

**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 SPC16 (2819) – Port Chester WRRF Secondary Clarifier and Sludge Thickener Equipment Replacement ("SPC16").

The Bond Act, which was prepared by the law firm Norton Rose Fulbright, will finance the cost of a study and initiation of design associated with upgrades to the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, including all mechanical, plumbing, HVAC, odor control, instrumentation, electrical, controls, structural, architectural systems, and all necessary appurtenances, at the Port Chester Water Resource Recovery Facility ("WRRF").

The Department of Environmental Facilities ("Department") has advised that the Port Chester WRRF has experienced increased flow demand and is nearing the capacity limits for the facility. This project will evaluate future growth projections, determine the needs to meet the anticipated increase in flow demand, and design the project accordingly.

Following bonding authorization, the study and initiation of design will begin and are expected to be completed by December 2027.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed capital project 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.

For the reasons set forth above, your Committee recommends the adoption of the proposed  
Bond Act.

Dated: February 19<sup>th</sup>, 2025  
White Plains, New York

James E. Ban  
SJR  
Muller

  
e/jpg/01.17.2025  
Vedat Fohi

  
James E. Ban  
Muller

Vedat Fohi

Budget & Appropriations

Public Works & Transportation

Dated: February 19, 2025  
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, reading "Steven Brillin Johnson".

**Public Works & Transportation**

A handwritten signature in cursive script, reading "Steven Brillin Johnson".

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: SPC16

☐ 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 2.95%

Anticipated Annual Cost (Principal and Interest): \$ 772,341

Total Debt Service (Annual Cost x Term): \$ 3,861,705

Finance Department: Interest rates from January 16, 2025 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: 38

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 1/22/25

Reviewed By: 

01/23/25


Budget Director

Date: 1/23/25

# Westchester County

## Memorandum Department of Planning

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

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

DATE: January 21, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
SPC16 PORT CHESTER WRRF SECONDARY CLARIFIER AND SLUDGE  
THICKENER EQUIPMENT REPLACEMENT**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 01-16-2025 (Unique ID: 2819)

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)(24):** information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action;
- **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.

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**COMMENTS:** The current request is for study and design only.

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  
Dianne Vanadia, Associate Budget Director  
Jazmin Logan, Environmental Project Director - Capital Programs (DEF)  
Robert Zambardino, Program Coordinator – Capital Programs (DEF)  
Susan Darling, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Principal Environmental Planner

ACT NO. \_\_\_\_\_ - 2025

BOND ACT DATED \_\_\_\_\_, 2025.

A BOND ACT AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF THE COUNTY OF WESTCHESTER, NEW YORK, TO PAY THE COST OF STUDIES AND DESIGN FOR VARIOUS UPGRADES TO THE PORT CHESTER WATER RESOURCE RECOVERY FACILITY, IN AND FOR THE COUNTY'S PORT CHESTER SANITARY SEWER DISTRICT.

WHEREAS, the capital project hereinafter described has been duly approved in the adopted capital budget for the current fiscal year; and

WHEREAS, the plan for the financing of the estimated maximum cost of such capital project, as hereinafter set forth in this Bond Act, is in conformity with such capital budget; and

WHEREAS, all conditions precedent to the financing of the capital project hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act, to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital project; NOW, THEREFORE,

BE IT ENACTED, by the Board of Legislators of the County of Westchester, New York, by the affirmative vote of not less than two thirds of the entire voting strength thereof, as follows:

Section 1. For paying the cost of studies and design for various upgrades to the Port Chester Water Resource Recovery Facility, including but not limited to upgrades to the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, in and for the County's Port Chester Sanitary Sewer District, a class of objects or purposes, and including incidental expenses in connection therewith, there are hereby authorized to be issued \$3,500,000 bonds of said County pursuant to the provisions of the Local Finance Law. To the extent that the details of the aforesaid class of objects or purposes set forth in this act are

inconsistent with any details set forth in the current Capital Budget of the County, such Budget shall be deemed and is hereby amended to the extent inconsistent herewith.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$3,500,000, and that the plan for the financing thereof is by the issuance of the \$3,500,000 bonds of said County authorized to be issued pursuant to this Bond Act.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is five years, pursuant to subdivision sixty-two of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of the County of Westchester, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from the assessment of properties assessable for this purpose in the Port Chester Sanitary Sewer District, as allocated by the County, or other sources, there shall annually be levied on all the taxable real property of said County a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the County of Westchester, New York, by the manual or facsimile signature of the Commissioner

