section 10. Transfer of appropriations between departments and transfer of appropriations between a department and the Miscellaneous Budget are made upon the prior recommendation of the County Executive with the prior authorization of the County Board of Legislators.

Section 11. Transfer of appropriations between general classifications of expenditures within the same department and transfers of appropriations between account lines in the Miscellaneous Budget are made with the prior authorization of the County Executive on the recommendation of the Budget Director and with the prior approval of the Committee of the County Board designated by resolution of such Board.

Section 12. The "Trusts" section presented after the operating budget of a department is provided for informational purposes only. Adoption of this budget act shall not be considered to be acceptance of any grant requiring the expenditure of County funds.

Section 13. The invalidity of any provisions, paragraphs, or portions of this Act shall have no effect upon the validity of any other part or portion hereof. Should any provision(s) of this Act be held by a court of competent jurisdiction to be invalid or for any reason unenforceable, the remainder shall nonetheless be of full force and effect.

Section 14. The amounts of the County and Special District Taxes for 2026 resulting from the County Budget are hereby fixed and determined as indicated below:

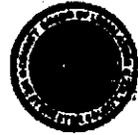
County of Westchester:		
Metropolitan Transportation Authority	34,314,252	
County Operating Purposes	527,987,407	
Total County		562,301,659
Special Districts:		
Blind Brook Sanitary Sewer District		11,460,850
Bronx Valley Sanitary Sewer District		33,249,689
Central Yonkers Sanitary Sewer District		2,545,761
Hutchinson Valley Sanitary Sewer District		9,449,820
Mamaroneck Valley Sanitary Sewer District		23,601,744
New Rochelle Sanitary Sewer District		20,656,660
North Yonkers Sanitary Sewer District		6,819,297
Ossining Sanitary Sewer District		5,927,644
Peekskill Sanitary Sewer District		6,848,638
Port Chester Sanitary Sewer District		3,938,328
Saw Mill Valley Sanitary Sewer District		21,632,931
South Yonkers Sanitary Sewer District		2,774,481
Upper Bronx Valley Sanitary Sewer District		1,977,288
County Water District No. 1		4,698,623
Refuse Disposal District No. 1		62,216,478

Section 15. The foregoing amounts are hereby levied and assessed upon the real property liable therefore in the County, and in the several special districts indicated.

Section 16. Section 2 of Act 2-2004, as subsequently amended, is hereby amended to read as follows: "All other applicants for examination for a position in the competitive or non-competitive class shall pay a fee of ~~forty~~ fifty dollars to the Department of Human Resources of the County of Westchester."

Section 17. This ACT shall take effect immediately and Section 16 shall take effect beginning with the first application period that opens for applications for examinations after the adoption of this ACT.

**DATED: December _____, 2025
White Plains, New York**



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WESTCHESTER COUNTY
BOARD OF LEGISLATORS**COMMITTEE ON BUDGET AND APPROPRIATIONS REPORT****CONCERNING THE 2026 COUNTY BUDGET (Final Report)****December 4, 2025**

Honorable Board of Legislators
County of Westchester
800 Michaelian Office Building
White Plains, New York 10601

Honorable Colleagues:

On October 15, 2025, County Executive Kenneth W. Jenkins forwarded his proposed 2026 County Capital Budget and on November 7, 2025 forwarded his proposed 2026 County Operating and Special Districts Budgets to the Committee on Budget & Appropriations. The Budget & Appropriations Committee of this Honorable Board has devoted full attention to analyze and discuss them.

The Budget & Appropriations Committee held a duly noticed public hearing, as required by the County's Charter, on Wednesday, December 3, 2025. Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system allowing both in-person and remote participation via WebEx. The hearing was attended by concerned residents. In addition, the Budget & Appropriations Committee has benefited from the testimony of Commissioners and heads of major departments, as well as from analysis of the proposed budgets by the Citizens' Budget Advisory Committee and by our auditors.

On Monday, December 1, 2025, pursuant to Section 167.81 of the Westchester County Charter as amended by Local Law 8-1994, the Committee on Budget & Appropriations filed a memorandum of proposed additions to the proposed 2026 Budgets.

The Board of Legislators will continue to debate the legally required balanced budgets for 2026. We are committed to continuing to find the balance between investment in our residents, services and infrastructure while stabilizing the tax levy.

Your Committee finds that amounts appropriated in the 2026 County Budgets pursuant to the policies of this Board are for the purposes of performing the operations of the County and

providing essential services to County residents. Therefore, the Budget & Appropriations Committee offers the attached amendments at this time.

Dated: December 4, 2025

White Plains, New York


Henry Williams John
Don P
Murray
Vedat Galhi
M
Pat
Seyou

Committee on Budget & Appropriations

**Westchester County
2026 Budget Deletions**

2026 OPERATING BUDGET DELETIONS LIST

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
2026 OPERATING BUDGET REVENUE DELETIONS			
MISCELLANEOUS REVENUES (52)	101 52 1000	9012 County Property Tax	\$8,480,000
MISCELLANEOUS REVENUES (52)	101 52 1000	9032 County Sales Tax	\$1,025,000
TOTAL 2026 OPERATING BUDGET REVENUE DELETIONS			\$9,505,000
 2026 OPERATING BUDGET APPROPRIATION DELETIONS			
<u>WESTCHESTER COUNTY BOARD OF LEGISLATORS (10)</u>			
BOARD OF LEGISLATORS (10)	101 10 1000	1010 Net Annual Regular Salaries	\$109,400
BOARD OF LEGISLATORS (10)	101 10 1000	2300 Equipment Replacement	\$20,250
BOARD OF LEGISLATORS (10)	101 10 1000	2400 Additional Equipment	\$5,000
BOARD OF LEGISLATORS (10)	101 10 1000	3600 Printing and Office Supplies	\$18,000
BOARD OF LEGISLATORS (10)	101 10 1000	4070 Equipment Service and Rental	\$150
BOARD OF LEGISLATORS (10)	101 10 1000	4100 Membership Fees	\$4,000
BOARD OF LEGISLATORS (10)	101 10 1000	4360 Educational Training	\$3,000
BOARD OF LEGISLATORS (10)	101 10 1000	4380 Contractual Services	\$20,200
BOARD OF LEGISLATORS TOTAL			\$180,000
 <u>OFFICE OF THE DISTRICT ATTORNEY (37)</u>			
DISTRICT ATTORNEY (37)	101 37 0010	1010 Net Annual Regular Salaries - Pay Plan Amendment	\$500,000
DISTRICT ATTORNEY TOTAL			\$500,000
 <u>MISCELLANEOUS BUDGET ITEMS (52)</u>			
MISCELLANEOUS BUDGET (52)	101 52 2004	4937 Casualty Reserve Fund Contribution (6N Fund)	\$1,000,000
MISCELLANEOUS BUDGET (52)	101 52 2102	5100 Miscellaneous Budget Expense - Municipal Sales Tax Distribution	\$250,000
MISCELLANEOUS BUDGET (52)	101 52 1500	1651 Miscellaneous Budget Expense - FICA (Social Security/Medicare)	\$180,000
MISCELLANEOUS BUDGET TOTAL			\$1,430,000

**Westchester County
2026 Budget Deletions**

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
EMPLOYEE FRINGE BENEFIT ITEMS (52)			
EMPLOYEE FRINGE BENEFITS (52)	101 52 1500	1680 Employee Fringe Benefits - Employee Health Insurance	\$1,160,000
		EMPLOYEE FRINGE BENEFITS TOTAL	\$1,160,000
TOTAL 2026 OPERATING BUDGET APPROPRIATION DELETIONS			\$3,270,000
NET AMOUNT			(\$6,235,000)

**Westchester County
2026 Budget Deletions**

2026 SPECIAL DISTRICTS BUDGET DELETIONS LIST

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
2026 SPECIAL DISTRICTS BUDGET APPROPRIATION DELETIONS			
DEPARTMENT OF ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEWER DISTRICT (60)			
ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEW	230 60 1010	5101 Tax Certiorari Expenses	\$60,000
ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEWER DISTRICT TOTAL			\$60,000
TOTAL 2026 SPECIAL DISTRICTS BUDGET APPROPRIATION DELETIONS			\$60,000
NET AMOUNT			\$60,000

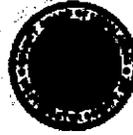
**Westchester County
2026 Budget Deletions**

2026 CAPITAL BUDGET DELETIONS LIST

PROJECT	NUMBER	AMOUNT
2026 CAPITAL BUDGET APPROPRIATION DELETIONS		
Port Chester Waste Water Treatment Plant - Electrical System Upgrade	SPC03	\$4,000,000
Port Chester Waste Water Treatment Plant - HVAC Systems Upgrade	SPC09	\$2,000,000
Quaker Ridge Road Improvement Project	TBD	\$16,125,600
TOTAL 2026 CAPITAL BUDGET APPROPRIATION DELETIONS		\$22,125,600

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WESTCHESTER COUNTY
BOARD OF LEGISLATORS

COMMITTEE ON BUDGET & APPROPRIATIONS
CONCERNING THE 2026 COUNTY BUDGET (Additions)

December 1, 2025

Board of Legislators
County of Westchester
800 Michaelian Office Building
White Plains, New York 10601

Honorable Colleagues:

On October 15, 2025 County Executive Kenneth W. Jenkins forwarded his proposed 2026 County Capital Budget and on November 7, 2025 he forwarded his proposed 2026 County Operating and Special Districts Budget to the Committee on Budget and Appropriations. The Budget & Appropriations Committee of this Honorable Board immediately began to analyze and discuss them.

Pursuant to Section 167.81 of the Laws of Westchester County as amended by Local Law 8-1994, your Committee on Budget & Appropriations, within a specified time period, has the authority to file with the Board a memorandum of any proposed additions to the Proposed Budget. In keeping with Board policy, your Committee on Budget & Appropriations notes that any additions contained in this Memorandum, as well as any other item, may still subsequently be reduced or entirely deleted from the Proposed 2026 County Operating, Capital, and Special Districts Budget prior to their adoption.

As is its practice during the process of considering additions, your Committee on Budget & Appropriations has called on various County departments and agencies to testify.

It has also relied on the expertise of its auditors and has taken into account the views of all Legislators, the Citizens Budget Advisory Committee, numerous groups and organizations, individual citizens, and has held two in-person Public Input Sessions. Additionally, meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system allowing both in-person and remote participation via Webex. All of these perspectives have been factored into this Memorandum, ensuring that it is the product of government decision-making truly shared by all those affected.

Through its issuance of this Memorandum, your Committee on Budget & Appropriations hereby complies with the Westchester County Charter. While obviously it believes the actions contained within this Memorandum are prudent, that evaluation must ultimately be made by this Honorable Board. Likewise, the County tax rate can only be changed by a majority of this Honorable Board when it passes a budget and/or acts on a County Executive's veto (or vetoes) on specific, Charter-allowed items.

With these understandings, your Committee on Budget & Appropriations hereby recommends the following additions to this Honorable Board for its full deliberation and ultimate decision (see attached schedule):

Dated: December 1, 2025
White Plains, NY

James J. Gilliam, Jr.
Debat Gashi

Yanqian

DR

Walter

Donna J. Tubish

Ann Ann

Ad. H.

Committee on Budget & Appropriations

**Westchester County
2026 Budget Additions
2026 OPERATING BUDGET ADDITIONS LIST**

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
2026 OPERATING BUDGET REVENUE ADDITIONS			
HEALTH (27)	101 27 2700	9704 State Aid: Children with Special Needs - Early Intervention	\$160,000
HEALTH (27)	101 27 2700	9705 State Aid: Children with Special Needs - S.E.D. Reimbursement	\$575,000
CORRECTIONS (35)	101 35 1000	9076 Inmate Housing - U.S Marshalls Service	\$500,000
PARKS, RECREATION & CONSERVATION (42)	165 42 3050	9240 Departmental Revenue: Golf Courses - Dunwoodie	\$76,560
PARKS, RECREATION & CONSERVATION (42)	165 42 3100	9240 Departmental Revenue: Golf Courses - Maple Moor	\$98,287
PARKS, RECREATION & CONSERVATION (42)	165 42 3150	9240 Departmental Revenue: Golf Courses - Mohansic	\$71,848
PARKS, RECREATION & CONSERVATION (42)	165 42 3200	9240 Departmental Revenue: Golf Courses - Saxon Woods	\$99,300
PARKS, RECREATION & CONSERVATION (42)	165 42 3250	9240 Departmental Revenue: Golf Courses - Sprain Lake	\$95,047
PARKS, RECREATION & CONSERVATION (42)	165 42 3300	9240 Departmental Revenue: Golf Courses - Hudson Hills	\$100,604
PARKS, RECREATION & CONSERVATION (42)	165 42 1100	9246 Departmental Revenue: Administration - Concessions	\$12,000
PARKS, RECREATION & CONSERVATION (42)	165 42 1100	9542 Departmental Revenue: Administration - License Fees	\$21,500
PARKS, RECREATION & CONSERVATION (42)	165 42 1100	9559 Departmental Revenue: Administration - Park Passes	\$56,500
PARKS, RECREATION & CONSERVATION (42)	165 42 4051	9160 Departmental Revenue: Blue Mountain Sportsman Center	\$58,354
MISCELLANEOUS BUDGET (52)	101 52 1000	9694 Transfer from Capital Fund	\$9,000,000
TOTAL 2026 OPERATING BUDGET REVENUE ADDITIONS			\$10,925,000
2026 OPERATING BUDGET APPROPRIATION ADDITIONS			
<u>DEPARTMENT OF SOCIAL SERVICES (22)</u>			
SOCIAL SERVICES (22)	101 22 8900	5990 Day Care: Increase in Child Care Scholarship Program	\$500,000
SOCIAL SERVICES TOTAL			\$500,000

**Westchester County
2026 Budget Additions**

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
DEPARTMENT OF HEALTH (27)			
HEALTH (27)	101 27 0010	4380 Maternal Health	\$500,000
HEALTH (27)	101 27 2700	4535 Children with Special Needs: Related Services	\$295,000
HEALTH (27)	101 27 2700	4538 Children with Special Needs: Tuition	\$515,000
HEALTH (27)	101 27 2700	4539 Children with Special Needs: Transportation	\$340,000
HEALTH (27)	101 27 2700	4541 Children with Special Needs: Early Intervention	\$320,000
		HEALTH TOTAL	\$1,970,000
DEPARTMENT OF PUBLIC SAFETY (38)			
PUBLIC SAFETY (38)	101 38 3000	4360 Police Academy - Educational Training (Choice Matters)	\$20,000
		PUBLIC SAFETY TOTAL	\$20,000
MISCELLANEOUS BUDGET ITEMS (52)			
MISCELLANEOUS BUDGET (52)	101 52 2010	5100 Arts Westchester - Specific Funding	\$183,741
MISCELLANEOUS BUDGET (52)	101 52 2508	5100 Community Based Orgaizations: Various Contracts	\$2,016,259
		MISCELLANEOUS BUDGET ITEMS TOTAL	\$2,200,000
TOTAL 2026 OPERATING BUDGET APPROPRIATION ADDITIONS			\$4,690,000
NET AMOUNT			\$6,235,000

**Westchester County
2026 Budget Additions
2026 CAPITAL BUDGET ADDITIONS LIST**

PROJECT	NUMBER	AMOUNT
2026 COUNTY CAPITAL PROJECTS FUND CAPITAL BUDGET APPROPRIATION ADDITIONS		
Odell House Parking Lot - Ridge Road Park	TBD	\$2,000,000
Flood Mitigation	BPL26	\$5,000,000
Quaker Ridge Road Improvement Project	TBD	\$16,125,600
Pedestrian and Bicycle Improvements at Croton Point Park Entryway	RCP7F	\$1,000,000
Croton Nature Center Improvements	RCP7F	\$100,000
TOTAL 2026 COUNTY CAPITAL PROJECTS FUND CAPITAL BUDGET APPROPRIATION ADDITIONS		\$24,225,600

**Westchester County
2026 Budget Additions
2026 SPECIAL DISTRICTS BUDGET ADDITIONS LIST**

DEPARTMENT	ORG	ACCOUNT DESCRIPTION	AMOUNT
2026 SPECIAL DISTRICTS BUDGET APPROPRIATION ADDITIONS			
DEPARTMENT OF ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEWER DISTRICT (60)			
ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEV 230 60 1010		4420 Technical Services - Sewer District Addition Study	\$60,000
		ENVIRONMENTAL FACILITIES - SAW MILL VALLEY SEWER DISTRICT TOTAL	\$60,000
TOTAL 2026 SPECIAL DISTRICTS APPROPRIATION ADDITIONS			\$60,000
NET AMOUNT			(\$60,000)

STATE OF NEW YORK)
)
WESTCHESTER COUNTY) ss.

I HEREBY CERTIFY that I have compared the foregoing Act, Act No. 281 - 2025 (as amended) 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 December 8, 2025, and approved by the County Executive on December 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 15th day of December, 2025.