of Finance and a facsimile of the corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the County Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Commissioner of Finance, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as said Commissioner of Finance shall deem best for the interests of the County; including the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, the Commissioner of Finance shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Commissioner of Finance shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. The Commissioner of Finance is hereby further delegated the power to authorize the sale and issuance of the bonds authorized pursuant to this Bond Act (a) at a discount in the manner authorized by paragraphs e and f of Section 57.00 of the Local Finance Law, (b) at private sale pursuant to the applicable provisions of the Local Finance Law and any regulations of the New York State Comptroller appertaining thereto, including the private sale of bonds at a premium, (c) as capital appreciation bonds or term bonds at public sale or private sale pursuant to the applicable provisions of the Local Finance Law and any regulations of the New York State Comptroller appertaining thereto, and (d) at a variable rate of interest in the manner authorized by Section 54.90 of the Local Finance Law, including notes issued in anticipation thereof. The Commissioner of Finance is hereby authorized to enter into such agreements as said Commissioner of Finance shall determine reasonable and necessary to facilitate the issuance, sale, resale and, or repurchase of such bonds or notes pursuant to the provisions of Section 54.90 of the Local Finance Law. Such bonds and, or notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance.



Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Commissioner of Finance. Such notes shall be of such terms, form and contents as may be prescribed by said Commissioner of Finance consistent with the provisions of the Local Finance Law.

Section 10. The Commissioner of Finance is hereby further authorized, at the sole discretion of the Commissioner of Finance, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and, or note issue of said County in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 11. The intent of this Bond Act is to give the Commissioner of Finance sufficient authority to execute those applications, agreements, instruments or to do any similar acts necessary to effect the issuance of the aforesaid bonds and, or notes without resorting to further action of this Board of Legislators.

Section 12. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the County by the facsimile signature of the Commissioner of Finance, providing for the manual countersignature of a fiscal agent or of a designated official of the County), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be

determined by the Commissioner of Finance. It is hereby determined that it is to the financial advantage of the County not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine.

Section 13. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this Bond Act 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

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 14. This Bond Act shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this Bond Act, no moneys are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 15. This Bond Act, which shall take effect immediately in accordance with the provisions of Section 33.10 of the Local Finance Law and as provided in Section 107.71 of the Westchester County Charter, shall be published in summary form in the official newspaper of said

County for purposes of this Bond Act, together with a notice of the Clerk of the County Board of Legislators in substantially the form provided in Section 81.00 of the Local Finance Law.

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

NOES:

ABSENT:

The Bond Act was thereupon declared duly adopted.

\* \* \*

APPROVED BY THE COUNTY EXECUTIVE

\_\_\_\_\_

Date: \_\_\_\_\_, 2025

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

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on \_\_\_\_\_, 2025, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that said meeting was (i) open to the general public pursuant to Section 103 of the Public Officers Law or (ii) conducted in conformance with Section 103-a of the Public Officers Law.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or Other News Media

Date Given

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices

Date of Posting

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on \_\_\_\_\_, 2025.

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Clerk of the County Board of Legislators  
of the County of Westchester, New York

(CORPORATE  
SEAL)

## LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 2025 and approved by the County Executive on \_\_\_\_\_, 2025 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. \_\_\_\_\_-2025

A BOND ACT AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF THE COUNTY OF WESTCHESTER, NEW YORK, TO PAY THE COST OF STUDIES AND DESIGN FOR VARIOUS UPGRADES TO THE PORT CHESTER WATER RESOURCE RECOVERY FACILITY, IN AND FOR THE COUNTY'S PORT CHESTER SANITARY SEWER DISTRICT.

object or purpose:

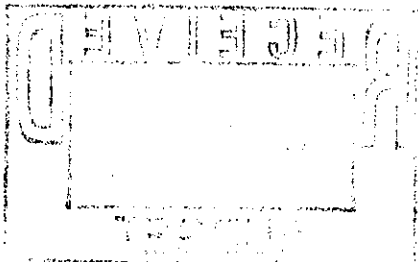
financing the cost of studies and design for various upgrades to the Port Chester Water Resource Recovery Facility, including upgrades to the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, in and for the County's Port Chester Sanitary Sewer District, and including incidental expenses in connection therewith

period of probable usefulness: five (5) years

amount of obligations to be issued: \$3,500,000

Dated: \_\_\_\_\_, 2025  
White Plains, New York

\_\_\_\_\_  
Clerk of the County Board of Legislators of the County of Westchester, New York