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York



**2026 TAX WARRANTS
WESTCHESTER COUNTY CITIES & TOWNS**

SUMMARY

City or Town	Percent of Total Full Assessed Value from Westchester County Tax Commission	Westchester County 2026 Taxes			Special District 2026 Taxes			Total 2026 Warrant
		County Operating Purposes	County Share of MTA	Total County of Westchester	Total Water District #1	Total Refuse Disposal District #1	Total Sewer Districts	
1) Bedford	3.194712	16,867,675	1,096,241	17,963,916				\$ 17,963,916
2) Cortlandt	3.726255	19,674,159	1,278,637	20,952,796		2,668,075	2,041,958	\$ 25,662,829
3) Eastchester	4.636420	24,479,713	1,590,953	26,070,666		3,312,724	7,019,523	\$ 36,402,913
4) Greenburgh	11.187700	59,069,647	3,838,976	62,908,623		8,056,931	17,985,973	\$ 88,951,527
5) Harrison	4.400894	23,236,164	1,510,134	24,746,298		3,185,681	7,774,654	\$ 35,706,633
6) Lewisboro	1.901384	10,039,068	652,446	10,691,514				\$ 10,691,514
7) Mamaroneck	5.188023	27,392,110	1,780,231	29,172,341		3,685,561	10,355,885	\$ 43,213,787
8) Mt. Kisco	0.839168	4,430,700	287,954	4,718,654		605,931		\$ 5,324,585
9) Mt. Pleasant	5.567206	29,394,145	1,910,345	31,304,490		4,020,549	10,489,808	\$ 45,814,847
10) Mt. Vernon	3.296244	17,403,751	1,131,081	18,534,832	1,315,614	2,466,994	5,495,778	\$ 27,813,218
11) New Castle	3.155408	16,660,155	1,082,755	17,742,910			1,318,873	\$ 19,061,783
12) New Rochelle	5.843548	30,853,198	2,005,170	32,858,368		4,645,537	16,902,950	\$ 54,406,855
13) North Castle	3.064603	16,180,717	1,051,596	17,232,313			603,314	\$ 17,835,627
14) North Salem	0.798737	4,217,229	274,081	4,491,310				\$ 4,491,310
15) Ossining	2.837509	14,981,689	973,670	15,955,359		2,042,273	5,447,188	\$ 23,444,820
16) Peekskill	1.146548	6,053,627	393,429	6,447,056		905,305	3,591,631	\$ 10,943,992
17) Pelham	1.874494	9,897,095	643,219	10,540,314		1,331,522	3,204,699	\$ 15,076,535
18) Pound Ridge	1.232699	6,508,497	422,992	6,931,489				\$ 6,931,489
19) Rye City	4.987324	26,332,442	1,711,363	28,043,805		3,544,113	8,451,756	\$ 40,039,674
20) Rye Town	4.081412	21,549,340	1,400,506	22,949,846		2,950,292	7,728,629	\$ 33,628,767
21) Scarsdale	5.406058	28,543,306	1,855,048	30,398,354	845,752	3,827,587	8,217,194	\$ 43,288,887
22) Somers	2.244223	11,849,217	770,088	12,619,305			256,019	\$ 12,875,324
23) White Plains	5.117602	27,020,294	1,756,067	28,776,361	1,409,587	3,763,744	10,364,954	\$ 44,314,646
24) Yonkers	10.974702	57,945,044	3,765,885	61,710,929	1,127,670	8,826,142	21,456,715	\$ 93,121,456
25) Yorktown	3.297129	17,408,425	1,131,385	18,539,810		2,377,517	2,175,630	\$ 23,092,957
Grand Totals	100.0000000	527,987,407.00	34,314,252.00	562,301,659	\$ 4,698,623	\$ 62,216,478	\$ 150,883,131	\$ 780,099,891

**2026 TAX WARRANTS
WESTCHESTER COUNTY CITIES & TOWNS**

**SPECIAL DISTRICT:
COUNTY WATER DISTRICTS**

City or Town		2026 Water District No. 1
1)	Bedford	
2)	Cortlandt	
3)	Eastchester	
4)	Greenburgh	
5)	Harrison	
6)	Lewisboro	
7)	Mamaroneck	
8)	Mt. Kisco	
9)	Mt. Pleasant	
10)	Mt. Vernon	1,315,614
11)	New Castle	
12)	New Rochelle	
13)	North Castle	
14)	North Salem	
15)	Ossining	
16)	Peekskill	
17)	Pelham	
18)	Pound Ridge	
19)	Rye City	
20)	Rye Town	
21)	Scarsdale	845,752
22)	Somers	
23)	White Plains	1,409,587
24)	Yonkers	1,127,670
25)	Yorktown	
Total		\$ 4,698,623

**SPECIAL DISTRICT:
COUNTY REFUSE DISPOSAL DISTRICT #1**

City or Town		2026 Refuse Disposal District #1
1)	Bedford	
2)	Cortlandt	2,668,075
3)	Eastchester	3,312,724
4)	Greenburgh	8,056,931
5)	Harrison	3,185,681
6)	Lewisboro	
7)	Mamaroneck	3,685,561
8)	Mt. Kisco	605,931
9)	Mt. Pleasant	4,020,549
10)	Mt. Vernon	2,466,994
11)	New Castle	
12)	New Rochelle	4,645,537
13)	North Castle	
14)	North Salem	
15)	Ossining	2,042,273
16)	Peekskill	905,305
17)	Pelham	1,331,522
18)	Pound Ridge	
19)	Rye City	3,544,113
20)	Rye Town	2,950,292
21)	Scarsdale	3,827,587
22)	Somers	
23)	White Plains	3,763,744
24)	Yonkers	8,826,142
25)	Yorktown	2,377,517
Total		\$ 62,216,478

**2026 TAX WARRANTS
WESTCHESTER COUNTY CITIES & TOWNS**

Comparison of Total 2025 Taxes Versus 2026

	Westchester County Tax				Special District Taxes (Water, Sewer, Refuse)				Total Westchester County Tax Warrants			
	Total 2025 Taxes	Total 2026 Taxes	Tax Change	Percentage Change	Total 2025 Taxes	Total 2026 Taxes	Tax Change	Percentage Change	Total 2025 Taxes	Total 2026 Taxes	Tax Change	Percentage Change
Bedford	17,025,683	17,963,916	938,233	5.51%	-	-	-	0.00%	17,025,683	17,963,916	938,233	5.51%
Cortlandt	21,555,903	20,952,796	-603,107	-2.80%	4,875,538	4,710,033	-165,505	-3.39%	26,431,441	25,662,829	-768,612	-2.91%
Eastchester	25,428,091	26,070,666	642,575	2.53%	10,449,778	10,332,247	-117,531	-1.12%	35,877,869	36,402,913	525,044	1.46%
Greenburgh	60,236,485	62,908,623	2,672,138	4.44%	24,946,913	26,042,904	1,095,991	4.39%	85,183,398	88,951,527	3,768,129	4.42%
Harrison	25,574,675	24,746,298	-828,377	-3.24%	11,419,759	10,960,335	-459,424	-4.02%	36,994,434	35,706,633	-1,287,801	-3.48%
Lewisboro	10,533,578	10,691,514	157,936	1.50%	-	-	-	0.00%	10,533,578	10,691,514	157,936	1.50%
Mamaroneck	28,522,436	29,172,341	649,905	2.28%	13,825,417	14,041,446	216,029	1.56%	42,347,853	43,213,787	865,934	2.04%
Mt. Kisco	4,740,302	4,718,654	-21,648	-0.46%	632,652	605,931	-26,721	-4.22%	5,372,954	5,324,585	-48,369	-0.90%
Mt. Pleasant	31,284,434	31,304,490	20,056	0.06%	14,246,747	14,510,357	263,610	1.85%	45,531,181	45,814,847	283,666	0.62%
Mt. Vernon	17,367,430	18,534,832	1,167,402	6.72%	9,332,924	9,278,386	-54,538	-0.58%	26,700,354	27,813,218	1,112,864	4.17%
New Castle	17,644,674	17,742,910	98,236	0.56%	1,196,826	1,318,873	122,047	10.20%	18,841,500	19,061,783	220,283	1.17%
New Rochelle	31,529,226	32,858,368	1,329,142	4.22%	21,046,899	21,548,487	501,588	2.38%	52,576,125	54,406,855	1,830,730	3.48%
North Castle	15,489,342	17,232,313	1,742,971	11.25%	546,286	603,314	57,028	10.44%	16,035,628	17,835,627	1,799,999	11.22%
North Salem	4,226,138	4,491,310	265,172	6.27%	-	-	-	0.00%	4,226,138	4,491,310	265,172	6.27%
Ossining	15,347,711	15,955,359	607,648	3.96%	6,943,218	7,489,461	546,243	7.87%	22,290,929	23,444,820	1,153,891	5.18%
Peekskill	6,238,825	6,447,056	208,231	3.34%	4,447,050	4,496,936	49,886	1.12%	10,685,875	10,943,992	258,117	2.42%
Pelham	10,146,568	10,540,314	393,746	3.88%	4,629,340	4,536,221	-93,119	-2.01%	14,775,908	15,076,535	300,627	2.03%
Pound Ridge	6,795,433	6,931,489	136,056	2.00%	-	-	-	0.00%	6,795,433	6,931,489	136,056	2.00%
Rye City	26,386,816	28,043,805	1,656,989	6.28%	11,545,872	11,995,869	449,997	3.90%	37,932,688	40,039,674	2,106,986	5.55%
Rye Town	22,144,570	22,949,846	805,276	3.64%	10,489,099	10,678,921	189,822	1.81%	32,633,669	33,628,767	995,098	3.05%
Scarsdale	28,414,989	30,398,354	1,983,365	6.98%	12,219,570	12,890,533	670,963	5.49%	40,634,559	43,288,887	2,654,328	6.53%
Somers	11,535,602	12,619,305	1,083,703	9.39%	247,894	256,019	8,125	3.28%	11,783,496	12,875,324	1,091,828	9.27%
White Plains	26,793,126	28,776,361	1,983,235	7.40%	14,659,920	15,538,285	878,365	5.99%	41,453,046	44,314,646	2,861,600	6.90%
Yonkers	60,353,905	61,710,929	1,357,024	2.25%	31,304,650	31,410,527	105,877	0.34%	91,658,555	93,121,456	1,462,901	1.60%
Yorktown	16,880,285	18,539,810	1,659,525	9.83%	4,291,880	4,553,147	261,267	6.09%	21,172,165	23,092,957	1,920,792	9.07%
Totals:	\$542,196,227	\$562,301,659	20,105,432	3.71%	\$213,298,232	\$217,798,232	4,500,000	2.11%	\$755,494,459	\$780,099,891	24,605,432	3.26%

**2026 TAX WARRANTS
WESTCHESTER COUNTY CITIES & TOWNS**

**SPECIAL DISTRICTS:
COUNTY SANITARY SEWER DISTRICTS**

	City or Town	Blind Brook	Bronx Valley	Central Yonkers	Hutchinson Valley	Mamaroneck Valley	New Rochelle	North Yonkers	Ossining	Peekskill	Port Chester	Saw Mill Valley	South Yonkers	Upper Bronx Valley	Total Sewer Districts
1)	Bedford														
2)	Cortlandt								1,216,600	825,358					2,041,958
3)	Eastchester		5,085,300		1,934,223										7,019,523
4)	Greenburgh		5,945,016					4,376,649				7,664,308			17,985,973
5)	Harrison	1,626,481				6,128,295								19,878	7,774,654
6)	Lewisboro														
7)	Mamaroneck					5,650,374	4,705,511								10,355,885
8)	Mt. Kisco														
9)	Mt. Pleasant								146,071			8,865,261		1,478,476	10,489,808
10)	Mt. Vernon		1,206,758		4,289,020										5,495,778
11)	New Castle								23,902			1,294,971			1,318,873
12)	New Rochelle				1,122,506	1,133,409	14,647,035								16,902,950
13)	North Castle	112,652				11,728								478,934	603,314
14)	North Salem														
15)	Ossining								4,541,071			906,117			5,447,188
16)	Peekskill									3,591,631					3,591,631
17)	Pelham				1,900,585		1,304,114								3,204,699
18)	Pound Ridge														
19)	Rye City	7,375,735				1,076,021									8,451,756
20)	Rye Town	2,345,982				1,444,319					3,938,328				7,728,629
21)	Scarsdale		4,815,144		203,486	3,198,564									8,217,194
22)	Somers									256,019					256,019
23)	White Plains		5,405,920			4,959,034									10,364,954
24)	Yonkers		10,791,551	2,545,761				2,442,648				2,902,274	2,774,481		21,456,715
25)	Yorktown									2,175,630					2,175,630
	Total	\$ 11,460,850	\$ 33,249,689	\$ 2,545,761	\$ 9,449,820	\$ 23,601,744	\$ 20,656,660	\$ 6,819,297	\$ 5,927,644	\$ 6,848,638	\$ 3,938,328	\$ 21,632,931	\$ 2,774,481	\$ 1,977,288	\$ 150,883,131

WESTCHESTER COUNTY EQUALIZATION TABLE COMPARISON

MUNICIPALITY	COUNTY TAXABLE ASSESSED VALUE	COUNTY RATE	COUNTY FULL VALUE (\$)	2025		2024		CHANGE IN % OF TOTAL FULL VALUE
				% OF TOTAL FULL VALUE	% OF TOTAL FULL VALUE	% OF TOTAL FULL VALUE		
City of Mount Vernon	147,271,614	1.8	8,181,756,333	3.296244%	3.203163%	0.093080%		
City of New Rochelle	266,883,477	1.84	14,504,536,793	5.843548%	5.815095%	0.028453%		
City of Peekskill	64,886,472	2.28	2,845,897,895	1.146548%	1.150658%	-0.004111%		
City of Rye	146,075,313	1.18	12,379,263,814	4.987324%	4.866654%	0.120670%		
City of White Plains	276,917,401	2.18	12,702,633,073	5.117602%	4.941592%	0.176010%		
City of Yonkers	468,541,887	1.72	27,240,807,384	10.974702%	11.131377%	-0.156675%		
Town of Bedford	606,625,033	7.65	7,929,738,993	3.194712%	3.140133%	0.054578%		
Town of Cortlandt	111,914,207	1.21	9,249,108,017	3.726255%	3.975665%	-0.249409%		
Town of Eastchester	101,272,768	0.88	11,508,269,091	4.636420%	4.689832%	-0.053412%		
Town of Greenburgh	27,769,499,616	100	27,769,499,616	11.187700%	11.109720%	0.077980%		
Town of Harrison	126,714,436	1.16	10,923,658,276	4.400894%	4.716867%	-0.315973%		
Town of Lewisboro	295,913,376	6.27	4,719,511,579	1.901384%	1.942761%	-0.041377%		
Town of Mamaroneck	12,877,429,027	100	12,877,429,027	5.188023%	5.260537%	-0.072514%		
Town of Mount Kisco	289,736,435	13.91	2,082,936,269	0.839168%	0.874278%	-0.035110%		
Town of Mount Pleasant	147,859,179	1.07	13,818,614,860	5.567206%	5.769947%	-0.202741%		
Town of New Castle	1,092,589,267	13.95	7,832,181,125	3.155408%	3.254297%	-0.098889%		
Town of North Castle	123,230,004	1.62	7,606,790,370	3.064603%	2.856778%	0.207825%		
Town of North Salem	1,833,887,239	92.5	1,982,580,799	0.798737%	0.779448%	0.019289%		
Town of Ossining	7,043,109,929	100	7,043,109,929	2.837509%	2.830656%	0.006853%		
Town of Pelham	4,652,768,140	100	4,652,768,140	1.874494%	1.871383%	0.003111%		
Town of Pound Ridge	384,303,253	12.56	3,059,739,275	1.232699%	1.253316%	-0.020617%		
Town of Rye	10,130,657,741	100	10,130,657,741	4.081412%	4.084235%	-0.002824%		
Town of Scarsdale	9,356,805,824	69.73	13,418,623,009	5.406058%	5.240721%	0.165338%		
Town of Somers	492,988,303	8.85	5,570,489,299	2.244223%	2.127570%	0.116654%		
Town of Yorktown	130,943,259	1.6	8,183,953,688	3.297129%	3.113316%	0.183812%		
TOTAL	78,938,823,200		248,214,554,395	100.000000%	100.000000%	0.000000%		

2026 Summary for Allocation of O & M Expenses

District	Org	2026 Apportionment	%
Blind Brook	0310	19,206,505,274	7.941642%
Bronx Valley	0410	63,068,885,290	26.078171%
Central Yonkers	0510	4,189,138,081	1.732155%
Hutchinson	0610	17,655,508,282	7.300325%
Mamaroneck	0710	37,167,645,349	15.368342%
New Rochelle	0810	20,497,500,493	8.475452%
North Yonkers	0910	11,851,996,307	4.900648%
Saw Mill	1010	36,361,206,543	15.034890%
South Yonkers	1110	5,322,809,942	2.200913%
Upper Bronx Valley	1210	3,705,246,620	1.532072%
Ossining	1510	7,504,020,071	3.102816%
Peekskill	1610	10,470,769,819	4.329528%
Port Chester	1710	4,844,278,520	2.003047%
		241,845,510,592	100.000000%

2026 Apportionment to be used for the 2026 Tax Warrants and for the O & M in the 2027 Budget

Briarcliff Tax Equalization - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	FEV	%	Decimal Share
Town of Mount Pleasant - Briarcliff	211	Saw Mill Valley SSD - Briarcliff	2,596,869	1.07%	242,698,037.38	9.44%	0.094400564
Town of Ossining - Briarcliff	1,273	Saw Mill Valley SSD - Briarcliff	1,284,742,208	100.00%	1,284,742,208.00	49.97%	0.499717220
Town of Ossining - Briarcliff	975	Ossining SSD - Briarcliff	1,043,498,192	100.00%	1,043,498,192.00	40.59%	0.405882217
					2,570,938,437.38	100.000%	1.000000000