## CAPITAL PROJECT FACT SHEET

Project ID:* SPC16	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-10-2025
Fact Sheet Year:* 2025	Project Title:* PORT CHESTER WRRF SECONDARY 6, CLARIFIER AND SLUDGE THICKENER EQUIPMENT REPLACEMENT	Legislative District ID:
Category* SEWER AND WATER DISTRICTS	Department:* ENVIRONMENTAL FACILITIES	CP Unique ID: 2819

### Overall Project Description

This project will upgrade the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, including all mechanical, plumbing, HVAC, odor control, instrumentation, electrical, controls, structural, and architectural systems, and all necessary appurtenances at the Port Chester WRRF. Work will also include the replacement of the grease handling system, replacement of the mechanical collection equipment and any structural supports for the mechanical equipment, structural repairs to the tank floors, walls, decks, and grating, replacement of odor control equipment, replacement or installation of new sludge thickening and dewatering equipment, replacement of pumps, including the primary sludge pumps, the primary scum pumps, and the secondary sludge pumps, piping, and valves, installation of a new sludge recirculating system, installation of a new polymer feed system, installation of a new plant wide flushing water system, and installation of a new plant wide flood detection system. The work will also include the evaluation of flood mitigation measures for the Rotating Biological Contactors; and a plant wide SCADA. The upgrades will be consistent with projected capacity needs.

- |   |  |  |
|---|--|--|
| <input checked="" 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	33,500	3,500	0	0	0	30,000	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	33,500	3,500	0	0	0	30,000	0	0

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

**Current Bond Description:** This request will provide funding for the Study and initiate the Design associated with the upgrades to the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, including all mechanical, plumbing, HVAC, odor control, instrumentation, electrical, controls, structural, architectural systems, and all necessary appurtenances at the Port Chester Water Resource Recovery Facility (WRRF).

#### Financing Plan for Current Request:

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

#### SEQR Classification:

TYPE II

#### Amount Requested:

3,500,000

#### Expected Design Work Provider:

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

#### Comments:

The Port Chester WRRF has experienced increased flow demand and is nearing the capacity limits for the facility. This project will evaluate future growth projections, determine the needs to meet the anticipated increase in flow demand, and design the project accordingly.



**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2024	3,500,000	DESIGN

**Total Appropriation History:**

3,500,000

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**

MLLL

**Date**

01-16-2025

**Department of Public Works**

RJB4

**Date**

01-16-2025

**Budget Department**

DEV9

**Date**

01-17-2025

**Requesting Department**

JCL1

**Date**

01-17-2025

# PORT CHESTER WRRF SECONDARY CLARIFIER AND SLUDGE THICKENER EQUIPMENT REPLACEMENT ( SPC16 )

**User Department :** Environmental Facilities

**Managing Department(s) :** Environmental Facilities ; 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	2025	2026	2027	2028	2029	Under Review
Gross	33,500	3,500					30,000		
Non County Share									
Total	33,500	3,500					30,000		

## **Project Description**

This project will upgrade the primary settling tanks, secondary clarifiers, sludge thickeners, sludge storage facilities and plant effluent pumps, including upgrades to all mechanical, plumbing, HVAC, odor control, instrumentation, electrical, controls, structural, and architectural systems, and all necessary appurtenances at the Port Chester WRRF. Work will also include the replacement of the grease handling system, replacement of the mechanical collection equipment and any structural supports for the mechanical equipment, structural repairs to the tank floors, walls, decks, and grating, replacement of odor control equipment, replacement or installation of new sludge thickening and dewatering equipment, replacement of pumps, including the primary sludge pumps, the primary scum pumps, and the secondary sludge pumps, piping, and valves, installation of a new sludge recirculating system, installation of a new polymer feed system, installation of a new plant wide flushing water system, and installation of a new plant wide flood detection system. The work will also include the evaluation of flood mitigation measures for the Rotating Biological Contactors; and a plant wide SCADA upgrade.

## **Current Year Description**

There is no current year request.

## **Impact on Operating Budget**

The impact on the District Operating Budget is the debt service associated with the issuance of bonds.

## **Appropriation History**

Year	Amount	Description	Status
2024	3,500,000	Design	AWAITING BOND AUTHORIZATION
Total	3,500,000		

## **Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	3,500,000		3,500,000
Total	3,500,000		3,500,000