Briarcliff Manor Distribution

Saw Mill Valley SSD	District	Assessed Values	Equalization Rate	FEV	Decimal Share	Tax by SSD	Additional Surcharge	Final Tax	
Town of Mount Pleasant - Briarcliff	Saw Mill	2,596,869.00	1.07%	242,698,037	0.094400563	144,392.00		85,786.00	
Town of Ossining - Briarcliff	Saw Mill	1,284,742,208.00	100.00%	1,284,742,208	0.499717220	764,351.00		454,115.00	
Town of Ossining - Briarcliff	Ossining	1,043,498,192.00	100.00%	1,043,498,192	0.405882217	-		368,843.00	
					2,570,938,437	1.000000000	908,743.00	<i>In Total to left</i>	908,744.00

Ossining SSD	District	Assessed Values	Equalization Rate	FEV	Decimal Share	Tax by SSD	Final Tax	
Town of Mount Pleasant - Briarcliff	Saw Mill	2,596,869.00	1.07%	242,698,037.00	0.094400563	-	77,813.00	
Town of Ossining - Briarcliff	Saw Mill	1,284,742,208.00	100.00%	1,284,742,208.00	0.499717220	-	411,912.00	
Town of Ossining - Briarcliff	Ossining	1,043,498,192.00	100.00%	1,043,498,192.00	0.405882217	824,290.00	334,565.00	
					2,570,938,437	1.000000000	824,290.00	<i>In Total to left</i>

Blind Brook Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Harrison	883	Blind Brook SSD	31,618,299	1.16%	2,725,715,431.03	14.19%	0.141916262
Town of North Castle	151	Blind Brook SSD	3,058,331	1.62%	188,785,864.20	0.98%	0.009829267
City of Rye	4,439	Blind Brook SSD	145,854,159	1.18%	12,360,521,949.15	64.36%	0.643559136
Town of Rye	3,266	Blind Brook SSD	3,931,482,030	100.00%	3,931,482,030.00	20.47%	0.204695335
					<u>19,206,505,274.38</u>	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Harrison	31,618,299.00	1.16%	2,725,715,431	0.141916262	1,626,481.00
Town of North Castle	3,058,331.00	1.62%	188,785,864	0.009829267	112,652.00
City of Rye	145,854,159.00	1.18%	12,360,521,949	0.643559136	7,375,735.00
Town of Rye	3,931,482,030.00	100.00%	3,931,482,030	0.204695335	2,345,982.00
			<u>19,206,505,274.00</u>	<u>1.000000000</u>	<u>11,460,850.00</u>
				per Act	<u>11,460,850.00</u>

Bronx Valley Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Eastchester	6,528	Bronx Valley SSD	84,884,193.00	0.88%	9,645,931,022.73	15.29%	0.152942786
Town of Greenburgh	11,005	Bronx Valley SSD	11,276,662,061.00	100.00%	11,276,662,061.00	17.88%	0.178799134
City of Mount Vernon	2,614	Bronx Valley SSD	41,202,172.00	1.80%	2,289,009,555.56	3.63%	0.036293801
Village of Scarsdale	3,631	Bronx Valley SSD	6,368,784,110.00	69.73%	9,133,492,198.48	14.48%	0.144817720
City of White Plains	8,199	Bronx Valley SSD	223,539,201.00	2.18%	10,254,091,788.99	16.26%	0.162585588
City of Yonkers	19,510	Bronx Valley SSD	352,078,817.00	1.72%	20,469,698,662.79	32.46%	0.324560971
					63,068,885,289.54	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Eastchester	84,884,193.00	0.88%	9,645,931,023	0.152942786	5,085,300.00
Town of Greenburgh	11,276,662,061.00	100.00%	11,276,662,061	0.178799134	5,945,016.00
City of Mount Vernon	41,202,172.00	1.80%	2,289,009,556	0.036293801	1,206,758.00
Village of Scarsdale	6,368,784,110.00	69.73%	9,133,492,198	0.144817720	4,815,144.00
City of White Plains	223,539,201.00	2.18%	10,254,091,789	0.162585588	5,405,920.00
City of Yonkers	352,078,817.00	1.72%	20,469,698,663	0.324560971	10,791,551.00
			63,068,885,290	1.000000000	33,249,689.00
				per Act	33,249,689.00

Central Yonkers Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
City of Yonkers	3,557	Central Yonkers SSD	72,053,175.00	1.72%	4,189,138,081.40	100.000%	1.000000000
					4,189,138,081.40		

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
City of Yonkers	72,053,175.00	1.72%	4,189,138,081	1.000000000	<u>2,545,761.00</u>
				per Act	<u>2,545,761.00</u>

Hutchinson Valley Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Eastchester	2,921	Hutchinson Valley SSD	31,801,366.00	0.88%	3,613,791,590.91	20.47%	0.204683520
City of Mount Vernon	8,539	Hutchinson Valley SSD	144,240,531.00	1.80%	8,013,362,833.33	45.39%	0.453873245
City of New Rochelle	2,459	Hutchinson Valley SSD	38,588,966.00	1.84%	2,097,226,413.04	11.88%	0.118785955
Town of Pelham	2,766	Hutchinson Valley SSD	3,550,944,855.00	100.00%	3,550,944,855.00	20.11%	0.201123910
Village of Scarsdale	297	Hutchinson Valley SSD	265,101,320.00	69.73%	380,182,589.99	2.15%	0.021533370
					17,655,508,282.28	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Eastchester	31,801,366.00	0.88%	3,613,791,591	0.204683520	1,934,223.00
City of Mount Vernon	144,240,531.00	1.80%	8,013,362,833	0.453873245	4,289,020.00
City of New Rochelle	38,588,966.00	1.84%	2,097,226,413	0.118785955	1,122,506.00
Town of Pelham	3,550,944,855.00	100.00%	3,550,944,855	0.201123910	1,900,585.00
Village of Scarsdale	265,101,320.00	69.73%	380,182,590	0.021533370	203,486.00
			17,655,508,282.00	1.000000000	9,449,820.00
				per Act	9,449,820.00

Mamaroneck Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Harrison	6,024	Mamaroneck SSD	111,948,575.00	1.16%	9,650,739,224.14	25.97%	0.259654308
Town of Mamaroneck	6,172	Mamaroneck SSD	8,898,117,756.00	100.00%	8,898,117,756.00	23.94%	0.239404936
City of New Rochelle	1,790	Mamaroneck SSD	32,841,687.00	1.84%	1,784,874,293.48	4.80%	0.048022259
Town of North Castle	61	Mamaroneck SSD	299,192.00	1.62%	18,468,641.98	0.05%	0.000496901
City of Rye	612	Mamaroneck SSD	19,995,114.00	1.18%	1,694,501,186.44	4.56%	0.045590760
Town of Rye	2,210	Mamaroneck SSD	2,274,490,159.00	100.00%	2,274,490,159.00	6.12%	0.061195433
Village of Scarsdale	2,072	Mamaroneck SSD	3,512,332,410.00	69.73%	5,037,046,335.87	13.55%	0.135522342
City of White Plains	5,859	Mamaroneck SSD	170,245,089.00	2.18%	7,809,407,752.29	21.01%	0.210113061
					<u>37,167,645,349.19</u>	<u>100.000%</u>	<u>1.000000000</u>

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Harrison	111,948,575.00	1.16%	9,650,739,224	0.259654308	6,128,295.00
Town of Mamaroneck	8,898,117,756.00	100.00%	8,898,117,756	0.239404936	5,650,374.00
City of New Rochelle	32,841,687.00	1.84%	1,784,874,293	0.048022259	1,133,409.00
Town of North Castle	299,192.00	1.62%	18,468,642	0.000496901	11,728.00
City of Rye	19,995,114.00	1.18%	1,694,501,186	0.045590760	1,076,021.00
Town of Rye	2,274,490,159.00	100.00%	2,274,490,159	0.061195433	1,444,319.00
Village of Scarsdale	3,512,332,410.00	69.73%	5,037,046,336	0.135522342	3,198,564.00
City of White Plains	170,245,089.00	2.18%	7,809,407,752	0.210113061	4,959,034.00
			<u>37,167,645,348.00</u>	<u>1.000000000</u>	<u>23,601,744.00</u>

per Act 23,601,744.00

New Rochelle Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Mamaroneck	2,814	New Rochelle SSD	4,669,255,130.00	100.00%	4,669,255,130.00	22.78%	0.227796317
City of New Rochelle	11,770	New Rochelle SSD	267,428,903.00	1.84%	14,534,179,510.87	70.91%	0.709070821
Town of Pelham	960	New Rochelle SSD	1,294,065,852.00	100.00%	1,294,065,852.00	6.31%	0.063132861
					20,497,500,492.87	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Mamaroneck	4,669,255,130.00	100.00%	4,669,255,130	0.227796317	4,705,511.00
City of New Rochelle	267,428,903.00	1.84%	14,534,179,511	0.709070821	14,647,035.00
Town of Pelham	1,294,065,852.00	100.00%	1,294,065,852	0.063132861	1,304,114.00
			20,497,500,493.00	1.000000000	20,656,660.00
				per Act	20,656,660.00

North Yonkers Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Greenburgh	5,959	North Yonkers SSD	7,606,652,935.0	100.00%	7,606,652,935.00		
Town of Greenburgh	-	North Yonkers Enlargement SSD	-	100.00%	combined above		
Greenburgh Total	5,959		7,606,652,935.0	100.00%	7,606,652,935.00	64.18%	0.641803519
City of Yonkers	4,049	North Yonkers SSD	73,019,906.00	1.72%	4,245,343,372.09	35.82%	0.358196481
					11,851,996,307.09	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	FEV	Decimal Share	Amount of Tax
Greenburgh Total	7,606,652,935.00	100.00%	7,606,652,935	0.641803519	4,376,649.00
City of Yonkers	73,019,906.00	1.72%	4,245,343,372	0.358196481	2,442,648.00
			11,851,996,307	1.000000000	6,819,297.00
				per Act	6,819,297.00

Ossining Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	FEV	%	Decimal Share
Town of Cortlandt	2,708	Ossining SSD	18,635,687.00	1.21%	1,540,139,421.49	20.52%	0.205241911
Town of Mount Pleasant	84	Ossining SSD	924,588.00	1.07%	86,410,093.46	1.15%	0.011515174
Town of New Castle	1	Ossining SSD	4,221,000.00	13.95%	30,258,064.52	0.40%	0.004032247
Town of Ossining	7,196	Ossining SSD	4,803,714,300.00	100.00%	4,803,714,300.00	64.02%	0.640152112
Town of Ossining - Briarcliff	975	Ossining SSD - Briarcliff	1,043,498,192.00	100.00%	1,043,498,192.00	13.91%	0.139058556
					<u>7,504,020,071.46</u>	<u>100.000%</u>	<u>1.000000000</u>

Normal Apportionment	Assessed Values	Equalization Rate	FEV	Decimal Share	Amount of Tax
Town of Cortlandt	18,635,687.00	1.21%	1,540,139,421	0.205241911	1,216,600.00
Town of Mount Pleasant	924,588.00	1.07%	86,410,093	0.011515173	68,258.00
Town of New Castle	4,221,000.00	13.95%	30,258,065	0.004032247	23,902.00
Town of Ossining	4,803,714,300.00	100.00%	4,803,714,300	0.640152112	3,794,594.00
Town of Ossining - Briarcliff	1,043,498,192.00	100.00%	1,043,498,192	0.139058556	824,290.00
			<u>7,504,020,071</u>	<u>1.000000000</u>	<u>5,927,644.00</u>

ex surcharge
surcharge
per Act
5,927,644.00

Equalized without surcharge	Amount of Tax - above	Equalized
Town of Cortlandt	1,216,600.00	1,216,600.00
Town of Mt Pleasant	68,258.00	68,258.00
Town of Mt Pleasant - Briarcliff	Saw Mill	77,813.00
Town of Mt. Pleasant - Total	68,258.00	146,071.00
Town of New Castle	23,902.00	23,902.00
Town of Ossining	3,794,594.00	3,794,594.00
Town of Ossining - Briarcliff	Saw Mill	411,912.00
Town of Ossining - Briarcliff	Ossining	334,565.00
Town of Ossining - Total	4,618,884.00	4,541,071.00
<u>5,927,644.00</u>		<u>5,927,644.00</u>

per act **5,927,644.00**

Ossining Sewer District Tax Schedule - 2026

Final Apportionment		Equalized - above	Final Apportionment
Town of Cortlandt		1,216,600.00	1,216,600.00
Town of Mt Pleasant		68,258.00	
Town of Mt Pleasant - Briarcliff	Saw Mill	77,813.00	
Town of Mt. Pleasant - Total		146,071.00	146,071.00
Town of New Castle		23,902.00	23,902.00
Town of Ossining		3,794,594.00	
Town of Ossining - Briarcliff	Saw Mill	411,912.00	
Town of Ossining - Briarcliff	Ossining	334,565.00	
Town of Ossining - Total		4,541,071.00	4,541,071.00
		5,927,644.00	5,927,644.00

Pursuant to Section 237.231 of the Westchester County Administrative Code as amended, the Ossining Sewer District tax distributed against that portion of the Village of Briarcliff Manor which lies within the Ossining District shall be apportioned evenly against the entire Village.

See computations in Appendix for Briarcliff Manor Adjustment.

Peekskill Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	FEV	%	Decimal Share
Town of Cortlandt	1,587	Peekskill SSD	15,155,367.00	1.21%	1,252,509,669.42	11.96%	0.119619636
City of Peekskill	6,405	Peekskill SSD	125,392,361.00	2.28%	5,499,664,956.14	52.52%	0.525239791
Town of Somers	337	Peekskill SSD	34,694,390.00	8.85%	392,027,005.65	3.74%	0.037440132
Town of Yorktown	5,930	Peekskill SSD	53,225,091.00	1.60%	3,326,568,187.50	31.77%	0.317700441
					<u>10,470,769,818.71</u>	<u>100.000%</u>	<u>1.000000000</u>

Normal Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Cortlandt	15,155,367.00	1.21%	1,252,509,669	0.119619635	817,968.00
City of Peekskill	125,392,361.00	2.28%	5,499,664,956	0.525239791	3,591,631.00
Town of Somers	34,694,390.00	8.85%	392,027,006	0.037440132	256,019.00
Town of Yorktown	53,225,091.00	1.60%	3,326,568,188	0.317700441	2,172,460.00
			<u>10,470,769,819.00</u>	<u>1.000000000</u>	<u>6,838,078.00</u>

ex surcharge	6,838,078.00
surcharge	10,560.00
per Act	<u>6,848,638.00</u>

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Normal Apportionment	Surcharge	Total Final Apportionment
Town of Cortlandt	15,155,367.00	1.21%	1,252,509,669	817,968.00	7,390.00	825,358.00
City of Peekskill	125,392,361.00	2.28%	5,499,664,956	3,591,631.00	-	3,591,631.00
Town of Somers	34,694,390.00	8.85%	392,027,006	256,019.00	-	256,019.00
Town of Yorktown	53,225,091.00	1.60%	3,326,568,188	2,172,460.00	3,170.00	2,175,630.00
			<u>10,470,769,819.00</u>	<u>6,838,078.00</u>	<u>10,560.00</u>	<u>6,848,638.00</u>

Peekskill Sewer District Tax Schedule - 2026

The Peekskill District was enlarged in the Town of Cortlandt via Act 14-2016. That legislation specified a ten year surcharge of \$1,263 per year effective with the 2017 tax warrants.

The Peekskill District was enlarged in the Town of Cortlandt via Act 15-2016. That legislation specified a ten year surcharge of \$5,427 per year effective with the 2017 tax warrants.

The Peekskill District was enlarged in the Town of Yorktown via Act 34-2017. That legislation specified a ten year surcharge of \$3,170 per year effective with the 2018 tax warrants.

The Peekskill District was enlarged in the Town of Cortlandt via Act 166-2017. That legislation specified a ten year surcharge of \$280 per year effective with the 2018 tax warrants.

The Peekskill District was enlarged in the Town of Cortlandt via Act 167-2017. That legislation specified a ten year surcharge of \$140 per year effective with the 2018 tax warrants.

The Peekskill District was enlarged in the Town of Cortlandt via Act 106-2018. That legislation specified a ten year surcharge of \$280 per year effective with the 2019 tax warrants.

Port Chester Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Rye	5,691	Port Chester SSD	4,844,278,520.00	100.00%	4,844,278,520.00	100.000%	1.000000000
					4,844,278,520.00		

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Rye	4,844,278,520.00	100.00%	4,844,278,520	1.000000000	3,938,328.00
				per Act	3,938,328.00

Saw Mill Valley Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	FEV	%	Decimal Share
Town of Greenburgh	12,581	Saw Mill Valley SSD	12,882,372,292.00	100.00%	12,882,372,292.00		
Town of Greenburgh	-	Saw Mill Valley Enlargement	-	100.00%	combined above		
Town of Greenburgh - Total	12,581		12,882,372,292.00	100.00%	12,882,372,292.00	35.43%	0.354288912
Town of Mount Pleasant	10,833	Saw Mill Valley SSD	157,897,500.00	1.07%	14,756,775,700.93	40.58%	0.405838450
Town of Mt Pleasant - Briarcliff	211	Saw Mill Valley SSD - Briarcliff	2,596,869.00	1.07%	242,698,037.38	0.67%	0.006674642
Town of New Castle	2,216	Saw Mill Valley SSD	303,638,795.00	13.95%	2,176,622,186.38	5.99%	0.059861110
City of Yonkers	5,143	Saw Mill Valley SSD	83,905,374.00	1.72%	4,878,219,418.60	13.42%	0.134159999
Town of Ossining - Briarcliff	1,273	Saw Mill Valley SSD - Briarcliff	1,284,742,208.00	100.00%	1,284,742,208.00	3.53%	0.035332772
Town of Ossining	129	Saw Mill Valley SSD	139,776,700.00	100.00%	139,776,700.00	0.38%	0.003844116
					36,361,206,543.30	100.000%	1.000000000

Normal Apportionment	Assessed Values	Equalization Rate	FEV	Decimal Share	Amount of Tax
Town of Greenburgh - Total	12,882,372,292.00	100.00%	12,882,372,292	0.354288912	7,664,308.00
Town of Mt Pleasant	157,897,500.00	1.07%	14,756,775,701	0.405838450	8,779,475.00
Town of Mt Pleasant - Briarcliff	2,596,869.00	1.07%	242,698,037	0.006674642	144,392.00
Town of New Castle	303,638,795.00	13.95%	2,176,622,186	0.059861110	1,294,971.00
City of Yonkers	83,905,374.00	1.72%	4,878,219,419	0.134159999	2,902,274.00
Town of Ossining - Briarcliff	1,284,742,208.00	100.00%	1,284,742,208	0.035332772	764,351.00
Town of Ossining	139,776,700.00	100.00%	139,776,700	0.003844116	83,159.00
			36,361,206,543	1.000000000	21,632,930.00

Equalized without surcharge	Amount of Tax - from above	Equalized	ex surcharge surcharge per Act	21,632,931.00
Town of Greenburgh	7,664,308.00	7,664,308.00		
Town of Mount Pleasant	8,779,475.00	8,779,475.00		
Town of Mt Pleasant - Briarcliff	144,392.00	85,786.00		
Town of Mt. Pleasant - Total	8,923,867.00	8,865,261.00		
Town of New Castle	1,294,971.00	1,294,971.00		
City of Yonkers	2,902,274.00	2,902,274.00		
Town of Ossining	83,159.00	83,159.00		
Town of Ossining - Briarcliff	764,351.00	454,115.00		
Town of Ossining - Briarcliff		368,843.00		
Town of Ossining - Total	847,510.00	906,117.00		
	21,632,930.00	21,632,931.00		

Saw Mill Valley Sewer District Tax Schedule - 2026

Final Apportionment		Equalized - from above	Final Apportionment
Town of Greenburgh		7,664,308.00	7,664,308.00
Town of Mount Pleasant		8,779,475.00	
Town of Mt Pleasant - Briarcliff	Saw Mill	85,786.00	
Town of Mt. Pleasant - Total		8,865,261.00	8,865,261.00
Town of New Castle		1,294,971.00	1,294,971.00
City of Yonkers		2,902,274.00	2,902,274.00
Town of Ossining		83,159.00	
Town of Ossining - Briarcliff	Saw Mill	454,115.00	
Town of Ossining - Briarcliff	Ossining	368,843.00	
Town of Ossining - Total		906,117.00	906,117.00
		21,632,931.00	21,632,931.00
per act		21,632,931.00	

South Yonkers Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
City of Yonkers	3,609	South Yonkers SSD	91,552,331.00	1.72%	5,322,809,941.86	100.000%	1.000000000
					5,322,809,941.86		

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
City of Yonkers	91,552,331.00	1.72%	5,322,809,942	1.000000000	2,774,481.00
				per Act	2,774,481.00

Upper Bronx Valley Sewer District Tax Schedule - 2026

Municipality	Parcels	Special District	Taxable Value	Equalization Rate	Full Equalized Value	%	Decimal Share
Town of Harrison	46	Upper Bronx SSD	432,104.00	1.16%	37,250,344.83	1.01%	0.010053405
Town of Mount Pleasant	2,322	Upper Bronx SSD	29,644,575.00	1.07%	2,770,521,028.04	74.77%	0.747729183
Town of North Castle	815	Upper Bronx SSD	14,539,099.00	1.62%	897,475,246.91	24.22%	0.242217412
					<u>3,705,246,619.78</u>	100.000%	1.000000000

Final Apportionment	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Harrison	432,104.00	1.16%	37,250,345	0.010053405	19,878.00
Town of Mount Pleasant	29,644,575.00	1.07%	2,770,521,028	0.747729183	1,478,476.00
Town of North Castle	14,539,099.00	1.62%	897,475,247	0.242217412	478,934.00
			<u>3,705,246,620.00</u>	1.000000000	<u>1,977,288.00</u>
				per Act	<u>1,977,288.00</u>

Water District #1 Tax Schedule - 2026

Final Apportionment

Municipality	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
City of Mount Vernon	_____	N/A	_____	0.280000000	\$1,315,614.00
Village of Scarsdale	_____	N/A	_____	0.180000000	\$845,752.00
City of White Plains	_____	N/A	_____	0.300000000	\$1,409,587.00
City of Yonkers	_____	N/A	_____	0.240000000	\$1,127,670.00
Total					\$4,698,623.00

per act

4,698,623.00

Decimal shares are pursuant to formulae set forth in the Board of Supervisors' Resolution No. 89-1964.

Refuse District No.1 - Tax Schedule - 2026

Final Apportionment

Municipality	Assessed Values	Equalization Rate	Full Equalized Value	Decimal Share	Amount of Tax
Town of Cortlandt	113,870,257	1.21%	\$9,410,765,041.32	0.042883730	\$2,668,075.00
Town of Eastchester	102,824,079	0.88%	\$11,684,554,431.82	0.053245116	\$3,312,724.00
Town of Greenburgh	28,418,203,415	100.00%	\$28,418,203,415.00	0.129498352	\$8,056,931.00
Town of Harrison	130,342,870	1.16%	\$11,236,454,310.34	0.051203178	\$3,185,681.00
Town of Mamaroneck	12,999,617,012	100.00%	\$12,999,617,012.00	0.059237699	\$3,685,561.00
Town of Mount Kisco	297,287,991	13.91%	\$2,137,224,953.27	0.009739078	\$605,931.00
Town of Mount Pleasant	151,738,614	1.07%	\$14,181,178,878.50	0.064621935	\$4,020,549.00
City of Mount Vernon	156,627,303	1.80%	\$8,701,516,833.33	0.039651771	\$2,466,994.00
City of New Rochelle	301,495,393	1.84%	\$16,385,619,184.78	0.074667306	\$4,645,537.00
Town of Ossining	7,203,453,414	100.00%	\$7,203,453,414.00	0.032825275	\$2,042,273.00
City of Peekskill	72,804,257	2.28%	\$3,193,169,166.67	0.014550890	\$905,305.00
Town of Pelham	4,696,509,866	100.00%	\$4,696,509,866.00	0.021401433	\$1,331,522.00
City of Rye	147,508,336	1.18%	\$12,500,706,440.68	0.056964223	\$3,544,113.00
Town of Rye	10,406,193,969	100.00%	\$10,406,193,969.00	0.047419781	\$2,950,292.00
Village of Scarsdale	9,413,946,588	69.73%	\$13,500,568,748.03	0.061520476	\$3,827,587.00
City of White Plains	289,403,333	2.18%	\$13,275,382,247.71	0.060494328	\$3,763,744.00
City of Yonkers	535,459,115	1.72%	\$31,131,343,895.35	0.141861809	\$8,826,142.00
Town of Yorktown	134,174,665	1.60%	\$8,385,916,562.50	0.038213618	\$2,377,517.00
	Total		\$219,448,378,370.31	1.000000000	\$62,216,478.00
					\$ 62,216,478.00

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF BEDFORD at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$ 16,867,675
Tax for County Share of MTA	<u>1,096,241</u>
<u>TOTAL ALL TAXES</u>	<u>\$ 17,963,916</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF CORTLANDT at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	19,674,159
Tax for County Share of MTA		1,278,637
Refuse Disposal District Number 1		2,668,075
Ossining Sanitary Sewer District		1,216,600
Peekskill Sanitary Sewer District		<u>825,358</u>
<u>TOTAL ALL TAXES</u>	<u>\$</u>	<u>25,662,829</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF EASTCHESTER at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	24,479,713
Tax for County Share of MTA		1,590,953
Refuse Disposal District Number 1		3,312,724
Bronx Valley Sanitary Sewer District		5,085,300
Hutchinson Valley Sanitary Sewer district		<u>1,934,223</u>
TOTAL ALL TAXES	\$	36,402,913

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF GREENBURGH at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$ 59,069,647
Tax for County Share of MTA	3,838,976
Refuse Disposal District Number 1	8,056,931
Bronx Valley Sanitary Sewer District	5,945,016
North Yonkers Sanitary Sewer District	4,376,649
Saw Mill Valley Sanitary Sewer District	<u>7,664,308</u>
TOTAL ALL TAXES	\$ 88,951,527

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF HARRISON at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$ 23,236,164
Tax for County Share of MTA	1,510,134
Refuse Disposal District Number 1	3,185,681
Blind Brook Sanitary Sewer District	1,626,481
Mamaroneck Sanitary Sewer District	6,128,295
Upper Bronx Valley Sanitary Sewer District	<u>19,878</u>
TOTAL ALL TAXES	\$ 35,706,633

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed hereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF LEWISBORO at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	10,039,068
Tax for County Share of MTA		<u>652,446</u>
TOTAL ALL TAXES	\$	10,691,514

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF MAMARONECK at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	27,392,110
Tax for County Share of MTA		1,780,231
Refuse Disposal District Number 1		3,685,561
Mamaroneck Valley Sanitary Sewer District		5,650,374
New Rochelle Sanitary Sewer District		<u>4,705,511</u>
TOTAL ALL TAXES	\$	<u>43,213,787</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF MOUNT KISCO at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	4,430,700
Tax for County Share of MTA		287,954
Refuse Disposal District Number 1		<u>605,931</u>
TOTAL ALL TAXES	\$	<u>5,324,585</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF MOUNT PLEASANT at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	29,394,145
Tax for County Share of MTA		1,910,345
Refuse Disposal District Number 1		4,020,549
Ossining Sanitary Sewer District		146,071
Saw Mill Valley Sanitary Sewer District		8,865,261
Upper Bronx Valley Sanitary Sewer District		<u>1,478,476</u>
TOTAL ALL TAXES	\$	45,814,847

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF MOUNT VERNON at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	17,403,751
Tax for County Share of MTA		1,131,081
Water District No. 1		1,315,614
Refuse Disposal District Number 1		2,466,994
Bronx Valley Sanitary Sewer District		1,206,758
Hutchinson Valley Sanitary Sewer District		<u>4,289,020</u>
TOTAL ALL TAXES	\$	27,813,218

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF NEW CASTLE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	16,660,155
Tax for County Share of MTA		1,082,755
Ossining Sanitary Sewer District		23,902
Saw Mill Valley Sanitary Sewer District		1,294,971
TOTAL ALL TAXES	\$	19,061,783

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF NEW ROCHELLE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	30,853,198
Tax for County Share of MTA		2,005,170
Refuse Disposal District Number 1		4,645,537
Hutchinson Valley Sanitary Sewer District		1,122,506
Mamaroneck Valley Sanitary Sewer District		1,133,409
New Rochelle Sanitary Sewer District		<u>14,647,035</u>
TOTAL ALL TAXES	\$	<u>54,406,855</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
 COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF NORTH CASTLE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	16,180,717
Tax for County Share of MTA		1,051,596
Blind Brook Sanitary Sewer District		112,652
Mamaroneck Valley Sanitary Sewer District		11,728
Upper Bronx Valley Sanitary Sewer District		<u>478,934</u>
TOTAL ALL TAXES	\$	<u>17,835,627</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
 VEDAT GASHI
 The Chair of the Westchester
 County Board of Legislators
 County of Westchester, New York

ATTEST:

 SUNDAY VANDERBERG
 The Clerk of the Westchester County
 Board of Legislators
 County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF NORTH SALEM at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	4,217,229
Tax for County Share of MTA		<u>274,081</u>
TOTAL ALL TAXES	\$	<u>4,491,310</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
 COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF OSSINING at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	14,981,689
Tax for County Share of MTA		973,670
Refuse Disposal District Number 1		2,042,273
Ossining Sanitary Sewer District		4,541,071
Saw Mill Valley Sanitary Sewer District		<u>906,117</u>
TOTAL ALL TAXES	\$	\$23,444,820

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
 VEDAT GASHI
 The Chair of the Westchester
 County Board of Legislators
 County of Westchester, New York

ATTEST:

 SUNDAY VANDERBERG
 The Clerk of the Westchester County
 Board of Legislators
 County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF PEEKSKILL at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	6,053,627
Tax for County Share of MTA		393,429
Refuse Disposal District Number 1		905,305
Peekskill Sanitary Sewer District		<u>3,591,631</u>
TOTAL ALL TAXES	\$	<u>10,943,992</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF PELHAM at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	9,897,095
Tax for County Share of MTA		643,219
Refuse Disposal District Number 1		1,331,522
Hutchinson Valley Sanitary Sewer District		1,900,585
New Rochelle Sanitary Sewer District		<u>1,304,114</u>
TOTAL ALL TAXES	\$	<u>15,076,535</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF POUND RIDGE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	6,508,497
Tax for County Share of MTA		<u>422,992</u>
TOTAL ALL TAXES	\$	<u>6,931,489</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF RYE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	26,332,442
Tax for County Share of MTA		1,711,363
Refuse Disposal District Number 1		3,544,113
Blind Brook Sanitary Sewer District		7,375,735
Mamaroneck Valley Sanitary Sewer District		<u>1,076,021</u>
TOTAL ALL TAXES	\$	40,039,674

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF RYE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	21,549,340
Tax for County Share of MTA		1,400,506
Refuse Disposal District Number 1		2,950,292
Blind Brook Sanitary Sewer District		2,345,982
Mamaroneck Valley Sanitary Sewer District		1,444,319
Port Chester Sanitary Sewer District		<u>3,938,328</u>
TOTAL ALL TAXES	\$	<u>33,628,767</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
 COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF SCARSDALE at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	28,543,306
Tax for County Share of MTA		1,855,048
Water District No. 1		845,752
Refuse Disposal District Number 1		3,827,587
Bronx Valley Sanitary Sewer District		4,815,144
Hutchinson Valley Sanitary Sewer District		203,486
Mamaroneck Valley Sanitary Sewer District		<u>3,198,564</u>
TOTAL ALL TAXES	\$	<u>43,288,887</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
 VEDAT GASHI
 The Chair of the Westchester
 County Board of Legislators
 County of Westchester, New York

ATTEST:

 SUNDAY VANDERBERG
 The Clerk of the Westchester County
 Board of Legislators
 County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF SOMERS at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	11,849,217
Tax for County Share of MTA		770,088
Peekskill Sanitary Sewer District		<u>256,019</u>
TOTAL ALL TAXES	\$	<u>12,875,324</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York

STATE OF NEW YORK)
)
 COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF WHITE PLAINS at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$ 27,020,294
Tax for County Share of MTA	1,756,067
Water District No. 1	1,409,587
Refuse Disposal District Number 1	3,763,744
Bronx Valley Sanitary Sewer District	5,405,920
Mamaroneck Valley Sanitary Sewer District	<u>4,959,034</u>
TOTAL ALL TAXES	\$ 44,314,646

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
 VEDAT GASHI
 The Chair of the Westchester
 County Board of Legislators
 County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
 The Clerk of the Westchester County
 Board of Legislators
 County of Westchester, New York

STATE OF NEW YORK)
)
 COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the CITY OF YONKERS at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	57,945,044
Tax for County Share of MTA		3,765,885
Water District No. 1		1,127,670
Refuse Disposal District Number 1		8,826,142
Bronx Valley Sanitary Sewer District		10,791,551
Central Yonkers Sanitary Sewer District		2,545,761
North Yonkers Sanitary Sewer District		2,442,648
Saw Mill Valley Sanitary Sewer District		2,902,274
South Yonkers Sanitary Sewer District		<u>2,774,481</u>
TOTAL ALL TAXES	\$	<u>93,121,456</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
 VEDAT GASHI
 The Chair of the Westchester
 County Board of Legislators
 County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
 The Clerk of the Westchester County
 Board of Legislators
 County of Westchester, New York

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, VEDAT GASHI, Chair of the Westchester County Board of Legislators, do hereby certify that the following is a correct statement of 2026 taxes and assessments that have been duly apportioned, levied and assessed by the Westchester County Board of Legislators against the 2025 taxable property in the TOWN OF YORKTOWN at an annual session of said County Board of Legislators:

Tax for County Operating Purposes	\$	17,408,425
Tax for County Share of MTA		1,131,385
Refuse Disposal District Number 1		2,377,517
Peekskill Sanitary Sewer District		<u>2,175,630</u>
TOTAL ALL TAXES	\$	<u>23,092,957</u>

IN WITNESS WHEREOF, I have hereunto set my hand and the Clerk of the County Board of Legislators has attested the same and affixed thereto the Corporate Seal of said County Board of Legislators this day of February, 2026.

/s/ _____
VEDAT GASHI
The Chair of the Westchester
County Board of Legislators
County of Westchester, New York

ATTEST:

SUNDAY VANDERBERG
The Clerk of the Westchester County
Board of Legislators
County of Westchester, New York